

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 ANDREW CHEN		Address 265 NEWARK DOMPTON TPKE.	
City WAYNE	State N.J.	Zip 07470	Telephone

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 SAME AS APPLICANT		Address	
City	State	Zip	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name GARY D. BENNETT, ESQ.		Address 70 MIDLAND AVENUE	
City KEARNY	State NJ	Zip 07032	Telephone 201-991-1111

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.

4. SUBJECT PROPERTY

Street Address 311 FRANK E. RODGERS BLVD.		Block(s) and Lot(s) Numbers BL. 121 LOT 39	
Site Acreage 25' x 100'		Zone District(s)	Tax Sheet No.
Present Use 2 FAMILY DWELLING			
Proposed Use MIXED USE COMMERCIAL/RESIDENTIAL DWELLING			

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

Area 2,500 SQ. FT.	Dimensions 25' x 100'
Does Property Front on a County or State Road? NO	Number of Parking Spaces and Dimensions 2 (9' x 18' & 16' x 18' (HANDICAPPED))
Dimensions of Loading Area N/A	Number of New Buildings NONE
Square Feet of New Buildings N/A	Height EXISTING 34'
Exterior Construction Material STUCCO	Total Cost of Building and Site Improvements UNKNOWN
Number of Lots Before Subdivision 1	Number of Lots After Subdivision 1
Are Any New Streets or Utility Extensions Proposed? NO	Number of Proposed Signs and Dimensions AS PER ORDINANCE - ONE SIGN
Are Any Structures to be Removed? REAR OF BUILDING REMOVED/ALTERED	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.

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6. VARIANCES

Indicate Type of Variance(s) sought:	
☐ "D" Variance	Type (use, density, etc.)
☒ "C" Variance	Type (use, density, etc.)

7. HISTORY OF PAST APPROVALS

☒ Check Here if None

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name RICHARD T. WATSON		Address		
BORRIE, McDONALD & WATSON		130 WASHINGTON STREET		
City	State	Zip	Telephone	License #
BLOOMFIELD	NJ	07003	429-0049	34084
Planner's Name		Address		
City	State	Zip	Telephone	License #
Traffic Engineer's Name		Address		
City	State	Zip	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		Address		
STANLEY J. KUFEL, JR. ARCHITECT		337 DEMAREST AVENUE		
City	State	Zip	Telephone	License #
ORADEL	NJ	07649	201-973-5454	12635
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		✓	
Hudson-Bergen-Essex Soil Conservation Service		✓	
NJDEP		✓	
• Sanitary Sewer Connection Permit		✓	
• Waterfront Development Permit		✓	
• Other (specify)		✓	
New Jersey Department of Transportation			
Other (specify)			
Other (specify)			
Other (specify)			

10. FEES SUBMITTED

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

11. CERTIFICATION

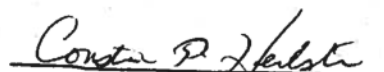
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership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



SIGNATURE OF APPLICANT
ANDREW CHEN, OWNER/APPLICANT

PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
10th day of December, 192025


NOTARY PUBLIC

CONSTANCE P. HERBSTER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DECEMBER 8, 2026

AFFIDAVIT OF OWNERSHIP

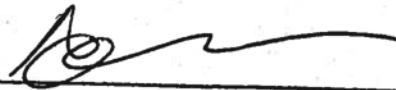
STATE OF NEW JERSEY)

SS:

COUNTY OF HUDSON)

ANDREW CHEN

_____ of full age, being duly sworn according to
law on oath deposes and says that the deponent resides at 265 Newark Pompton Turnpike
in the Municipality of Wayne in the County of Passaic
and is the owner in fee of all that certain lot, piece or parcel of land situated and designated
as Case Number _____.



(Owner to sign here)
ANDREW CHEN

AUTHORIZATION

(If anyone other than the above owner is making this application the following authorization must be executed.)

