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Rockleigh, NJ 07647-0158

December 3, 2020

Via UPS

Ms. Isabel Simoes
Secretary, Zoning Board of Adjustment
Town Hall
318 Harrison Avenue
Harrison, N.J. 07029

RE: T-Mobile Northeast LLC (NJ-06-856D)
New Rooftop Wireless Telecommunication Facility
600 Rodgers Boulevard North, Town of Harrison, Hudson County, N.J.
Block 24, Lot 8.01
Zone: NC Neighborhood Commercial

Dear Ms. Simoes:

Please be advised that this office represents T-Mobile Northeast LLC ("T-Mobile") with respect to a new rooftop wireless telecommunication facility at the above referenced address. This application was previously pending before the Board when it was withdrawn, without prejudice, on July 20, 2020. T-Mobile now wishes to proceed with the application and is enclosing twenty (20) sets of the following documentation for consideration:

1. Standard Development Application, including Owner's Affidavit of Consent, Application Addendum, 10% disclosure form, 200' list, tax certification and Hudson County Planning Board approval;
2. RF Comprehensive Plan and Report by Piercon Solutions, last revised 4/9/19 (*an updated report will be submitted prior to the first hearing*);
3. Photographic Simulations report by David Karlebach, dated 11/27/2020;

Ms. Isabel Simoes

Secretary, Zoning Board of Adjustment

T-Mobile Northeast LLC (NJ-06-856D)

New Rooftop Wireless Telecommunication Facility

600 Rodgers Boulevard North, Town of Harrison, Hudson County, N.J.

Block 24, Lot 8.01

Zone: NC Neighborhood Commercial

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4. Copy of Survey prepared by Borrie, McDonald & Watson, dated 11/18/16;
5. Site plan drawings by SDG, last revised 6/3/19, depicting the location and scope of the proposed telecommunication facility.

Kindly advise as to first available public hearing date for this matter.

Thank you for your attention to this matter and should you have any questions or wish to discuss the contents herein, please feel free to contact me at (201) 767-4122.

Very truly yours,

Frank Ferraro

FF/sa/encs

CC: Rich Mohr, T-Mobile
Joel Durgana, SDG
Brian Agnew, SDG
Christina Desrosiers, SDG

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 checked="" type="checkbox"/> Major Site Plan xx	<input type="checkbox"/> Conditional Use Variance
<input checked="" type="checkbox"/> "C" Variance(s) xx	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> "D" Variance xx	<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 T-Mobile Northeast LLC	Address 4 Sylvan Way		
City Parsippany	State NJ	Zip 07054	Telephone 201-767-4122
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 Chamesh Chalom LLC	Address 6 Oak Bend Road		
City West Orange	State NJ	Zip 07052	Telephone 201-767-4122

3. APPLICANT'S ATTORNEY (if applicable)

Name Frank Ferraro, Esq	Address Ferraro & Stamos LLP, 22 Paris Avenue, Suite 105		
City Rockleigh	State NJ	Zip 07647	Telephone 201-767-4122

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:

TOWN OF HARRISON
Standard Development Application - Page 2 of 4

Applicant is a(n):

Corporation
 Partnership
 Individual
 x - LLC

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.

See attached Disclosure Statement.

4. SUBJECT PROPERTY

Street Address 600 Rodgers Boulevard North	Block(s) and Lot(s) Numbers Block 24, Lot 8.01	
Site Acreage .08	Zone District(s) NC Neighborhood	Tax Sheet No. N/A Commercial
Present Use 41'-5" tall mixed-use commercial/residential building		
Proposed Use FCC licensed rooftop wireless telecommunication facility including 9 panel antennas, 1 dish antennas, 9 RRU's, and 2 GPS antennas. Also, equipment cabinets will be installed inside the building.		

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

Area 3,777 sf (.08 acres)	Dimensions 57.49' x 65.70'
Does Property Front on a County or State Road? Yes - CR697	Number of Parking Spaces and Dimensions none
Dimensions of Loading Area none	Number of New Buildings none
Square Feet of New Buildings none	Height 50'-3" to antennas
Exterior Construction Material brick and stucco	Total Cost of Building and Site Improvements To be determined
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 None
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.

None.

