

# 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 checked="" type="checkbox"/> "C" Variance(s)	<input 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	Vijaya Vardhan Kethireddy, et ux			Address	317 William Street		
City	Harrison	State	NJ	Zip	07029	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	Same			Address			
City		State		Zip		Telephone	

### 3. APPLICANT'S ATTORNEY (if applicable)

Name	Gary D. Bennett			Address	70 Midland Avenue		
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 317 William Street	Block(s) and Lot(s) Numbers Block 20, Lot 36	
Site Acreage 2,500 sq.ft.	Zone District(s) 2F-1	Tax Sheet No.
Present Use Two family dwelling at front of property with one story dwelling at the rear of the		
Proposed Use Total renovation/construction of two family dwelling at the front; No work on the rear one-story dwelling		

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

Area 2,500 sq.ft.	Dimensions 25' x 100'
Does Property Front on a County or State Road? NO	Number of Parking Spaces and Dimensions 0
Dimensions of Loading Area N/A	Number of New Buildings None
Square Feet of New Buildings N/A	Height 35'
Exterior Construction Material frame/vinyl siding	Total Cost of Building and Site Improvements Unknown
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 N/A
Are Any Structures to be Removed? 2-family to be razed down to foundation with new construction over existing footprint	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.

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.)
<input checked="" type="checkbox"/> "C" Variance	Type (use, density, etc.) Pre-existing conditions

**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**

<del>Engineer's Name</del> Architect James S. McNeight		Address 169 Schuyler Avenue		
City Kearny	State NJ	Zip 07032	Telephone 201-246-7515	License # 08626
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 #

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

**10. FEES SUBMITTED**

Application Fees	725.00
Variance Fees	
Escrow Fees	2,000.00
Total Fees	2,750.00

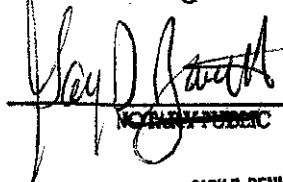
**11. CERTIFICATION**

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  
Vijaya V. Kethireddy

\_\_\_\_\_  
PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this  
29<sup>th</sup> day of August, 2002

  
\_\_\_\_\_  
NOTARY PUBLIC

GARY D. BENNETT  
ATTORNEY-AT-LAW  
STATE OF NEW JERSEY


# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY )

SS:

COUNTY OF HUDSON )

Vijaya V. Kethireddy of full age, being duly sworn according to law on oath deposes and says that the deponent resides at 884 Princeton Kingston Rd. in the Municipality of Princeton 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 \_\_\_\_\_.

  
\_\_\_\_\_  
(Owner to sign here)  
VIJAYA V. KETHIREDDY

## 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: \_\_\_\_\_

\_\_\_\_\_  
(Owner to sign here)

Sworn and subscribed to before me  
this 29<sup>th</sup> day of August  
19 2022

  
\_\_\_\_\_  
NOTARY PUBLIC OF

GARY D. BENNETT  
ATTORNEY-AT-LAW  
STATE OF NEW JERSEY

Applicant: Vijaya Vardhan Keithireddy  
Premises: 317 William Street, Harrison, New Jersey

Development Description and Waiver Requested:

The property currently consist of a two-family dwelling at the front of the property with a single one story dwelling in the rear and as such constitutes a pre-existing non-conforming use.

The applicant seeks to reconstruct the two family dwelling which has major substantial defects at the foundation. The requested variances are existing in nature and the proposed reconstruction will promote the purposes of sound zoning by providing better safety and welfare for the subject property as well as improving the site aesthetically.

Since the building has existed in its current non-conforming condition for many years and the applicant is not seeking to increase the use but merely reconstruct an unsafe structure, the relief can be granted without a negative impact on the neighboring property owners. Furthermore it will not impair the intent and purpose of the Zoning Code.