To the Board of Adjustment ()

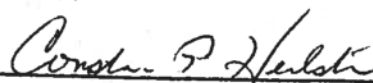
Planning Board ()

_____ is hereby authorized to make the
within application.

Dated: _____

(Owner to sign here)

Sworn and subscribed to before me
this 10th day of December
19 2025



NOTARY PUBLIC OF

CONSTANCE P. HERBSTER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DECEMBER 8, 2026

Applicant: Andrew Chen

Premises: 311 Frank E. Rodgers Blvd, Harrison, New Jersey

Development Description and Waiver Requested:

Applicant seeks to completely renovate an existing antiquated building at 311 Frank E. Rodgers Blvd. Applicant purposes to convert the existing property to a mixed use, similar to the adjacent property. The proposed modification involves internal renovation which will create a commercial space on the first floor with 5 apartments to occupy the second and third floors, and a handicapped ADA unit to the rear of the property at ground level. The deviations and variances required can be granted without substantial detriment to the public good and its modification to a mixed use building is in conformance with the current zoning.

17-74.1 Minor Subdivision And Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS		Submitted	Not Applicable	Waiver Requested
(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)				
1. Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	xxx			
2. Scale: 1" = 30' or as approved by Board Engineer.				xxx
3. Current survey upon which plat or plan is based.	xxx			
4. Map size: 8 - 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"	xxx			
5. Key map.	xxx			
6. Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner	xxx			
7. Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	xxx			
8. A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.			xxx	
9. The name of all adjoining property owners as disclosed by the most recent Town tax records.	xxx			
10. Names of adjoining municipalities within 200 feet.			xxx	

17-74.5 Application Checklist

TOWN OF HARRISON			
APPLICATION CHECKLIST			
GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS		Yes	No
Applicant's Name	ANDREW CHEN	XXX	
Application #			
Items Required:			
1. Fees and escrow.		XXX	
2. Certification of taxes paid.		XXX	
3. Plot plan, site plan or subdivision plan; number of copies specified on applicable checklists.		XXX	
4. Affidavit of Ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.		XXX	
5. If applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten (10) percent of its stock of any class as required by N.J.S.A. 40:55D-48.1 and 48.2.			XXX
6. A statement from the property owner granting permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application.		XXX	
7. Statements as to any requirements for which waiver or variance is sought, together with a statement of reasons why same should be granted.		XXX	
8. For minor site plans, minor subdivisions, preliminary major site plans and preliminary major subdivisions, a statement of any and all approvals which are required from other governmental or quasi-governmental entities.		XXX	
9. If approval from the Hudson County Planning Board is required pursuant to P.L. 1968, c. 285, a copy of the application submitted to the Hudson County Planning Board must be submitted.			XXX
10. For minor site plans, minor subdivisions, preliminary major site plans, preliminary major subdivisions and variance applications, a copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist, shall be submitted.		XXX	
11. Complete checklist provided for one of the following development proposals (Applicant check one or more as required).			
Minor Subdivision And Minor Site Plan	XXX		
Preliminary Major Subdivision And Site Plan			XXX
Final Major Subdivision And Site Plan			XXX
Variance Application	XXX		

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS		Submitted	Not Applicable	Waiver Requested
11. The location of existing and proposed:				
a. Property lines	xxx			
b. Streets	xxx			
c. Buildings (with an indication as to whether existing buildings will be retained or removed)	xxx			
d. Buildings within 200 feet of the site				xxx
e. Parking spaces	xxx		xxx	
f. Loading areas			xxx	
g. Driveways			xxx	
h. Water courses			xxx	
i. Railroads			xxx	
j. Bridges			xxx	
k. Culverts			xxx	
l. Drainage pipes and other improvements			xxx	
m. Natural features and treed areas, both on the tract and within fifty (50) feet of its boundary			xxx	
n. Sewer, water and other utilities	xxx			
o. Lighting and landscaping	xxx			
12. Area in square feet of all existing and proposed lots.	xxx			
13. Bearings and distances of all existing and proposed property lines.	xxx			
14. Sufficient elevations or contours at 2-foot intervals.				xxx
15. The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.				xxx
16. Front, side, and rear setback lines.	xxx			
17. Chart of the zoning requirements for the zone, what is proposed, and variances indicated.	xxx			
18. Delineation of flood plain and wetlands areas.			xxx	
19. A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.			xxx	
20. For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s):			xxx	
APPROVED BY THE TOWN OF HARRISON PLANNING BOARD				
_____ Planning Board Chairperson	_____ Date			
_____ Planning Board Secretary	_____ Date			

