

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 Antonio M. Sousa		Address 321 Hamilton street	
City Harrison	State N.J.	Zip 07029	Telephone 973-482-4701

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 Antonio M. Sousa		Address 321 Hamilton street	
City Harrison	State N.J.	Zip 07029	Telephone 973-482-4701

3. APPLICANT'S ATTORNEY (if applicable)

Name Fausto Simoes, Esq Simoes & Associates PC		Address 112 Jabez street, Ste 101	
City Newark	State N.J.	Zip 07105	Telephone 973-344-5542

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed:

Application No.:

☐ Planning Board

Application Fees:

☐ Board of Adjustment

Escrow Deposit:

Scheduled for Completeness Review:

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 321 Hamilton street	Block(s) and Lot(s) Numbers 19 33	
Site Acreage 0.06 Acres	Zone District(s) 2F-1	Tax Sheet No.
Present Use Two Family Dwelling		
Proposed Use Two family Dwelling		

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

Area 2,500 SF	Dimensions 25X100
Does Property Front on a County or State Road? No	Number of Parking Spaces and Dimensions 0
Dimensions of Loading Area N/A	Number of New Buildings N/A
Square Feet of New Buildings N/A	Height 31'9"
Exterior Construction Material	Total Cost of Building and Site Improvements
Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A
Are Any New Streets or Utility Extensions Proposed? N/A	Number of Proposed Signs and Dimensions N/A
Are Any Structures to be Removed?	Is the Property Within 200 Feet of an Adjacent Municipality? If so, which? N/A

Are there any existing or proposed deed restrictions or covenants? Please detail.

No

PROJECT SUMMARY:

**IN A 2F-1 TWO FAMILY DETACHED ZONE PROPOSED NEW DRIVE-IN GARAGE
IN AN EXISTING TWO FAMILY DWELLING. SEEKING VARIANCE 'C' APPROVAL
FOR PARKING AND ANY AND ALL VARIANCES AND OR WAIVERS THAT MAY
BE NECESSARY**

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6. VARIANCES

Indicate Type of Variance(s) sought:	
☐ "D" Variance	Type (use, density, etc.)
☒ "C" Variance	Type (use, density, etc.) <u>insufficient parking</u>

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		Address		
<u>Richland, Lupo & Associates, Inc.</u>		<u>2 Industrial Road, Ste 104</u>		
City	State	Zip	Telephone	License #
<u>Fairfield</u>	<u>N.J.</u>	<u>07004</u>	<u>973-450-1819</u>	<u>39252</u>
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		
<u>Architect</u> <u>Artek studio LLC</u>		<u>877 Broad street</u>		
City	State	Zip	Telephone	License #
<u>Newark</u>	<u>N.J.</u>	<u>07102</u>	<u>973-824-0022</u>	<u>17915</u>
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.

Antonio Sousa *
SIGNATURE OF APPLICANT

Antonio Sousa *
PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
22 day of Nov, 2019

Fernando Simoes
NOTARY PUBLIC
FERNANDO SIMOES
ATTORNEY AT LAW OF NJ

N/A

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.			
2.	Scale: 1" = 30' or as approved by Board Engineer.			
3.	Current survey upon which plat or plan is based.			
4.	Map size: 8 - 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"			
5.	Key map.			
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			
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.			
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.			
9.	The name of all adjoining property owners as disclosed by the most recent Town tax records.			
10.	Names of adjoining municipalities within 200 feet.			