# 17-74.5 Application Checklist

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

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



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.	XXX   XXX  XXX	   XXX	XXX
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.			XXX
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.	XXX		
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).	XXX		
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	XXX		
29. Written consent of the owner, if the owner is different from the applicant.	XXX		
30. The name, address and phone number of the attorney, if any, representing the applicant.	XXX		
Checklist prepared by: <u>Gary D. Bennett</u> 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: _____			

## ZONING BOARD OF THE TOWN OF HARRISON

### PUBLICATION

PLEASE TAKE NOTICE, in accordance with N.J.S.A. 40:55D-12, a virtual/online/telephone public hearing has been scheduled by the Zoning Board of the Town of Harrison for \_\_\_\_\_ at 6:30 p.m. to hear and take formal action upon the land use application filed by Vijaya Vardhan Kethireddy for variances from the Zoning Ordinance so as to permit the demolition of an existing two family down to the foundation and construction of a two family over the existing footprint located at 317 William Street, Harrison, New Jersey, and being known as Block 20 , Lot 36 in a 2F-1 Zone, and continuation of the existing non-conforming use with two (2) separate dwellings on the lot; in addition variances from existing bulk requirement deficiencies for front yard, side yards and rear yard; design waivers and de Minimus exception from the RSIS parking requirements, as well as any other variances deemed necessary by the Board at time of hearing.

In addition to the foregoing described approvals, the Applicant seeks approval for any and all additional departures, waivers of submission requirements and/or design standards, variances, deviations, interpretations, exceptions, *de minimis* exceptions pursuant to the Residential Site Improvement Standards Act, N.J.A.C. 5:21-1.1 *et seq.*, approvals, site plan approvals and/or other incidental relief that may be required or deemed necessary by the Zoning Board during or after its review of this application, together with any further relief that may be deemed necessary as reflected in the plans and materials filed during the hearing process, including that which may be generated by way of amended or revised plans and submission of same to the Zoning Board without further notice. The Applicant reserves the right to amend its application accordingly without further notice.

This meeting is being held virtually pursuant to Governor Murphy's Executive Orders #107 and 108 [and any other subsequent Executive Order] ordering statewide lockdowns, and P.L. 2020, c. 11 permitting public bodies to conduct meetings via electronic means during a state of emergency or public health emergency.

All persons involved in this application will participate via electronic means only as the usual place for the Harrison Zoning Board meetings, Harrison Town Hall, 318 Harrison Avenue, Harrison, New Jersey, is closed to the public.

Any person interested in this application will have the opportunity to view and/or listen to the application proceedings and address the witness(es) and/or make comment(s) to the Zoning Board of the Town of Harrison at its virtual meeting on Wednesday, September 21, 2022 at 6:30 p.m. and will be conducted via Zoom, a web-based video conference application.

Participation in the meeting by Internet may be accomplished by visiting the platform website, zoom.us, and joining the meeting either through the web browser or through one of the apps available for download to Android or Apple devices.

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/85137369718?pwd=OWNlcWs0V3pqRzVqTXRIYnNwMGtmUT09>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 851 3736 9718

Passcode: 895723

Note that participants who wish to address the Board by voice, with or without video, must have the cameras and/or microphones required by their own equipment (for example, "smart phones," which have cameras and microphones built in).

PLEASE TAKE FURTHER NOTICE, that although the virtual meeting starts at 6:30 p.m., this application may be heard at any later time during the meeting. The Board reserves the right to postpone and/or carry this application to another date and time, with or without conditions, upon announcement at any time during the meeting.

PLEASE TAKE FURTHER NOTICE that more information on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Town of Harrison's website at <https://www.townofharrison.com> (and clicking on the government tab, board commissions tab, zoning board tab). Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board's Secretary for assistance at the phone number or e-mail address listed below. When this application is called, you or your attorney may participate as set forth and as may be directed.

ANY QUESTIONS can be directed to the Secretary of the Zoning Board during business hours at 973-268-2442 or via email to: [isimoes@townofharrison.com](mailto:isimoes@townofharrison.com).

**VIJAYA VARDHAN KETHIREDDY**

## ZONING BOARD OF THE TOWN OF HARRISON

### NOTICE OF HEARING

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Please use the link below to join the webinar:

<https://us02web.zoom.us/j/85137369718?pwd=OWNlcWs0V3pqRzVqTXRIYnNwMGtmUT09>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

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ANY QUESTIONS can be directed to the Secretary of the Zoning Board during business hours at 973-268-2442 or via email to: [isimoos@townofharrison.com](mailto:isimoos@townofharrison.com).