TOWN OF HARRISON
Standard Development Application - Page 3 of 4

6. VARIANCES

Indicate Type of Variance(s) sought:

"D" Variance Type (use, density, etc.) - Use and Height Variances

"C" Variance Type (use, density, etc.) Separation variance from Residential Zone

NOTES: Use variance from Sec. 17-82.10B.5 and Sec. 17-81.4; Height variance from Sec. 17-81.5; Separation variance from Sec. 17-82.10B.5

7. HISTORY OF PAST APPROVALS

Check Here if None

	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name Colleen Connolly Scherer Design Group		Address 53 Frontage Road, Ste. 260		
City Hampton	State NJ	Zip 08827	Telephone (908) 323-2513	License # 24GE04 133700
Surveyor's Name Borrie, McDonald & Watson		Address	130 Washington Street	
City Bloomfield	State NJ	Zip 07003	Telephone (973) 623-1009	License # TBD
Planner's Name David Karlebach, PP		Address	96 Linwood Plaza, #433	
City Fort Lee	State NJ	Zip 07024	Telephone (201) 923-8183	License # N/A
Traffic Engineer's Name N/A		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 EBI Consulting FCC RF Emission expert		Address 21 B Street		
City Burlington	State MA	Zip 01803	Telephone (781) 273-2500	License # N/A
Name and Field of Expertise Piercon Solutions - RF Engineers		Address 63 Beaver Brook Road, Ste. 201		
City Lincoln Park	State NJ	Zip 07035	Telephone (973) 628-9330	License # N/A

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		xx	
Hudson County Planning Board	xx		Approved -
Hudson-Bergen-Essex Soil Conservation Service		xx	
NJDEP		xx	
• Sanitary Sewer Connection Permit		xx	
• Waterfront Development Permit		xx	
• Other (specify)		xx	
New Jersey Department of Transportation		xx	
Other (specify)		xx	
Other (specify)		xx	
Other (specify)		xx	

1/28/2020

10. FEES SUBMITTED PLEASE ADVISE AS TO REQUIRED FEES AND THE

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

APPLICANT WILL SUBMIT SAME. THE APPLICANT PREVIOUSLY SUBMITTED FEES AND AN ESCROW DEPOSIT FOR THIS APPLICATION BEFORE IT WAS WITHDRAWN IN JULY 2020.

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.

T-MOBILE NORTHEAST LLC

SIGNATURE OF APPLICANT BY: FRANK FERRARO, ESQ.

SEE ATTACHED OWNER'S CONSENT
PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
day of 19 2020


NOTARY PUBLIC
REGNAT FERRARO
A Notary Public of New Jersey
My Commission Expires May 9, 2023

See attached Application Addendum for greater detail regarding this proposed facility and for variance justification.

SEE ATTACHED AFFIDAVIT OF OWNERSHIP

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
COUNTY OF) SS:

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

SEE ATTACHED AFFIDAVIT OF CONSENT

(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: _____

SEE ATTACHED OWNER'S AFFIDAVIT OF CONSENT

(Owner to sign here)

Sworn and subscribed to before me
this _____ day of _____
19____.

NOTARY PUBLIC OF

AFFIDAVIT OF OWNER'S CONSENT

STATE OF NEW JERSEY)
COUNTY OF ESSEX) SS:

I, Mac Cullum (name of individual signing below),
OF FULL AGE BEING DULY SWORN ACCORDING TO LAW, UPON MY
OATH, DEPOSE AND SAY:

I AM THE MANAGING MEMBER (title/position) OF
CHAMESH CHALON LLC (owner's full corporate name),
OWNER IN FEE OF THE SUBJECT PROPERTY KNOWN AS:

BLOCK 24 LOT 8.01 ON THE TAX MAP OF HARRISON,
HUDSON COUNTY, NEW JERSEY AND BEING ALSO KNOWN
AS 600 FRANK E. RODGERS BLVD. (street address)
HARRISON, N.J.

WHEREAS, APPLICANT, T-MOBILE NORTHEAST, LLC IS HEREBY AUTHORIZED TO MAKE THE WITHIN APPLICATION AND THE UNDERSIGNED HEREBY CONSENTS TO THE MAKING OF SAME. PERMISSION IS ALSO GRANTED TO THE MEMBERS OF THE MUNICIPAL APPROVAL AUTHORITY TO ACCESS THE PROPERTY IN CONNECTION WITH SAID APPLICATION IF NECESSARY. By calling owner First. *W.*

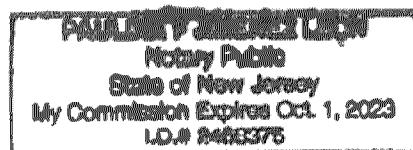
BY: Marie Cbel

Name: MARC CHALOM

Witnessed before me
this 23rd day of May, 2019.

the 23rd day of May, 2001.

NOTARY PUBLIC



APPLICATION ADDENDUM

NJ-06-856D
T-Mobile Northeast LLC

600 Rodgers Boulevard N., Town of Harrison, Hudson County, N.J. 07029
Block 24, Lot 8.01
NC Neighborhood Commercial Zone

I. Introduction. T-Mobile Northeast, LLC (“T-Mobile”) is licensed by the Federal Communications Commission (“FCC”) to provide cellular communication services to the public. The T-Mobile license area is known as the New York Major Trading Area, a geographic area which includes, among other areas, Hudson County, New Jersey.