N/A

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

N/A

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.			
22.	Twenty (20) sets of folded plans.			
Checklist prepared by: _____		Date: _____		
Checklist reviewed by Board: _____		Date: _____		
Application found complete on: _____				
Application found incomplete on: _____				
Applicant notified on: _____				
The following variances/waivers were granted: _____				
The following variances/waivers were denied: _____				

2/14

17-74.2 Preliminary Major Subdivision And Site Plan Checklist

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND 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.			
2. Scale: 1" = 30' or as approved by Board Engineer.			
3. Current survey upon which plat or plan is based.			
4. Map size: 8 - 1/2" x 13" 15" x 21" 24" x 36"			
5. 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 (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)			
6. The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A keymap at a scale of 1" = 500' or less showing zone boundaries b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated			
7. For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.			
8. For site plans, a grading plan showing, at 2 feet contour intervals, existing and proposed contours and elevations.			
9. The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.			
10. The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.			
11. Location of all existing and proposed buildings, with building setbacks, front, side and rear yard distances.			
12. Location of all structures within 200 feet of the property.			

N/A

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS				Submitted	Not Applicable	Waiver Requested
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities.					
14.	A soil erosion and sediment control plan prepared in conjunction with Article V.					
15.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.					
16.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.					
17.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.					
18.	Location and description of all proposed signs and exterior lighting.					
19.	Provision for storage and disposal of solid wastes.					
20.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board					
21.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.					
22.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.					
23.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.					
24.	A list of all licenses, permits or other approvals required by law, including proof of service.					

N/A

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS		Submitted	Not Applicable	Waiver Requested
25.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.			
26.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.			
27.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.			
28.	Applicant shall submit 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: _____		

N/A

17-74.3 Final Major Subdivision And Site Plan Checklist

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND 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.			
2.	Scale: 1" = 30' or as approved by Board Engineer.			
3.	Current survey upon which plat or plan is based.			
4.	Map size: 8 - 1/2" x 13" 15" x 21" 24" x 36"			
5.	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 (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)			
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.			
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.			
8.	The front, side and rear building setback lines.			
9.	Improvement plans in accordance with the Town standards for roads and utilities.			
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.			
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.			
12.	A statement from the Town Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.			
13.	If improvements have not been installed, then a statement from the Town Clerk shall accompany the application for final approval stating that: a. A recordable developer's agreement with the Town has been executed b. A satisfactory performance guarantee has been posted c. That the Town has received all escrow and inspection fees			

NA

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS		Submitted	Not Applicable	Waiver Requested
14.	Proof that all taxes and assessments for local improvements on the property have been paid.			
15.	If the requirement improvements have been installed, the application for final approval shall be accompanied by a statement from the Town Clerk that a satisfactory maintenance bond has been posted.			
16.	Applicant shall submit 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).			
2. Address of the subject property.			
3. Lot and block number of the premises in question.			
4. Zone in which the property is located.			
5. Description of what the applicant seeks to do.			
6. Specific enumeration of the variances requested or action sought.			
7. Specification of the section(s) of the Zoning Ordinance from which relief is sought.			
8. Specification of each particular zone requirement that the proposal would violate.			
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.			
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.			
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.			
13. Description of the proposed structure, use of changes.			
14. Size of the lot (in square feet).			
15. Dimensions of the lot.			
16. Percentage of the lot occupied by buildings and impervious coverage.			
17. (a) Height of building, stories and feet. (b) Front yard depth. (c) Rear yard depth. (d) Side yards, width (both).			
18. Prevailing front yard setbacks of adjoining lots.			
19. Where applicable, rear yard setbacks of adjoining lots.			
20. Date of acquisition of property, and from whom.			
21. State of the number of dwelling units in existing building(s).			
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).			
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.			

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.			
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.			
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.			
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).			
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			
29. Written consent of the owner, if the owner is different from the applicant.			
30. The name, address and phone number of the attorney, if any, representing the applicant.			
Checklist prepared by: _____ 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: _____			

17-74.5 Application Checklist

TOWN OF HARRISON		
APPLICATION CHECKLIST		
GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS	Yes	No
Applicant's Name _____		
Application # _____		
Items Required:		
1. Fees and escrow.		
2. Certification of taxes paid.		
3. Plot plan, site plan or subdivision plan; number of copies specified on applicable checklists.		
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.		
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.		
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.		
7. Statements as to any requirements for which waiver or variance is sought, together with a statement of reasons why same should be granted.		
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.		
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.		
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.		
11. Complete checklist provided for one of the following development proposals (Applicant check one or more as required). Minor Subdivision And Minor Site Plan Preliminary Major Subdivision And Site Plan Final Major Subdivision And Site Plan Variance Application		

