

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 105 Harrison Avenue Associates, Inc.		Address 105 Harrison Avenue	
City Harrison	State NJ	Zip 07029	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 Kenneth A. Porro, Esq.		Address 101 Eisenhower Parkway, Suite 201	
City Roseland	State NJ	Zip 07068	Telephone 973-228-5700

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed:	Application No.:
☐ Planning Board	Application Fees:
☐ Board of Adjustment	Escrow Deposit:
Scheduled for Completion Review:	Scheduled for Hearing:

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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 105 Harrison Avenue, Harrison, NJ 07029		Block(s) and Lot(s) Numbers Block, 92, Lot 16	
Site Acreage 3498 sf \ 0.080 acres		Zone District(s) NC	Tax Sheet No.
Present Use Office use			
Proposed Use Office use on first floor; two (2) residential apartments on second floor.			

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

Area 0.080 acres	Dimensions 25.25' x 141.60' / 25' x 138 - 19'
Does Property Front on a County or State Road? Harrison Avenue is County Rt. 508	Number of Parking Spaces and Dimensions 4
Dimensions of Loading Area N/A	Number of New Buildings N/A
Square Feet of New Buildings N/A	Height 2-story
Exterior Construction Material N/A	Total Cost of Building and Site Improvements N/A
Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A
Are Any New Streets or Utility Extensions Proposed? No	Number of Proposed Signs and Dimensions TBD
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.

No

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N/A

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

	<i>APPROVED</i>	<i>DENIED</i>	<i>DATE</i>
<i>Subdivision</i>			
<i>Site Plan</i> (Waiver)	X	N/A	August 19, 2015
<i>Variance(s)</i>			
<i>Building Permit</i>			

* Given the nature of the application we do not believe experts are required*

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
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		
City	State	Zip	Telephone	License #
Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #

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N/A

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
Jonathan Sheldon

PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
20 day of July, 2026

NOTARY PUBLIC

CHANA WAKNIN
Notary Public, State of New Jersey
My Commission Expires
September 29, 2027

RIDER TO APPLICATION

FACTS AND RELIEF SOUGHT

In 2015, 105 Harrison Avenue Associates, Inc. ("Applicant") applied to the Town of Harrison Planning Board (the "Board") for waiver of site plan approval in order to renovate its existing building on the property (the "Property") commonly known as 105 Harrison Avenue, and designated as Tax Block 92, Lot 16 on the official Tax Map of the Town of Harrison, Hudson County, New Jersey (the "Application"). The Property is located in the Neighborhood Commercial (NC) Zone. The Applicant proposed to renovate the existing building in order to consolidate the commercial spaces on the first floor and create two new, two-bedroom apartments on the second floor. (See drawing attached as **Exhibit 1**). A hearing on the Application was held on August 19, 2015 at which the Board heard testimony and reviewed the applicable plans and survey documents¹ in support of the Application.

The Board granted the Application and adopted the Resolution of approval thereafter at a meeting held on September 23, 2015. (See Resolution attached as **Exhibit 2**).

Despite the approval, the Applicant did not undertake the work that was approved. The Applicant now wishes to proceed with the work, but understands the approval granted in 2015 is no longer viable. The Applicant is herein requesting the Board grant a site plan waiver in order to proceed with the work. In support of this Application, the Applicant is submitting an updated survey prepared by George J. Anderson, LLC dated 05/28/2025 (attached as **Exhibit 3**), the aerial photograph of the subject Property highlighted in red and surrounding properties outlined in blue (attached as **Exhibit 4**), and photographs of the outside of the building to be renovated (attached as **Exhibit 5**). The Applicant also relies on the facts presented and codified in the 2015 Resolution, as they continue to be applicable.