THIS NOTICE is being provided by the applicant in accordance with the laws of the State of New Jersey and by Order of the Zoning Board of the Town of Harrison, New Jersey.

**VIJAYA VARDHAN KETHIREDDY**

# DEED

This Deed is made on January 20, 2022

## BETWEEN

**ROCCO MANDAGLIO and CAROLINE MANDAGLIO, husband and wife**

Residing at 30 Exilir Street, Toms River, New Jersey 08757

referred to as the Grantor,

## AND

**VIJAYA VARDHAN KEITHIREDDY and TRUPTHI VANGALLU KUSUMA,  
husband and wife**

About to reside at 317 William Street, Harrison, New Jersey 07029

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfer ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of: **FIVE HUNDRED EIGHT THOUSAND and 00/100 DOLLARS (\$508,000.00)**  
The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **HARRISON**  
Block No. **20** Lot No. **36** Qualifier No. Account No.

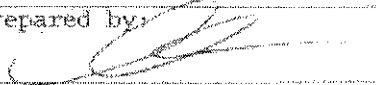
**3. Property.** The Property consists of the land and all the buildings and structures on the land in the Town of Harrison, County of Hudson and State of New Jersey.

The legal description is attached hereto and made a part hereof.

BEING the same premises conveyed to Rocco Mandaglio and Caroline Mandaglio, his wife, by Deed from Rocco Mandaglio, as Executor of the Estate of Rose Mandaglio, Deceased, dated June 11, 2021, recorded by the Hudson County Register's Office on July 1, 2021, in Deed Book 9578, Page 193.

BEING the same premises conveyed to Frederick Mandaglio, also known as Ferdinando Mandaglio, and Rose Mandaglio, his wife, by Deed from Carmella Pari, Widow, and Frederick Mandaglio, also known as Ferdinando Mandaglio, and Rose Mandaglio, his wife, dated May 13, 1980, and recorded May 14, 1980, in the Hudson County Register's Office in Deed Book 3300, Page 579.

The said Frederick Mandaglio, also known as Ferdinando Mandaglio, died on August 18, 2001, leaving Rose Mandaglio as his surviving tenant by the entirety. The said Rose Mandaglio, having never remarried, died testate on July 23, 2007. The Last Will and Testament of Rose Mandaglio was probated on December 12, 2007, with the Hudson County Surrogate as Docket No. 296075. Rocco Mandaglio qualified as Executor of the Estate of Rose Mandaglio. Pursuant to the Last Will and Testament of Rose Mandaglio, these premises were devised to Rocco Mandaglio.

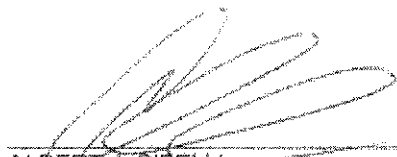
Prepared by:  ALBERT J. CIPELLI, ESQ.	(For Recorder's Use Only)
--	---------------------------

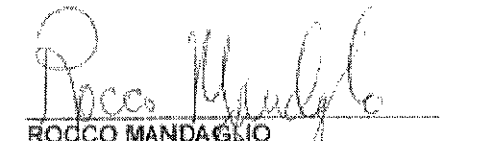

The street address of the Property is: 317 William Street, Harrison, New Jersey 07029

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor)

5. **Signatures.** The Grantor signs this deed as of the date at the top of the first page.

Witnessed by:


  
ALBERT J. CIPELLI  
An Attorney at Law of the State  
Of New Jersey

  
ROCCO MANDAGLIO  
  
CAROLINE MANDAGLIO

STATE OF NEW JERSEY, COUNTY OF HUDSON ) ss:

I CERTIFY that on January 12, 2022, ROCCO MANDAGLIO and CAROLINE MANDAGLIO, Husband and Wife, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed in consideration of \$508,000.00

  
ALBERT J. CIPELLI ESQ.  
An Attorney at Law of the State  
of New Jersey

**RECORD & RETURN TO:**

Montgomery Hills Title Services, LLC  
2230 Route 206  
Belle Mead, NJ 08502