In this application, T-Mobile is seeking to address an area of deficient coverage/capacity in its network by proposing a new FCC licensed rooftop wireless telecommunication facility at 600 Rodgers Boulevard N., Town of Harrison, Hudson County, N.J. 07029. The property is occupied by a 41' tall mixed-use commercial/residential building

T-Mobile is proposing to install a new rooftop wireless telecommunication facility on the subject building consisting of nine (9) panel antennas, RRH's, 2 GPS antennas and 1 dish antenna ballast mounted in three sectors above the roof at a height of 50'-3" (i.e. 8'-10" above parapet). In addition, equipment cabinets and appurtenances are proposed within a 10' x 17' equipment room on the first floor of the building. Two air conditioning units will be installed on the roof to cool the equipment room. Utility conduits will be routed up the exterior of the building from the first floor to the roof along the rear corner of the building.

The proposed facility will only require electric and telco service. No additional parking is proposed in this application since the wireless installation is an unmanned facility and technician visits which will take place only once every 4-6 weeks. The use is passive in nature and will not result in any objectionable level of dust, glare or vibration. Furthermore, the proposed T-Mobile facility will not cause any interference with any pre-existing apparatus at the site and will conform with all FCC regulations.

II. Requested Approvals. The subject property is located within the NC Neighborhood Commercial Zone (“NC”). Pursuant to Sec. 17-82.10B.5 of the Zoning Ordinance, “Cellular/wireless communication towers, antennas and associated facilities and devices (hereinafter collectively referred to as “cellular antennas” shall be permitted as a conditional use in the CC and I zones, provided that no cellular antennas shall be sited within two hundred fifty feet of an SF-1, SF-2, SF-3, 2F-1, 2F-2, 3F, A or SH zone.” T-Mobile is not proposing its facility within a CC or I Zone and the T-Mobile facility will be within 250' of the 2F-1 Residential Zone (i.e., 36'-1" proposed). Finally the maximum permitted building height in the NC zone 40' whereas, the existing building is 41'-5" tall and the T-Mobile antennas will reach a height of 50'-

3". As result, T-Mobile requests the following relief from the Harrison Zoning Board of Adjustment:

i. Use Variance from Section 17-82.10B.5 and Section 17-81.4 to permit a wireless telecommunication facility in the NC Zone;

ii. Height Variance from Section 17-81.5 as the maximum permitted height in the zone is 40', whereas the existing building is 41'-5" tall to the parapet and the proposed T-Mobile antennas will reach a maximum height of 50'-3";

iii. Separation variance per Section 17-82.10B.5 since no cellular antennas shall be sited within 250' of an SF-1, SF-2, SF-3, 2F-1, 2F-2, 3F, A or SH zone, whereas, the T-Mobile facility will be setback 45'-10" from the 2F-1 Residential Zone;

iv. Major Site plan approval; and

v. Any additional approvals, variances, waivers, exceptions or any other relief, which may be deemed necessary upon review of the application by the Zoning Board of Adjustment; including, but not limited to, the continuance of any existing non-conforming conditions on the property.

The above referenced bulk variances are noted, as required, since the applicant is requesting a use variance and any bulk variances are therefore subsumed in the use variance relief. Pursuant to the Supreme Court's decisions in *Larry Price v. Himeji, LLC and the Union City Zoning Board of Adjustment*, 214 N.J. 263, 299 (2013), "a use variance by its nature, carries with it the implications that the ordinary bulk and density requirements of the zone will not be applied." This means that the "board, as part of granting a use variance, consider the other requested variances as ancillary to the principal relief being sought." *Id. at 299*. More specifically, the Supreme Court has observed that "a Zoning Board in considering a use variance must then consider the overall site design, with the result that the 'c' variances are subsumed in the "d" variance. *Id. at 301*, quoting *Puleio v. North Brunswick Twp. Board of Adjustment*, 375 N.J. Super. 613, 621 (App. Div 2005). As set forth above, generally application for a "c" variance and a "d" variance cannot coexist. If an application is for a use not permitted in the zone, the bulk regulations designed for that use cannot be applicable to the intended use. In essence, the "c" variances are subsumed in the "d" variance." Accordingly, the applicant's position is that no "c" or bulk variances are required.

Notwithstanding the above, the applicant believes that the bulk variance relief requested in this application is justified under N.J.S.A. 40:55D-70c(2) which states that "where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act."

IV. Use Variance: To obtain a use variance, an applicant must demonstrate that there are "special reasons" for the grant of the variance and that there will not be a substantial negative impact if the variance is granted. N.J.S.A. 40:55D-70d. The "special reasons" are often referred

to as the positive criteria and can be demonstrated if the use is inherently beneficial, or the site is particularly well suited for the use. In Smart SMR v. Fairlawn Bd. of Adj., 152 N.J. 309 (1998), the court held that with telecommunication providers, an FCC license generally establishes that the use promotes the general welfare. Id. at 336. In addition, wireless telecommunications provide access to 911 services, internet services, and roadside assistance programs, all of which promote the public welfare.