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS		Submitted	Not Applicable	Waiver Requested
21.	For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in the item 20 above.		xxx	
22.	Twenty (20) sets of folded plans.			
Checklist prepared by: _____ Checklist reviewed by Board: _____ Application found complete on: _____ Application found incomplete on: _____ Applicant notified on: _____ The following variances/waivers were granted: _____ The following variances/waivers were denied: _____		Date: _____ Date: _____		

17-74.4 Variance Application Checklist

VARIANCE APPLICATION CHECKLIST		Submitted	Not Applicable	Waiver Requested
1. Name, address and telephone number of applicant(s) and owner(s).	xxx			
2. Address of the subject property.	xxx			
3. Lot and block number of the premises in question.	xxx			
4. Zone in which the property is located.	xxx			
5. Description of what the applicant seeks to do.	xxx			
6. Specific enumeration of the variances requested or action sought.	xxx			
7. Specification of the section(s) of the Zoning Ordinance from which relief is sought.	xxx			
8. Specification of each particular zone requirement that the proposal would violate.	xxx			
9. If the application is an appeal from a decision or order of the Zoning Officer, the date of the decision or order of the Zoning Officer.				
10. The applicants' reasons for the Board to grant relief.	xxx			
11. Summary of specific facts which demonstrate that the relief sought can be granted without substantial detriment to the public good and substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinance.	xxx			
12. If there has been a previous application to the Zoning Board of Adjustment or to the Planning Board involving the premises in question, the date of filing, the nature of the application and the disposition made.		xxx		
13. Description of the proposed structure, use of changes.	xxx			
14. Size of the lot (in square feet).	xxx			
15. Dimensions of the lot.	xxx			
16. Percentage of the lot occupied by buildings and impervious coverage.	xxx			
17. (a) Height of building, stories and feet. (b) Front yard depth. (c) Rear yard depth. (d) Side yards, width (both).	xxx			
18. Prevailing front yard setbacks of adjoining lots.			xxx	
19. Where applicable, rear yard setbacks of adjoining lots.			xxx	
20. Date of acquisition of property, and from whom.	xxx			
21. State of the number of dwelling units in existing building(s).	xxx			
22. State whether the applicant or owners own or have under contract to purchase any adjoining lands. Set forth lot(s) and block number(s).	xxx			
23. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval. If it is, see Planning Board checklist.		xxx		

VARIANCE APPLICATION CHECKLIST		Submitted	Not Applicable	Waiver Requested
24. Submit the following documents with the application: (a) Copy of an area map showing all lots within two hundred (200) feet of the property. (b) List of names, addresses, lot and block numbers, as they appear on the official tax records of the Town, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (c) Copy of survey clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. (d) Copies of subdivision, site plan or conditional use applications when applicable. (e) Certification that taxes are paid.	xxx xxx xxx xxx			
25. If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.	xxx			
26. At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.		xxx		
27. The applicant must submit the original and twenty (20) copies of the application, properly completed, and twenty (20) folded copies of a plot plan, map or survey, drawn to scale, an affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	xxx			
28. All applications for consideration of the Board of Adjustment must be filed fourteen (14) days prior to the date of hearing. Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board of Adjustment		xxx		
29. Written consent of the owner, if the owner is different from the applicant.	xxx			
30. The name, address and phone number of the attorney, if any, representing the applicant.	xxx			
Checklist prepared by: <u>Gary D. Bennett</u> Date: _____				
Checklist reviewed by Town: _____ Date: _____				
Application found complete on: _____				
Application found incomplete on: _____				

VARIANCE APPLICATION CHECKLIST	Submitted	Not Applicable	Waiver Requested
Applicant notified on: _____			
The following variances/waivers were granted: _____			
The following variances/waivers were denied: _____			