

TOWN OF HARRISON

STANDARD DEVELOPMENT APPLICATION

#307

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 checked="" type="checkbox"/> "C" Variance(s)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation
<input 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 106 PATTERSON LLC	Address 96 LINWOOD PLAZA, SUITE 130		
City FT. LEE	State N.J.	Zip 07024	Telephone 201-917-8000
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 PATRICIA TAFT	Address 29 GORGONIO DRIVE		
City TOMS RIVER	State N.J.	Zip 08757	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name GARY D. BENNETT	Address 70 MIDLAND AVENUE		
City KEARNY	State N.J.	Zip 07032	Telephone 201-991-1111

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed:

Application No.:

Planning Board

Application Fees:

Board of Adjustment

Escrow Deposit:

Scheduled for Completeness Review:

Scheduled for Hearing:

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Applicant is a(n):

Corporation
 Partnership
 Individual

Pursuant to N.J.S.A. 40:55D - 48.1 & 48.2 corporations and partnerships making certain applications are required to list the names and addresses of partners or shareholders owning ten percent or more interest in the partnership or corporation.

4. SUBJECT PROPERTY

Street Address 106 PATTERSON AVENUE	Block(s) and Lot(s) Numbers BLOCK 35 LOT 21	
Site Acreage 2,390 SQ.FT.	Zone District(s) 2F-1	Tax Sheet No.
Present Use 2 FAMILY DWELLING		
Proposed Use NEW 2 FAMILY DWELLING		

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

Area 2,390 SQ.FT.	Dimensions 25' X 95.73 +/-
Does Property Front on a County or State Road? NO	Number of Parking Spaces and Dimensions 3
Dimensions of Loading Area N/A	Number of New Buildings 1
Square Feet of New Buildings 1,049.05 SQ. FT.	Height 34.27'
Exterior Construction Material MASONRY / FRAME	Total Cost of Building and Site Improvements NOT YET DETERMINED
Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A
Are Any New Streets or Utility Extensions Proposed? NONE	Number of Proposed Signs and Dimensions N/A
Are Any Structures to be Removed? YES	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.)

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 ARCHITECT NEVES ARCHITECTURE AND DESIGN		Address 405 KEARNY AVENUE		
City KEARNY	State N.J.	Zip 07032	Telephone 201-246-7979	License # 15042
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Planner's Name		Address		
City	State	Zip	Telephone	License #
Traffic Engineer's Name		Address		
City	State	Zip	Telephone	License #

List any other expert who will submit a report or who will testify for the Applicant (include field of expertise).

Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #
Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #

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

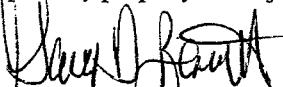
	YES	NO	DATE PLANS SUBMITTED
Hudson County Health Department		X	
Hudson County Planning Board		X	
Hudson-Bergen-Essex Soil Conservation Service		X	
NJDEP		X	
• Sanitary Sewer Connection Permit		X	
• Waterfront Development Permit		X	
• Other (specify)			
New Jersey Department of Transportation		X	
Other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

10. FEES SUBMITTED

Application Fees	\$ 175.00
Variance Fees	
Escrow Fees	\$ 550.00
Total Fees	\$ 725.00

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
GARY D. BENNETT, Attorney for Applicant

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

PROPERTY OWNER AUTHORIZING APPLICATION

NOTARY PUBLIC

Applicant: 106 Patterson LLC (Purchaser under Contract)
Premises: 106 Patterson Street, Harrison, New Jersey

Development Description and Waiver Requested:

Applicant seeks to construct a new two family dwelling on the lot which currently contains an antiquated two-family dwelling. The variances sought are a product of insufficient lot depth with all lots on the westerly side of Patterson Street having a depth of approximately 90-95 feet. The proposed redevelopment of this site will enhance the appearance of this property and provide compliance with most of the bulk requirements including front yard and side yard. The development of the site will also provide some up-dated landscape areas and although the rear yard is insufficient there is a sufficient amount of distance between surrounding dwellings. Granting of the variances would not substantially impair the intent and purpose of the Zoning Code because most lots within the block are less than 100' in depth and the zone permits 2-family dwellings. The granting of the variance will not adversely affect neighboring property owners. It would promote sound zoning and planning and dramatically improve the visual aesthetics and of the site.

17-74.5 Application Checklist

TOWN OF HARRISON		Yes	No
APPLICATION CHECKLIST GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS			
Applicant's Name <u>106 PATTERSON LLC</u>			
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. <u>Purchaser under contract</u>			
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		✓	

17-74.4 Variance Application Checklist

VARIANCE APPLICATION CHECKLIST	Submitted	Not Applicable	Waiver Requested
1. Name, address and telephone number of applicant(s) and owner(s).	✓		
2. Address of the subject property.	✓		
3. Lot and block number of the premises in question.	✓		
4. Zone in which the property is located.	✓		
5. Description of what the applicant seeks to do.	✓		
6. Specific enumeration of the variances requested or action sought.	✓		
7. Specification of the section(s) of the Zoning Ordinance from which relief is sought.	✓		
8. Specification of each particular zone requirement that the proposal would violate.	✓		
9. If the application is an appeal from a decision or order of the Zoning Officer, the date of the decision or order of the Zoning Officer.			✓
10. The applicants' reasons for the Board to grant relief.	✓		
11. Summary of specific facts which demonstrate that the relief sought can be granted without substantial detriment to the public good and substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinance.	✓		
12. If there has been a previous application to the Zoning Board of Adjustment or to the Planning Board involving the premises in question, the date of filing, the nature of the application and the disposition made.			✓
13. Description of the proposed structure, use of changes.	✓		
14. Size of the lot (in square feet).	✓		
15. Dimensions of the lot.	✓		
16. Percentage of the lot occupied by buildings and impervious coverage.	✓		
17. (a) Height of building, stories and feet. (b) Front yard depth. (c) Rear yard depth. (d) Side yards, width (both).	✓ ✓ ✓ ✓		
18. Prevailing front yard setbacks of adjoining lots.	✓		
19. Where applicable, rear yard setbacks of adjoining lots.		✓	
20. Date of acquisition of property, and from whom.		✓	
21. State of the number of dwelling units in existing building(s).		✓	
22. State whether the applicant or owners own or have under contract to purchase any adjoining lands. Set forth lot(s) and block number(s).		✓	
23. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval. If it is, see Planning Board checklist.		✓	

VARIANCE APPLICATION CHECKLIST	Submitted	Not Applicable	Waiver Requested
24. Submit the following documents with the application: <ul style="list-style-type: none"> (a) Copy of an area map showing all lots within two hundred (200) feet of the property. (b) List of names, addresses, lot and block numbers, as they appear on the official tax records of the Town, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (c) Copy of survey clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. (d) Copies of subdivision, site plan or conditional use applications when applicable. (e) Certification that taxes are paid. 	✓	✓	
25. If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.		✓	
26. At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.	✓		
27. The applicant must submit the original and twenty (20) copies of the application, properly completed, and twenty (20) folded copies of a plot plan, map or survey, drawn to scale, an affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	✓		
28. All applications for consideration of the Board of Adjustment must be filed fourteen (14) days prior to the date of hearing. Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board of Adjustment	✓		
29. Written consent of the owner, if the owner is different from the applicant.	✓		
30. The name, address and phone number of the attorney, if any, representing the applicant.	✓		
Checklist prepared by: <u>GARY D. BENNETT, ESQ.</u> Date: <u>10-5-2020</u>			
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:			