

TOWN OF HARRISON

STANDARD DEVELOPMENT APPLICATION

GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Board Secretary. The proper application and escrow fees must accompany the application. **Do not advertise for a public hearing until you are advised to do so by the Board.**

Indicate to which Board application is being made:

☒ *Planning Board* ☐ *Board of Adjustment*

Indicate all approvals and variances being sought:

☐ Informal Review	☒ Major Site Plan	☐ Conditional Use Variance
☐ "C" Variance(s)	☐ Minor Subdivision	☐ Interpretation
☐ "D" Variance	☒ Prelim. Major Subdivision	
☐ Waiver of Site Plan	☒ Final Major Subdivision	
☐ Minor Site Plan	☐ Appeals from Decision of Admin. Officer	

1. APPLICANT

Name Block A Partners Urban Renewal I LLC		Address 1420 US Highway 206	
City Bedminster	State N.J.	Zip 07921	Telephone 908-719-3000

NOTE: If applicant is not the property owner an affidavit of ownership granting permission to apply must accompany this form.

2. PROPERTY OWNER (if other than applicant)

Name Please see enclosed Exhibit G		Address	
City	State	Zip	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name Cameron W. MacLeod		Address Gibbons P.C. - 50 W. State Street, Suite 1104	
City Trenton	State N.J.	Zip 08608	Telephone 609-858-2445

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed: ☐ Planning Board ☐ Board of Adjustment Scheduled for Completeness Review:	Application No.: Application Fees: Escrow Deposit: Scheduled for Hearing:
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Applicant is a(n):

- ☐ Corporation
- ☐ Partnership
- ☐ Individual

Pursuant to N.J.S.A. 40:55D - 48.1 & 48.2 corporations and partnerships making certain applications are required to list the names and addresses of partners or shareholders owning ten percent or more interest in the partnership or corporation.

✓ **Limited Liability Company** - See Corporate Disclosure at Exhibit F

4. SUBJECT PROPERTY

Street Address 1000 Rodgers Blvd S; 1000 S. Fifth Street	Block(s) and Lot(s) Numbers Block 138.01, Lot 1; Block 138.02, Lot 1	
Site Acreage approximately 9.8 acres.	Zone District(s) Waterfront Redevelopment	Tax Sheet No. 19
Present Use Vacant / Temporary Surface Parking		
Proposed Use Multi-Family Residential and Retail - Please see Project Description and Requested Relief at Exhibit A.		

5. SITE AND BUILDING STATISTICS (attach additional sheets if necessary)

Area Approx 9.8 acres.	Dimensions Please see plans.
Does Property Front on a County or State Road? Yes	Number of Parking Spaces and Dimensions 1,861 - dimensions vary, please see plans.
Dimensions of Loading Area various - see plans	Number of New Buildings 4
Square Feet of New Buildings + / - 2,020,000 gross sf	Height various - see plans
Exterior Construction Material TBD	Total Cost of Building and Site Improvements TBD
Number of Lots Before Subdivision No Subdivision Proposed	Number of Lots After Subdivision No Subdivision Proposed
Are Any New Streets or Utility Extensions Proposed? Utility services connections to proposed building.	Number of Proposed Signs and Dimensions Please see Exhibit A.
Are Any Structures to be Removed? No	Is the Property Within 200 Feet of an Adjacent Municipality? If so, which? No

Are there any existing or proposed deed restrictions or covenants? Please detail.
There are no new restrictions proposed at this time.

Summary of Existing Restrictions is attached as Exhibit C.

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6. VARIANCES

Indicate Type of Variance(s) sought:	
☐ "D" Variance	Type (use, density, etc.) Deviations and Exceptions Requested
☐ "C" Variance	Type (use, density, etc.) Please See Exhibit A

7. HISTORY OF PAST APPROVALS

☐ Check Here if None

	APPROVED	DENIED	DATE
Subdivision	Please See Exhibit B		
Site Plan			
Variance(s)			
Building Permit			

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name Paul Mutch, Stonefield Engineering		Address 15 Spring Street		
City Princeton	State N.J.	Zip 08542	Telephone	License #
Surveyor's Name Thomas Miller, Stonefield Engineeri		Address 92 Park Ave		
City Rutherford	State N.J.	Zip 07070	Telephone	License #
Planner's Name Chuck Olivo, Stonefield Engineering		Address 92 Park Ave		
City Rutherford	State N.J.	Zip 07070	Telephone	License #
Traffic Engineer's Name Matt Seckler, Stonefield Engineering		Address 92 Park Ave		
City Rutherford	State N.J.	Zip 07070	Telephone	License #
List any other expert who will submit a report or who will testify for the Applicant (include field of expertise).				
Name and Field of Expertise Robert A.M. Stern Architects		Address One Park Plaza		
City New York	State NY	Zip 11016	Telephone	License #
Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #

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9. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE OF PLANS SUBMITTED

	YES	NO	DATE PLANS SUBMITTED
Hudson County Health Department		✓	
Hudson County Planning Board	✓		Concurrent.
Hudson-Bergen-Essex Soil Conservation Service	✓		Concurrent.
NJDEP			
• Sanitary Sewer Connection Permit	✓		TBD
• Waterfront Development Permit		✓	
• Other (specify) BWSE (water)	✓		TBD
New Jersey Department of Transportation		✓	
Other (specify) Harrison Redev. Agency	✓		
Other (specify)		✓	
Other (specify)		✓	

10. FEES SUBMITTED Please See Exhibit E for Calculation

<i>Application Fees</i>	
<i>Variance Fees</i>	\$0.00
<i>Escrow Fees</i>	
Total Fees	\$0.00

11. CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Town officials to inspect my property in conjunction with this application.

****See attached certifications of Owner / Applicant****

Sworn to and subscribed before me this
_____ day of _____, _____

SIGNATURE OF APPLICANT
Name:
Title:

PROPERTY OWNER AUTHORIZING APPLICATION

NOTARY PUBLIC