The New Jersey Courts have found the “particularly suited” standard satisfied for various reasons including when: 1) the site is centrally located in the carrier’s search area; or 2) propagation maps or capacity charts demonstrate an inadequacy of signal coverage or capacity; or 3) the existence of a building in a commercial zone which can accommodate the facility thereby eliminating the need for a new monopole or support structure; or 4) viable alternative sites are not available. Ocean County Cellular Tel. Co. v. Township of Lakewood Bd. of Adjustment, 352 N.J. Super. 514, 525, certif. denied, 175 N.J. 75 (2002). The applicant will offer evidence proving the above criteria at the public hearing.

A. The site is particularly well suited for the use. “To demonstrate that a site is particularly suited for a telecommunications facility, the applicant initially must show the need for the facility at that location.” New Brunswick Cellular Tel. Co. v. Borough of South Plainfield Zoning Bd. of Adjust., N.J., A-21 decided June 30, 1999 at 16. The need for a site can be based upon the carrier’s lack of adequate radio signal coverage in a geographic area, or, as in the New Brunswick case, a lack of capacity to serve its customers. This need is manifested as a coverage deficiency or coverage gap within the existing network. The New Jersey Appellate Court in New York SMSA v. Board of Adjustment of Township of Weekhawken, 370 N.J. Super. 319, 851 A.2d 110 (2004) found the particularly well-suited standard satisfied when the applicant, “using propagation maps and expert testimony, established a need for an additional wireless communication facility and demonstrated that the proposed site is located so as to redress the coverage problem. It also showed that no technically comparable alternative sites are available.” Therefore, the applicant must demonstrate only a coverage deficiency (i.e., “coverage gap”). With respect to the availability of alternative sites, the court explained in the recent seminal case of Larry Price v. Himeji, LLC and the Union City Zoning Board of Adjustment, 214 N.J. 263, 292-293 (2013), that although the availability of alternative locations is relevant to the analysis, demonstrating that a property is particularly suitable for a use does not require proof that there is no other potential location for the use, nor does it demand evidence that the project ‘must’ be built in a particular location. Rather it is an inquiry into whether the property is particularly suited for the proposed purpose, in the sense that it is especially well-suited for the use, in spite of the fact that the use is not permitted in the zone.”

In the case before the Board, it will be demonstrated through expert testimony and propagation exhibits that T-Mobile has a coverage and/or capacity deficiency in this area of the Town and that the proposed site will serve to remedy same. Furthermore, there are no available conditionally permitted locations in the area which could serve as a more suitable mounting location for the antennas given the need for a minimum antenna height of 50’-3” to service the coverage/capacity deficiency and the need to be centrally located within the gap area.

It is respectfully submitted that the subject property is particularly well-suited for the proposed use. Important factors which support a grant of variance relief include the following: 1) the site is centrally located between the existing T-Mobile sites permitting T-Mobile to provide its service where there is currently a deficiency or gap in reliable service; 2) the existence of a building on the property eliminates the need to build a new monopole in the area; 3) the building has room on the building rooftop for the antennas and in the building for the equipment so as to accommodate the use; 4) the site is located within a commercial zone; and 5) there are no available tall structures in the area which could serve as a more suitable mounting location for the antennas given the need for a minimum antenna height of 50'-3" to service the coverage/capacity deficiency.

B. The negative criteria. In addition to proving the positive criteria, an applicant for a use variance must also demonstrate the negative criteria, i.e., that the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. N.J.S.A. 40:55D-70. As noted above, T-Mobile proposes to install 9 panel antennas and appurtenances on the building rooftop equipment cabinets inside the building. Given the de minimis nature of the improvements, the facility will not have a negative impact on the surrounding area.

In addition the wireless facility will not produce any objectionable noise, vibrations, smoke, dust, odors, heat, or glare and will operate well within all applicable state and federal standards with respect to radio frequency emissions. Therefore the proposed facility, if approved, would not have a negative impact on the public good, or the intent and purpose of the zone plan and zoning ordinance.

The final step in the variance analysis with respect to telecommunications uses is to conduct the four step balancing test set forth by the courts in Sica v. Bd. of Adjustment of Wall, 127 N.J. 152, 159–60 [603 A.2d 30] (1992), to determine whether on balance the variances can be granted. First, the public interest at stake should be determined. Specifically with respect to telecommunications facilities, the court in Smart SMR v. Fairlawn Bd. of Adj., 152 N.J. 309 (1998), held that an FCC license generally establishes that the use promotes the general welfare. Id. at 336, and therefore the public interest in reliable telecommunication services has been adjudicated to be substantial. Second, the Board must identify the severity of the harm, if any, which would be caused if the variance is granted. In this case, the only possible impact is visual and the applicant submits that it is a minimal impact since all the antennas can be painted to blend in with the building or sky and the equipment will be located out of view within the building itself. Third, if the Board determines that there is a harm caused by the grant of the variance, the question becomes whether that harm can be mitigated by the imposition of conditions. Here, T-Mobile believes there is no discernible harm caused by this installation given the de minimis nature of the improvements proposed. Lastly, on balance, the Board must weight the potential benefits of granting the variance relief against the detriments of same. The applicant submits that the benefits of approving this application are substantial as the public relies heavily on effective wireless telecommunications and that there are minimal if any detriments associated with this facility. For this reason, and those stated above, the applicant requests that the use variance relief be granted.