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)

SS:

COUNTY OF)

Antonio M. Sousa of full age, being duly sworn according to law on oath deposes and says that the deponent resides at 321 Hamilton street in the Municipality of Harrison in the County of Hudson and is the owner in fee of all that certain lot, piece or parcel of land situated and designated as Case Number _____.

Antonio Sousa
(Owner to sign here)

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: 11/22/19

Antonio Sousa
(Owner to sign here)

Sworn and subscribed to before me
this 22 day of November
2019

Ft. Co
NOTARY PUBLIC OF
FAUSTO SIMOES
Attorney AT LAW of NJ

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1079

**AN ORDINANCE AMENDING SECTION 17-74, CHECKLISTS, AND
SECTION 17-100, FEES AND DEPOSITS, OF THE LAND DEVELOPMENT
ORDINANCE OF THE TOWN OF HARRISON**

IT IS HEREBY ORDAINED by the Town Council of the Town of Harrison as follows:

Section One. Section 17-74 of the Land Development Ordinance (Ordinance No. 987), entitled "Checklists," is hereby amended by adding a new subsection 17-74.6 entitled "Site Plan Waiver Checklist" reading in its entirety as follows:

TOWN OF HARRISON			
SITE PLAN WAIVER CHECKLIST		Yes	No
1.	Completed standard development application form.		
2.	Copy of current survey.		
3.	Key Map, Area Map, or Tax Map Sheet showing the property in relationship to its existing street frontage, and the nearest intersecting streets on each side.		
4.	Photographs of front, side, and rear views of existing lot and building(s).		
5.	Location and details of any proposed exterior construction, including but not limited to signs.		
6.	All applicable items on "Application Checklist General Requirements for All Development Applications."		
7.	All applicable items in Minor Subdivision and Minor Site Plan Checklist.		

Section Two. Section 17-74.5 of the Land Development Ordinance (Ordinance No. 987), entitled "Application Checklist General Requirements for All Development Applications," is hereby amended as follows:

(a) Item 8 of the application checklist is amended to read in its entirety as follows:

For minor site plans, minor subdivisions, preliminary major site plans, preliminary major subdivisions, and site plan waivers, a statement of any and all approvals which are required from other governmental or quasi-governmental entities.

- (b) Item 11 of the application checklist is amended by adding at the end of that item (following the term "Variance Application") the term "Site Plan Waiver."

Section Three. Section 17-100 of the Land Development Ordinance (Ordinance No. 996), entitled "Fees and Deposits," is amended by inserting the following in the Fee Schedule, Subsection (ii), entitled "Site Plans," as a new item (f) immediately following "Amended Preliminary Major and/or Final Major Site Plan":

	Application Charge	Review Escrow Deposit
(f) Site Plan Waiver	\$350.00	\$1,000.00

Section Four. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

Section Five. All ordinances of the Town of Harrison which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section Six. This ordinance shall take effect upon final passage and publication hereof as provided by law.

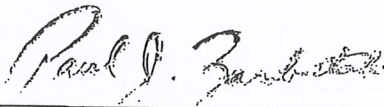
/s/ O. John DiSalvo
Councilman O. John DiSalvo

Introduced: 07-23-03

Adopted: 09-22-03

APPROVED: /s/ Raymond J. McDonough
Mayor, Raymond J. McDonough

Notice is hereby given that at a Meeting of the Council of the Town of Harrison, County of Hudson and State of New Jersey held September 22, 2003, the foregoing ordinance published in full, was passed on second and final readings, ordered signed by the Mayor, attested by the Town Clerk, engrossed in the ordinance book and published according to law.


Paul J. Zarbetski, Town Clerk