

KOCH, KOCH, BENNETT & BUONO, LLC
ATTORNEYS AT LAW

70 MIDLAND AVENUE
P.O. BOX 495
ABOVE VALLEY NATIONAL BANK
KEARNY, NEW JERSEY 07032
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GARY D. BENNETT
PAUL V. BUONO
SAMUEL BRODIE

FRANK KOCH, 1898-1948
CALVIN S. KOCH, 1929-1991
CALVIN S. KOCH, JR. 1963-2005

October 28, 2020

Harrison Zoning Board
Attn: Isabel
318 Harrison Avenue
Harrison, NJ 07029

via hand delivery

Re: Minor Subdivision and D Variance
Applicant/Owner: JRMR Holdings, LLC
Premises: 3 Grace Terrace, Harrison, NJ 07029
Block 62 Lot 7.01

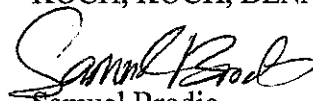
Dear Mary:

Please be advised that we represent JRMR Holdings LLC with regard to the above application.
Please find enclosed are the following documents:

1. 15 copies of Application and Checklist
2. 15 copies of Minor Subdivision
3. 15 copies of Architectural drawings
4. 15 copies of Survey
5. 15 copies of Deed first page
6. Check for filing fee and Escrow - \$3,450 payable to Town of Harrison

Please be advised that our client will be hand delivering checks for the fees associated with this application. Please process these documents at your earliest convenience and do not hesitate to contact our office with any questions or concerns.

Yours Very Truly,
KOCH, KOCH, BENNETT & BUONO


Samuel Brodie

SB
Encl.

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:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Major Site Plan	<input type="checkbox"/> Conditional Use Variance
<input type="checkbox"/> "C" Variance(s)	<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> "D" Variance	<input type="checkbox"/> Prelim. Major Subdivision	
<input type="checkbox"/> Waiver of Site Plan	<input type="checkbox"/> Final Major Subdivision	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer	

1. APPLICANT

Name JRMR Holdings LLC	Address 47 Balsam Avenue		
City East Hanover	State NJ	Zip 07936	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	Address		
City	State	Zip	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name Gary D. Bennett, Esq.	Address 70 Midland Avenue, P.O. Box 495		
City Kearny	State NJ	Zip 07032	Telephone (201)991-1111

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed:	Application No.
<input type="checkbox"/> Planning Board	Application Fees:
<input type="checkbox"/> Board of Adjustment	Escrow Deposit:
Scheduled for Completeness Review:	Scheduled for Hearing:

TOWN OF HARRISON**Standard Development Application - Page 2 of 4****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 3 Grace Terrace	Block(s) and Lot(s) Numbers Block 62, Lot 7.01	
Site Acreage 0.17 Acres	Zone District(s) 2F-1	Tax Sheet No.
Present Use 3 Family Dwelling		
Proposed Use Existing 3 family to remain and construct new 2 family		

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

Area 7,779 sf. 7.01 - 3,235 7.02 - 4,544	Dimensions 7.01 - 25.59 ft x 127.80 ft 68.25 ft x 121.95 ft 7.02 - 42.66 ft x 121.95 ft
Does Property Front on a County or State Road? No	Number of Parking Spaces and Dimensions 7.01 - 3 = 9x18 each 7.02 - 6 (3 = 9x16 & 3 9x18)
Dimensions of Loading Area None	Number of New Buildings 1
Square Feet of New Buildings 1,194.13	Height 7.01 - 34.27 sf. 7.02 - < 35 ft
Exterior Construction Material Brick/Stucco/Vinyl Siding	Total Cost of Building and Site Improvements Unknown
Number of Lots Before Subdivision 1	Number of Lots After Subdivision 2
Are Any New Streets or Utility Extensions Proposed? Yes - utility ext.	Number of Proposed Signs and Dimensions N/A
Are Any Structures to be Removed? Yes - garage	Is the Property Within 200 Feet of an Adjacent Municipality? If so, which? Kearny

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

No

TOWN OF HARRISON

Standard Development Application - Page 3 of 4

6. VARIANCES

Indicate Type of Variance(s) sought:	
<input checked="" type="checkbox"/> "D" Variance	Type (use, density, etc.) Pre-existing nonconforming 3 family
<input type="checkbox"/> "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 AWZ Engineering, Inc.		Address 150 River Road, Suite B3		
City Montville	State NJ	Zip 07045	Telephone (973)588-7080	License # 39812
Surveyor's Name Borrie, McDonald, & Watson		Address 130 Washington Street		
City Bloomfield	State NJ	Zip 07003	Telephone (973)623-1009	License # 34884
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 Architect Neves Architecture & Design LLC		Address 405 Kearny Avenue		
City Kearny	State NJ	Zip 07032	Telephone (201)246-7979	License # 15042
Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #

TOWN OF HARRISON

Standard Development Application - Page 4 of 4

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			
• Waterfront Development Permit			
• Other (specify)			
New Jersey Department of Transportation		X	
Other (specify)			
Other (specify)			
Other (specify)			

10. FEES SUBMITTED

<i>Application Fees</i>	
<i>Variance Fees</i>	
<i>Escrow Fees</i>	
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

PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
27 day of October, 19 2020


NOTARY PUBLIC

SAMUEL BRODIE
Attorney At Law of New Jersey

Town of Harrison

Standard Development Application Supplement

The proposed subdivision of an excessively deep lot provides for a full development of the site with no new variances created. The pre-existing three (3) family home will be supported with designated parking designed to maximize the off-street parking with a workable configuration.

The proposed subdivision and continuation of the existing three (3) family use can be granted without impact on neighboring properties and without substantial impact on the public good nor any impairment of the existing zoning code.

The property is unique in its size and location and its development advances the purposes of sound zoning and planning under the MLUL.

[Create new 25'x127' excessively deep lot for construction of a new two (2) family dwelling with improvements to the side of the existing three (3) family dwelling.]

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.			X
3. Current survey upon which plat or plan is based.	X		
4. Map size: 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 transverseing 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			X
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.			X
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.	X		
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):	X		
<p>APPROVED BY THE TOWN OF HARRISON PLANNING BOARD</p> <p>_____ Planning Board Chairperson Date</p> <p>_____ Planning Board Secretary Date</p>			

4/30/98

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: _____		

4/30/98

17-74.5 Application Checklist

TOWN OF HARRISON			
APPLICATION CHECKLIST			
GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS		Yes	No
Applicant's Name <u>JRMR Holdings LLC</u>			
Application # _____			
Items Required:			
1. Fees and escrow.		X	
2. Certification of taxes paid.		X	
3. Plot plan, site plan or subdivision plan; number of copies specified on applicable checklists.		X	
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.			X
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.			X
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.		X	
7. Statements as to any requirements for which waiver or variance is sought, together with a statement of reasons why same should be granted.		X	
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.		X	
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.			X
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.		X	
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		X	

4/30/98

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).	X		
2. Address of the subject property.	X		
3. Lot and block number of the premises in question.	X		
4. Zone in which the property is located.	X		
5. Description of what the applicant seeks to do.	X		
6. Specific enumeration of the variances requested or action sought.	X		
7. Specification of the section(s) of the Zoning Ordinance from which relief is sought.	X		
8. Specification of each particular zone requirement that the proposal would violate.	X		
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.		X	
10. The applicants' reasons for the Board to grant relief.	X		
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.	X		
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.		X	
13. Description of the proposed structure, use of changes.	X		
14. Size of the lot (in square feet).	X		
15. Dimensions of the lot.	X		
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).	X		
18. Prevailing front yard setbacks of adjoining lots.	X		
19. Where applicable, rear yard setbacks of adjoining lots.	X		
20. Date of acquisition of property, and from whom.	X		
21. State of the number of dwelling units in existing building(s).	X		
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).		X	
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.		X	

4/30/98

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.		X		
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.		X		
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).		X		
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		X		
29. Written consent of the owner, if the owner is different from the applicant.			X	
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: _____			

KOCH, KOCH, BENNETT & BUONO, LLC

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October 29, 2020

Harrison Zoning Board
Attn: Isabel
318 Harrison Avenue
Harrison, NJ 07029

via hand delivery

Re: Minor Subdivision and D Variance
Applicant/Owner: JRMR Holdings, LLC
Premises: 3 Grace Terrace, Harrison, NJ 07029
Block 62 Lot 7.01

Dear Mary:

As you know we represent JRMR Holdings LLC with regard to the above application. Please find enclosed are the following documents:

1. Check for filing fee - \$950.00 payable to the town of Harrison
2. Check for filing fee - \$2,500.00 payable to town of Harrison
3. W-9 form completed and signed

Please process these documents at your earliest convenience and do not hesitate to contact our office with any questions or concerns.

Yours Very Truly,
KOCH, KOCH, BENNETT & BUONO

Samuel Brodie

SB
Encl.

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. JRMR Holdings, LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 47 Balsam Avenue	Requester's name and address (optional)
6 City, state, and ZIP code East Hanover, NJ 07936	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
8	2		-	4	0	5	9	4 2 8

Part II Certification

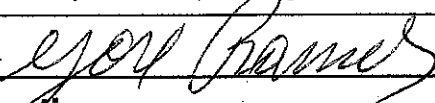
Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►



Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.