V. Height Variance if required. While the proposed antennas will exceed the permitted building height in the NC Zone of 40', it will be visually innocuous since they will be mounted on the roof of an existing non-conforming 41'-5" tall building at a maximum height of 50'-3". The wireless ordinance permits antennas to be installed at the minimum height necessary to achieve the purposes of the cellular antennas and T-Mobile is proposing the minimum height needed. The courts have found that such antennas heights do not substantially impact the community. For instance, in Smart, a 90-foot monopole was replaced by a 140-foot monopole adjacent to a residential zone, which the Supreme Court referred to as "merely a 50-foot increase in height." 152 N.J. at 333. In Kingwood Tp. Volunteer Fire Co. v. Board of Adjustment, 272 N.J. Super. 498, 509 (1993), the court held that the replacement of a 75-foot tower with a 197-foot tower would impose, at most, minimal intrusion on the surrounding community. Here, no new monopole is proposed and the new antennas will be installed only 8'-10" above the rooftop parapet. Therefore, the requested height variance is minor in nature.

VI. Conclusion: For the above referenced reasons and those to be adduced during the public hearing, the applicant respectfully requests that a use variance, height variance, a separation variance and preliminary and final site plan approval be granted with respect to this application.

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 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		X		
b. Streets		to extent applicable		
c. Buildings (with an indication as to whether existing buildings will be retained or removed)				
d. Buildings within 200 feet of the site - waiver requested				X
e. Parking spaces - N/A			X	
f. Loading areas - N/A			X	
g. Driveways - N/A			X	
h. Water courses - N/A			X	
i. Railroads - N/A			X	
j. Bridges - N/A			X	
k. Culverts - N/A				
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/A			X	
n. Sewer, water and other utilities - N/A				X
o. Lighting and landscaping - none				
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. Waiver - rooftop facility				X
15. The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements. No change				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
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.		X	
22. Twenty (20) sets of folded plans.		X	
Checklist prepared by: FRANK FERRARO, ESQ.	Date: 12/2/2020		
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:			

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.)	X		
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"	X		
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.)	X X X X X X X		
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	X X X X		
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.		X	
8. For site plans, a grading plan showing, at 2 feet contour intervals, existing and proposed contours and elevations. No ground disturbance proposed		X	
9. The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet. no ground disturbance proposed		X	
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.		X	
11. Location of all existing and proposed buildings, with building setbacks, front, side and rear yard distances.	X		
12. Location of all structures within 200 feet of the property. Photo-sims have been provided showing views of the facility from surrounding properties.			X

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. No ground disturbance proposed.		x	
14. A soil erosion and sediment control plan prepared in conjunction with Article V.		x	
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. Unmanned facility		x	
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. No water or sewer service needed		x	
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. None - no new parking proposed.		x	
18. Location and description of all proposed signs and exterior lighting. None proposed		x	
19. Provision for storage and disposal of solid wastes. No waste will be generated		c	
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. Two elevations shown and photo-sims			x
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. No proposed or required for this rooftop facility		x	
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. None		x	
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. None		x	
24. A list of all licenses, permits or other approvals required by law, including proof of service. County Planning Board applicaton provided	x		

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.	x		
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. No ground disturbance proposed		x	
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. Unmanned facility proposed		x	
28. Applicant shall submit twenty (20) sets of folded plans.	x		
<p>Checklist prepared by: <u>Frank Ferraro, Esq, Attorney for Applicant, T-Mobile</u></p> <p>Checklist reviewed by Board: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p> <p>Applicant notified on: _____</p> <p>The following variances/waivers were granted: _____</p> <p>The following variances/waivers were denied: _____</p>	<p>Date: <u>12/2/2022</u></p> <p>Date: _____</p>		

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.	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"	x		
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.)	x x x x x x x		
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. Info provided to the extent applicable.	x		
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. None		x	
8. The front, side and rear building setback lines.	x		
9. Improvement plans in accordance with the Town standards for roads and utilities.		x	
10. Statement that final plan is consistent with preliminary plan, and if not, how and why they differ. Simultaneous Prel. and Final approval requested		x	
11. All additional information, changes or modifications required by the Board at the time of preliminary approval.	x		
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.		x	
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		x	

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.		<input checked="" type="checkbox"/>		
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.			<input checked="" type="checkbox"/>	
16. Applicant shall submit twenty (20) sets of folded plans.		<input checked="" type="checkbox"/>		
Checklist prepared by: <u>Frank Ferraro, Esq., Attorney for Applicant, T-Mobile</u> Checklist reviewed by Board: _____		Date: <u>12/2/2020</u> Date: _____		
Application found complete on: _____				
Application found incomplete on: _____				
Applicant notified on: _____				
The following variances/waivers were granted: _____				
The following variances/waivers were denied: _____				

