

Z-2023-01

## 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	<input type="checkbox"/> Conditional Use Variance
<input 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 Klein Outdoor Advertising LLC	Address 54 Broad Street, Suite L107		
City Red Bank	State NJ	Zip 07701	Telephone 732-450-0505
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 600-7th Street Associates	Address 660-7th Street		
City Harrison	State NJ	Zip 07029	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.:

Planning Board  
 Board of Adjustment

Application Fees:

Escrow Deposit:

Scheduled for Completeness Review:

Scheduled for Hearing:

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**Applicant is a(n):**

*Corporation*  
 *Partnership*  
 *Individual*  
 Limited Liability Company

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 600 7th Street	Block(s) and Lot(s) Numbers Block 189, Lot 122.01	
Site Acreage 37,149.40 sq.ft.	Zone District(s) CC	Tax Sheet No.
Present Use Factory-formerly with approved Billboard that was removed		
Proposed Use Same -with reconstruction of Billboard		

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

Area 37,149.90 sq.ft.	Dimensions 135.52' x 233.48'
Does Property Front on a County or State Road? NO	Number of Parking Spaces and Dimensions
Dimensions of Loading Area N/A	Number of New Buildings None-Billboard only
Square Feet of New Buildings Billboard ONLY No New Buildings	Height Billboard 70'
Exterior Construction Material Steel support with LED cabinet	Total Cost of Building and Site Improvements Currently 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 Billboard 14'x78'
Are Any Structures to be Removed? Formerly billboard previously removed	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

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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

	<i>APPROVED</i>	<i>DENIED</i>	<i>DATE</i>
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>	Billboard-unknown		Unknown
<i>Building Permit</i>	Previously issued		Unknown

**8. NAMES OF APPLICANT'S EXPERTS**

<b>Engineer's Name</b> AJV Engineering Inc.		Address 424 Amboy Avenue, Suite 201		
City Woodbridge	State NJ	Zip 07095	Telephone 732-636-8080	License # 24807
<b>Surveyor's Name</b>		Address		
City	State	Zip	Telephone	License #
<b>Planner's Name</b> Angelo J. Valetutto		Address same as above		
City	State	Zip	Telephone	License #
<b>Traffic Engineer's Name</b> 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).				
<b>Name and Field of Expertise</b>		Address		
City	State	Zip	Telephone	License #
<b>Name and Field of Expertise</b>		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		xxx	
Hudson County Planning Board		xxx	
Hudson-Bergen-Essex Soil Conservation Service		xxx	
NJDEP		xxx	
• Sanitary Sewer Connection Permit		xxx	
• Waterfront Development Permit		xxx	
• Other (specify)		xxx	
New Jersey Department of Transportation	xxx		
Other (specify)			
Other (specify)			
Other (specify)			

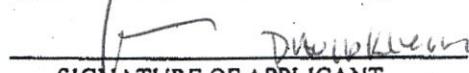
**10. FEES SUBMITTED**

<i>Application Fees</i>	2,500.00
<i>Variance Fees</i>	550.00
<i>Escrow Fees</i>	1,350.00
<b>Total Fees</b>	4,400.00

**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.

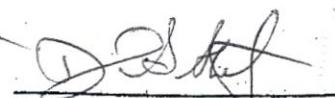
Klein Outdoor Advertising LLC

  
SIGNATURE OF APPLICANT

By: David Klein

PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this  
11th day of April 2023

  
NOTARY PUBLIC

DAVID S. STOLZ  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 5/3/2023

## AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY )

SS:

COUNTY OF HUDSON )

Gene Moscowitz

of full age, being duly sworn according to

law on oath deposes and says that the deponent resides at 450 E 83rd Street  
in the Municipality of New York in the County of New York  
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)

GENE MOSCOWITZ

## **AUTHORIZATION**

(If anyone other than the above owner is making this application the following authorization must be executed.)

To the Board of Adjustment ( xx )

### Planning Board ( )

Klein Outdoor Advertising LLC is hereby authorized to make the  
within application.

Dated: 4-17-2023

(Owner to sign here)  
Gene Moscowitz

Sworn and subscribed to before me  
this 17<sup>th</sup> day of April

192023

19-2013  
Patsy M. Alvar  
NOTARY PUBLIC OF

Lizbeth Alers  
Commission ID # 0050112264  
State of New Jersey  
My Commission Expires  
September 09, 2024

Applicant: Klein Outdoor Advertising LLC  
Premises: 600-7<sup>th</sup> Street, Block 189, Lot 122.01, Harrison, New Jersey

Development Description and Waiver Requested:

The applicant seeks to construct a new metal state of the arts billboard where an antiquated pre-existing billboard was formerly located. The nature of the use has a minimal impact at ground level and will not have an impact on neighboring property owners based on its location and the prior use of the site for a billboard. The relief can be granted without substantial detriment to the public good. Furthermore, it will not impair the intent and purpose of the Zoning Code as the area historically housed a billboard. In fact , there will be a positive benefit to the municipality in allowing for public notices availability for the Town of Harrison.

17-74.5 Application Checklist

TOWN OF HARRISON		Yes	No
APPLICATION CHECKLIST GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS			
Applicant's Name	Klein Outdoor Advertising LLC		
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			
Variance Application		XXX	

#### 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.			
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		
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.			
30. The name, address and phone number of the attorney, if any, representing the applicant. <u>Gary D. Bennett, Esq.</u> , <u>70 Midland Avenue, Kearny</u> <u>New Jersey 201-991-1111</u>			
Checklist prepared by: <u>Same as above</u>			
Checklist reviewed by Town: _____			
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: _____ _____			

4/30/98

### 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.	XXX		
2. Scale: 1" = 30' or as approved by Board Engineer.	XXX		
3. Current survey upon which plat or plan is based.			
4. Map size: 8 - 1/2" x 13" 15" x 21" 24" x 36"	XXX		
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.)	XXX		
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.	XXX		
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.		XXX	
8. The front, side and rear building setback lines.	XXX		
9. Improvement plans in accordance with the Town standards for roads and utilities.		XXX	
10. Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.			XXX
11. All additional information, changes or modifications required by the Board at the time of preliminary approval.	XXX		
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.		XXX	
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	XXX		

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.		XXX		
15. If the required 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.		XXX		
16. Applicant shall submit twenty (20) sets of folded plans.				
Checklist prepared by: <u>Gary D. Bennett, Esq.</u> Checklist reviewed by Board: _____ Application found complete on: _____ Application found incomplete on: _____ Applicant notified on: _____ The following variances/waivers were granted: _____ The following variances/waivers were denied: _____		Date: <u>4/10/23</u> Date: _____		