

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 Mulock Properties, LLC		Address 2 Commerce Street	
City Branchburg	State NJ	Zip 08876	Telephone 908-616-0655
NOTES: If applicant is not the property owner, the applicant must have the granting permission to apply from the owner of the property.			

2. PROPERTY OWNER (if other than applicant)

Name		Address	
City	State	Zip	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name Frederick L. Gillespie		Address 492 Kearny Avenue	
City Kearny	State NJ	Zip 07032	Telephone 201-991-0740

FORM COMPLETED BY TOWN STAFF ONLY

Date Recd.	Application No.
☐ Planning Board	Application Fees
☐ Board of Adjustment	Escrow Deposit
Specified for Completion by:	Specified for Review:

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Applicant is a(n):

☐ Corporation☐ Partnership☐ Individual☒ Limited Liability Company of the State of New Jersey

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 521 Cross Street	Block(s) and Lot(s) Numbers Block 47 Lot 17	
Site Acreage 0.1147 (5,000 square feet)	Zone District(s) 2F-1	Tax Sheet No. 30
Present Use One family dwelling		
Proposed Use 2 Two family dwellings		

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

Area 2,500 sq feet each	Dimensions 25' X 100' each
Does Property Front on a County or State Road? No	Number of Parking Spaces and Dimensions Three
Dimensions of Loading Area N/A	Number of New Buildings Two
Square Feet of New Buildings Within code requirements	Height Within code requirements
Exterior Construction Material Frame	Total Cost of Building and Site Improvements
Number of Lots Before Subdivision One	Number of Lots After Subdivision Two
Are Any New Streets or Utility Extensions Proposed? No	Number of Proposed Signs and Dimensions N/A
Are Any Structures to be Removed? Building and garage	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.

NONE

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6. VARIANCES

Indicate Type of Variance(s) sought:

☐ "D" Variance Type (use, density, etc.)☒ "C" Variance Type (use, density, etc.) Front Yard Setback, Stairs encroaching into street 8.5 feet

Bay window overhang encroaches 1.83 feet

Rear Yard Setback, HVAC encroachment 2.5 feet

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>			
<i>Variance(s)</i>			
<i>Building Permit</i>			

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
Borrie, McDonald & Watson		130 Washington Street		
City	State	Zip	Telephone	License #
Bloomfield	NJ	07003	973-429-0049	
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		
Christopher Juchnik Architect		405 Kearny Avenue		
City	State	Zip	Telephone	License #
Kearny	NJ	07032	201-246-7979	
Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #

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.	X		
2. Scale: 1" = 30' or as approved by Board Engineer. 1'=20 feet	X		
3. Current survey upon which plat or plan is based.			
4. Map size: 18 X 24 8 - 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"	X		
5. Key map.	X		
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	X		
7. Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	X		
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.	X		
9. The name of all adjoining property owners as disclosed by the most recent Town tax records.	X		
10. Names of adjoining municipalities within 200 feet.		X	

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.	X		
13. Bearings and distances of all existing and proposed property lines.	X		
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.		X	
16. Front, side, and rear setback lines.	X		
17. Chart of the zoning requirements for the zone, what is proposed, and variances indicated.			
18. Delineation of flood plain and wetlands areas.		X	
19. A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.		X	
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 _____ Date _____ Planning Board Secretary _____ Date		X	

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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.		X	
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: _____		

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

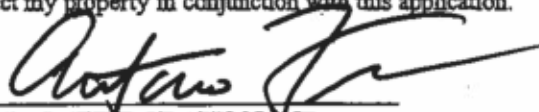
	YES	NO	DATE PLANS SUBMITTED
Hudson County Health Department		X	
Hudson County Planning Board		X	
Hudson-Bergen-Essex Soil Conservation Service		X	
NJDEP		X	
• Sanitary Sewer Connection Permit		x	
• Waterfront Development Permit		x	
• Other (specify)		x	
New Jersey Department of Transportation		x	
Other (specify)		x	
Other (specify)		x	
Other (specify)		x	

10. FEES SUBMITTED

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

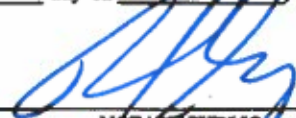
11. CERTIFICATION

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

Tony Ferreira, Amnaging Memeber
PROPERTY OWNER AUTHORIZING APPLICATION
Mulock Properties, LLC

Sworn to and subscribed before me this
9th day of June, 2020


NOTARY PUBLIC
Frederick L. Gillespie, Esq
Attorney at Law of N.J.

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.	X		
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.	X		
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: _____			

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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		