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.	X		
17. (a) Height of building, stories and feet. (b) Front yard depth. (c) Rear yard depth. (d) Side yards, width (both).	X X X 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). NO		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. MINOR SITE PLAN APPROVAL	X		

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. SEE TAX MAP	X			
(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.	X			
(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.	X		X	
(d) Copies of subdivision, site plan or conditional use applications when applicable.	X			
(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. Applicant represents	X	that survey is accurate.		
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: FRANK FERRARO, ESQ. Date: <i>12/12/2002</i>				
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 _____		X	
Application # _____		TBD	
Items Required:			
1. Fees and escrow.		TBD	
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. COUNTY PB ONLY.		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. NO COVENANTS OR RESTRICTIONS EXIST		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	X



The Town of Harrison

DEPARTMENT OF CONSTRUCTION INSPECTION
TOWN HALL, 318 HARRISON AVENUE
HARRISON, NEW JERSEY 07029

ROCCO RUSSOMANNO
CONSTRUCTION OFFICIAL/TOWN ENGINEER
(973) 268-2446

LIST OF PROPERTIES WITHIN 200 FEET
600 FRANK E. RODGERS BLVD. NORTH
BLOCK 24, LOT 8.01
HARRISON, NEW JERSEY

Block No.	Lots	Name of & Address of Owner
23	1	Jose & Manuela Ventoso 115 Court Avenue, Lyndhurst, NJ 07071
23	2	Shi, Shuling & Wang, Wen Dong 1030 E. Lancaster Ave., Bryn Mawr, PA 19010
23	3 & 4	Rocco & Marietta Russomanno 131 Cross Street, Harrison, NJ 07029
23	5	506 Frank E. Rodgers, LLC P.O. Box 942, Jensen Beach, Florida 34958
23	6	Barros, M. & Chaves J. & M. 465 Shirley Lane, Brick, NJ 08723
23	7	Carmen Luz Gutierrez 502 Rodgers Blvd. No., Harrison, NJ 07029
23	9	Eric Lam 17 Douglas Street, Millburn, NJ 07041
23	10.01	Jose L. Majano 326 Central Avenue, Harrison, NJ 07029
23	11.01	Nilo C. Macedo 322 Central Avenue, Harrison, NJ 07029
23	13	Fred & Julie Walsh 14-18 Davis Street, Harrison, NJ 07029
24	1	Hudson Houses, LLC 72 Davis Ave., Kearny, NJ 07032
24	2	Angel Redonda 612 Rodgers Blvd. No., Harrison, NJ 07029

24	3	Li, Kingyu 5 Ashwood Place Parsippany NJ 07054
24	4	Xiong, Yueng & Xu, Kai 14 Largo Lane, Livingston, NJ 07039
24	5	Rain Man Re LLC 25 Boyd Street, Kearny, NJ 07032
24	9.01	Jaime J. Mosquera 4 Rawding Court, Verona, NJ 07044
24	10	618 Harrison, LLC 5105 Junction Blvd., Elmhurst, NY 11373
24	11	Town of Harrison 620 Rodgers Blvd. No., Harrison, NJ 07029
26	1	Iris & Robert Ferreira 613 FER Blvd. North, Harrison, NJ 07029
26	2	Antonio & Maria Domingues 169 Parkside Drive, Union, NJ 07083
26	4	Chen Wangzhi & Queli Zhang 607 Rodgers Blvd. No., Harrison, NJ 07029
26	5.01	605 Frank E.Rodgers Blvd., LLC 29 Locust Avenue, Kearny, NJ 07032
26	6.01	Juan & Bertha Quiroz 603 Rodgers Blvd. No., Harrison, NJ 07029
26	8.01	Antonio & Maria Vazquez 338 Highland Avenue, Kearny, NJ 07032
26	9.01	Dong, Qianchen 403 Scott-Mobus Place, Harrison, NJ 07029
26	9.02	Prah, Julieana 405 Scott-Mobus Place, Harrison, NJ 07029
26	10.01	Benvinda L. Neves 407 Scott-Mobus Place, Harrison, NJ 07029
26	40.02	Maria Da Maia 10 Davis Street, Harrison, NJ 07029

26	42	Dessert, LLC 23 Greenlawn Ave., Clifton, NJ 07013
27	1.01	Jose & Elizabeth Ramos 47 Balsam Avenue, East Hanover, NJ 07936
27	1.02	Zheng's Properties, Inc. 420 William Street, Harrison, NJ 07029
27	2	Zhengs Properties, Inc. 420 William Street, Harrison, NJ 07029
27	3	Grodzki, Tomasz 508 Grand St., #4L, Florham Park, NJ 07029
27	4	Kai Xu & Yufeng Xiong 14 Largo Lane, Livingston, NJ 07039
27	5	Harrison Prop. Assoc. LLC P.O. Box 192, Harrison, NJ 07029
27	6	Jose Flores 170 Main Street, West Orange, NJ 07052
27	9	Maria Araujo 9 Davis Street, Harrison, NJ 07029
27	10	Juan C. Alvarez 9 ½ Davis Street, Harrison, NJ 07029

(Only one notice is required to owners of more than one property.)

