

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 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 Nemias Alejandro Revilla		Address 127 Johnston Avenue Fl.1		
City Kearny	State NJ	Zip 07032	Telephone 973-901-0816	

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, Esq.		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

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 324 John Street	Block(s) and Lot(s) Numbers Block 9, Lot 68	
Site Acreage 2,158 sq.ft.	Zone District(s) 2F-1	Tax Sheet No.
Present Use Existing one family dwelling		
Proposed Use Two Family Dwelling		

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

Area 2,158 sq.ft.	Dimensions 25' x 86.75'
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 One
Square Feet of New Buildings 1,000.83 sq.ft.	Height 34.27'
Exterior Construction Material masonry and frame	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? Yes-existing one-family to be razed	Is the Property Within 200 Feet of an Adjacent Municipality? If so, which? Yes-East Newark

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:	
<input type="checkbox"/> "D" Variance	Type (use, density, etc.)
<input checked="" type="checkbox"/> "C" Variance	Type (use, density, etc.)

7. HISTORY OF PAST APPROVALS

☒ Check Here if None

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name Architect		Address		
Neves Architecture & Design		405 Kearny Avenue		
City	State	Zip	Telephone	License #
Kearny	NJ	07032	201-246-7979	A2-12953
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		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	\$ 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.

Nemias Alejandro Revilla Teran
SIGNATURE OF APPLICANT

Nemias Alejandro Revilla
Teran

PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
27th day of January 2020

Constance P. Herbster
NOTARY PUBLIC
CONSTANCE P. HERBSTER

Notary Public New Jersey

My Commission Expires December 8, 2021

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)

SS:

COUNTY OF HUDSON)

NEMIAS ALEJANDRO REVILLA TERAN of full age, being duly sworn according to law on oath deposes and says that the deponent resides at 127 Johnston Avenue, Fl 1 in the Municipality of Kearny in the County of Hudson and is the owner in fee of all that certain lot, piece or parcel of land situated and designated as Case Number _____.

Nemias Alejandro Revilla Teran

(Owner to sign here)

NEMIAS ALEJANDRO REVILLA TERAN

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 27th day of January, 2020
~~X~~_____

Constance P. Herbster
NOTARY PUBLIC OF

CONSTANCE P. HERBSTER

Notary Public New Jersey

My Commission Expires December 8, 2021

Applicant: Nemias Alejandro Revilla Teran
Premises: 324 John Street, Harrison, New Jersey

Development Description and Waiver Requested:

Applicant seeks to demolish the existing dwelling which is directly on the property line and is antiquated and construct a new two family dwelling on the lot. The proposed lot is short in depth as is the entire block which consists of many two-family dwellings. The proposed redevelopment of this site will improve the health, safety and welfare of the neighborhood with a new dwelling that is in harmony with surrounding properties. Granting of the variances would not substantially impair the intent and purpose of the Zoning Code based upon the 2F-1 Zone designation.

17-74.5 Application Checklist

TOWN OF HARRISON			
APPLICATION CHECKLIST			
GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS		Yes	No
Applicant's Name <u>NEMIAS ALEJANDRO REVILLA TERAN</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.		✓
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 <u>Variance Application</u>		

4/30/98

17-74.4 Variance Application Checklist

VARIANCE APPLICATION CHECKLIST	Submitted	Not Applicable	Waiver Requested
1. Name, address and telephone number of applicant(s) and owner(s).	✓		
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: (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>1/27/2020</u>			
Checklist reviewed by Town: _____ Date: _____			
Application found complete on: _____			
Application found incomplete on: _____			