SUPPORT FOR RELIEF REQUESTED

The rationale supporting the initial grant for the waiver of site plan apply to the Applicant's request herein, which are in summary:

1. The Property is an interior lot.
2. The Property is in the NC Zone and is occupied by an existing building. The proposed uses (commercial offices and two residential apartments) are permitted in the NC zone.
3. The Property contains four (4) existing parking stalls (stacked two and two) for on-site parking. Additional parking could not be provided on site without demolishing the existing building (or part thereof). The parking will be dedicated for the residential units with a back-up for use by

¹ 1) "Proposed Renovation for 105 Harrison Ave. Assoc., 105 Harrison Avenue, Harrison, New Jersey" by Columbro Architecture, Ezio Columbro, R.A., consisting of two sheets, each dated April 15, 2015, last revised June 17, 2015;

2) "Survey, Lot 16, Block 92, Town of Harrison, Hudson County, NJ" by Frederic C. Meola, LS, dated April 16, 1995 and last certified on April 24, 2015; and

3) The Board also reviewed the reports submitted by the Town's Engineer and Planner dated June 9, 2015 and June 8, 2015, respectively.

employees. Within 1,000 feet of the Property is an off-tract municipal surface parking lot located under Interstate 280 that can provide spaces for additional parking.

4. Except for new windows for the bedrooms of each unit as a means of egress, no exterior changes to the building are proposed and an existing blade sign is to remain.

5. Trash will be stored indoors in the rear storage area, and placed at curbside for pickup on trash pickup days.

6. The Applicant will consolidate the existing business currently occupying the first and second floors to operate on the first floor only. Applicant's business has few, if any, customers patronizing it in person and this is expected to continue. There are up to four (4) employees of the business including one part-time employee.

7. Based on its familiarity with public parking in the area, the Board concluded in 2015 that adequate public parking is available to serve the proposed use. The Board also concluded that strict enforcement of onsite parking requirements would create unusual practical difficulties. Relief from onsite parking requirements should therefore be granted. Such relief was found to be reasonable and within the general purpose and intent of the site plan review ordinance.

CONDITIONS OF APPROVAL

The Board in 2015 then determined based on the facts presented and subject to the conditions set out in the Resolution, that the renovation of the building as proposed to consolidate the commercial spaces on the first floor and to create the two (2) new two-bedroom apartments on the second story, did not involve substantial site development considerations. Accordingly, the Board determined the site plan waiver should be granted. This rationale remains the same, and the conditions of approval in 2015 continue to be acceptable to the Applicant.

The conditions of the approval were as follows:

1. Compliance with all applicable Town, County, State, and Federal laws, ordinances, regulations, and directives, including all applicable provisions of the Uniform Construction Code, and any and all outstanding requirements of the Board Engineer and/or Town Planner as set forth in their reports dated June 9, 2015 and June 8, 2015, respectively.

2. All use and development of the Property shall be in conformance with the Plans approved herein, all findings, conclusions, terms and conditions of this resolution and, to the extent not inconsistent therewith, all representations of Applicant and its witnesses during the public hearing. Any deviation from the terms of this condition shall be deemed a violation of the Land Development Ordinance.

3. The existing steel gate(s)/curtain(s) covering the exterior first floor window(s) and/or door(s) shall be removed and shall not be replaced. They shall remain unobstructed by gate(s)/curtain(s).

4. A five foot high fence in the rear yard shall be erected to screen the commercial use from the abutting residential use.

5. Prior to the signing of the approved Plans, and prior to the issuance of a certificate of occupancy:

(a) Applicant shall have paid all required application fees and technical review fees.

(b) Applicant shall submit six (6) sets of the Plans with the following revisions, all of which shall be reviewed and approved by the Board Engineer:

(i) A note shall be added to the Plans stating that parking shall be dedicated for the residential units with a back-up for use by employees;

(ii) A note shall be added to the Plans stating the existing steel gate(s)/curtain(s) covering the exterior first floor window(s) and/or door(s) shall be removed and shall not be replaced. They shall remain unobstructed by gate(s)/curtain(s);

(iii) A note shall be added to the Plans stating that trash shall be stored indoors except when placed at curbside for pick-up on pick-up day;

(iv) A note shall be added to the Plans stating a five foot high fence in the rear yard shall be erected to screen the commercial use from the abutting residential use.

In conclusion, the Applicant is the same as in 2015. The relief being sought in the Application is the same: waiver of site plan approval so that the building may be renovated. The Applicant will abide by the conditions of approval set out in the 2015 Resolution, subject to the Board hearing and approving the Application. Based on the above and the initial Application, the Applicant requests the Board schedule a hearing date for review and approval of the site plan wavier Application.

EXHIBIT 1