I certify the above is a complete list of properties within 200 feet of premises located at 600 Frank E. Rodgers Blvd. North, Block 24, Lot 8.01, in the Town of Harrison, New Jersey.



ROCCO RUSSOMANNO
Town Engineer GE42489

Date: September 9, 2019

Attachment to all Property Owner Lists

Please note, if application is being made for variance, site plan and/or subdivision approval, the following entities are required to be notified pursuant to N.J.S.A. 40:55D-12:

1.	Public Service Electric & Gas Co. (PSE&G) Manager – Corporate Properties 80 Park Plaza, T6B Newark, N.J. 07102	9.	Office of the New Jersey Solicitor The Port Authority of New York and New Jersey Newark Legal Center One Riverfront Plaza – Suite 327 Newark, N.J. 07102
2.	Verizon 540 Broad Street Newark, N.J. 07101	10.	City of Newark, City Hall 920 Broad St., Newark, NJ 07102
3.	Passaic Valley Water Commission 1525 Main Avenue P.O. Box 230 Clifton, N.J. 07011..	11.	Borough of East Newark 34 Sherman Avenue East Newark, N.J. 07029
4.	Passaic Valley Sewer Commission 600 Wilson Avenue Newark, N.J. 07105	12.	Town of Kearny 402 Kearny Avenue Kearny, NJ 07032
5.	Comcast Cablevision of New Jersey 800 Rahway Avenue Union, N.J. 07083	13.	Harrison Redevelopment Agency 600 Essex Street Harrison, N.J. 07029
6.	Town of Harrison Water Department 600 Essex Street Harrison, N.J. 07029		
7.	Thomas A. DeGise County Executive County of Hudson 583 Newark Avenue Jersey City, N.J. 07306		
8.	Hudson County Department of Engineering & Planning 595 County Avenue Secaucus, N.J. 07094		

Ferraro & Stamos, LLP

Attorneys at Law

FRANK FERRARO*

CONSTANTINE STAMOS*

*Member of NJ & NY Bars
frankf@ferrarostamos.com
deans@ferrarostamos.com

Rockleigh Business Center

22 Paris Avenue, Suite 105

Rockleigh, N.J. 07647-0518

Tel: (201) 767-4122 • Fax: (201) 767-4223

www.ferrarostamos.com

Westchester, N.Y. Office

75 South Broadway, Suite 400
White Plains, N.Y. 10601
(914) 684-2088

Mailing Address:

P.O Box 158
Rockleigh, NJ 07647-0158

November 10, 2020

Via Regular Mail
Tax Collector
Town of Harrison
Municipal Building
318 Harrison Avenue
Harrison, NJ 07029-1796

**Re: Request for a Tax Certification (NJ-06-856D)
600 Rodgers Blvd. North, Harrison, NJ 07029
Block 24, Lot 8.01**

Dear Sir/Madam:

Kindly provide our office with a tax certification (status of taxes through 4th Qtr. 2020) with respect to the above referenced property.

Should you require a fee for same or any additional information, please feel free to contact me at (201) 767-4122. Thank you for your attention to this matter.

Very truly yours,


Gina Ferraro
Paralegal

Taxes are current on the above property.

*I verify that this information accurately
reflects municipal tax records.*

Acta Suis

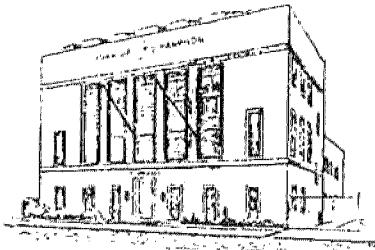
Tax Collector
Harrison Town
Hudson County





OFFICE OF THE TAX ASSESSOR
OFFICE OF THE TAX COLLECTOR

TOWN OF HARRISON



318 HARRISON AVENUE
HARRISON, NEW JERSEY 07029
(973) 268-2437
FAX: (973) 482-5830

HARRISON, NEW JERSEY

TAX FAX

Date: 11-16-20

To: 201-767-4223 (Fax Number)

Ferraro & Stands ^{LLC} (Division/Company)

Attn: Gina Ferraro

From: Town of Harrison, Office of the Tax Collector

Operator: Anna M. Nicosia, CTC

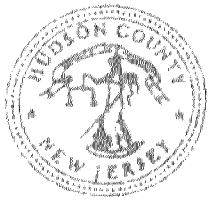
Number of pages 2 (Including this Transmittal Sheet)

**IF YOU DO NOT RECEIVE ALL OF THE PAGES OR IF
THEY ARE ILLEGIBLE, PLEASE CALL (973) 268-2438**

OUR FAX NUMBER IS (973) 482-5830

CORPORATE OWNERSHIP SCHEDULE

Entity	Shareholder	Ownership
T-Mobile USA, Inc. shareholders with greater than 10% ownership of any class of stock	T-Mobile US, Inc. 12920 SE 38 th Street Bellevue, WA 98006	100%
T-Mobile US, Inc. shareholders with greater than 10% ownership of any class of stock (except with respect to SoftBank Group Corp.'s ultimate ownership)	Deutsche Telekom Holding B.V.	Approx. 43.4%
T-Mobile US, Inc. (NASDAQ: TMUS) is a publicly-traded company listed on the NASDAQ Global Select Market of NASDAQ Stock Market LLC	Delaware Project 6, L.L.C. (see SoftBank Group Corp. below)	Approx. 8.6%
Deutsche Telekom Holding B.V.	T-Mobile Global Holding GmbH Landgrabenweg 151 53227 Bonn, Germany	100%
T-Mobile Global Holding GmbH shareholders with greater than 10% ownership of any class of stock	T-Mobile Global Zwischenholding GmbH Friedrich-Ebert-Allee 140 53111 Bonn, Germany	100%
T-Mobile Global Zwischenholding GmbH shareholders with greater than 10% ownership of any class of stock	Deutsche Telekom AG Friedrich-Ebert-Allee 140 53111 Bonn, Germany	100%
Deutsche Telekom AG shareholders with greater than 10% ownership of any class of stock	Federal Republic of Germany c/o Federal Ministry of Finance Wilhelmstr. 97 10117 Berlin PA: P.O. Box 272 10117 Berlin	Approx. 14.5%
Deutsche Telekom AG is an Aktiengesellschaft organized and existing under the laws of the Federal Republic of Germany. Its principal trading market for its ordinary shares is the trading platform "Xetra" of Deutsche Börse AG. Deutsche Telekom's ordinary shares also trade on the Frankfurt, Berlin, Düsseldorf, Hamburg, Hannover, München and Stuttgart stock exchanges in Germany. Deutsche Telekom's American Depository Shares ("ADSs"), each representing one ordinary share, trade on the OTC market's highest tier, OTCQX International Premier (ticker symbol: "DTEGY").	Kreditanstalt fuer Wiederaufbau, a bank controlled by the German Government Palmengartenstrasse 5-9 60325 Frankfurt am Main	Approx. 17.4%
Delaware Project 6, L.L.C. owners with greater than 10% ownership	SoftBank Group Corp. 1-9-1 Higashi-Shimbashi Minato-ku, Tokyo 105-7303 Japan	100%
SoftBank Group Corp. shareholders with greater than 10% ownership of any class of stock	Masayoshi Son c/o SoftBank Group Corp. 1-9-1 Higashi-Shimbashi Minato-ku, Tokyo 105-4303 Japan	Aprox. 21%



**COUNTY OF HUDSON
PLANNING BOARD**
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
JERSEY CITY, NEW JERSEY 07306
WWW.HUDSONCOUNTYNJ.ORG/PLANNING
(201) 217-5137 (201) 795-7856 FAX

FRANCESCA GIARRATANA, PP, AICP
PLANNING BOARD SECRETARY

STEPHANIE LEE
ASSISTANT PLANNER

KEVIN FORCE, PP, AICP
PRINCIPAL PLANNER

MARIO TRIDENTE
BUILDING INSPECTOR, ZONING OFFICER

January 28, 2020

TRANSMITTED VIA REGULAR MAIL AND EMAIL (frankf@ferrarostamos.com)

Mr. Frank Ferraro, Esq.
Rockleigh Business Center
22 Paris Avenue, Suite 105
Rockleigh, NJ 07647

RE: HCPB Application No. 2019-54-SP
STATUS: Administratively Approved
T-Mobile-NJ-06-856D
600 Rodgers Boulevard
Block 24, Lot 8.01
Harrison, NJ 07029

Mr. Ferraro,

Please be advised that the Hudson County Planning Board application #2019-54-SP was administratively approved by the Board at its regular meeting held on January 21, 2020. Therefore, no further action is required by the applicant.

If you have any questions or need additional information, please feel free to call the Division of Planning during regular business hours at 201-217-5137, or email Stephanie Lee at slee@hcnj.us.

Sincerely,

A handwritten signature in blue ink that reads "Stephanie Lee".

Stephanie Lee, Hudson County Division of Planning
ON BEHALF OF Francesca Giarratana, PP, AICP, Hudson County Division of Planning

cc. John Curley Esq. HCPB Attorney
Mario Tridente, Hudson County Division of Planning
Jersey City Construction Code Official
Jersey City Zoning Officer
Jersey City Planning Board Secretary
File: 2019-54-SP