

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 Delfim and Maria Sarabando		Address 423 Jersey 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:

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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 421-423 Jersey Street		Block(s) and Lot(s) Numbers Block 128, Lot 14.01	
Site Acreage 7,134.96 sq.ft.	Zone District(s) 2F-1 Zone	Tax Sheet No.	
Present Use Three family dwelling			
Proposed Use Three family dwelling			

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

Area 7,134.96 sq.ft.	Dimensions 71.35' x 100.00'
Does Property Front on a County or State Road? NO	Number of Parking Spaces and Dimensions two in the garage
Dimensions of Loading Area n/a	Number of New Buildings None
Square Feet of New Buildings n/a	Height 34.7'
Exterior Construction Material frame and 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? 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

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6. VARIANCES

Indicate Type of Variance(s) sought:

☒ "D" Variance Type (use, density, etc.) Expansion of existing non-conforming 3-family

☒ "C" Variance Type (use, density, etc.) for existing conditions

7. HISTORY OF PAST APPROVALS

☒ Check Here if None

	APPROVED	DENIED	DATE
Subdivision	XX		7/26/2017
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

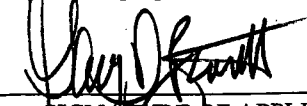

	YES	NO	DATE PLANS SUBMITTED
Hudson County Health Department		xxx	
Hudson County Planning Board		xxx	
Hudson-Bergen-Essex Soil Conservation Service		xxx	
NJDEP		xxx	
• Sanitary Sewer Connection Permit			
• Waterfront Development Permit			
• Other (specify)			
New Jersey Department of Transportation		xxx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

10. FEES SUBMITTED

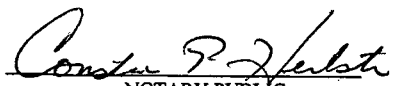
<i>Application Fees</i>	
<i>Variance Fees</i>	175.00
<i>Escrow Fees</i>	500.00
Total Fees	675.00

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

 PROPERTY OWNER AUTHORIZING APPLICATION
 DELIA M. SARABANDO Owner

Sworn to and subscribed before me this
 23rd day of January, 2020


 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)

DELFIN SARABANDO

of full age, being duly sworn according to

law on oath deposes and says that the deponent resides at 423 Jersey Street

in the Municipality of Harrison 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 _____.



(Owner to sign here)

DELFIN SARABANDO

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 23rd day of January
19 2019


NOTARY PUBLIC OF

CONSTANCE P. HERBSTER

Notary Public New Jersey

My Commission Expires December 8, 2021

Applicant: Delfim and Maria Sarabando
Premises: 421-423 Jersey Street, Harrison, New Jersey

Development Description and Waiver Requested:

The applicants seek to modify his existing three family dwelling in which they occupy one half of the existing structure. Applicant seeks to add a two-car garage thereby providing off-street parking where none currently exist. The proposed modification will not intensify the use of the property, but rather allow more living space and the addition of a dining room adjacent to the proposed new garage with a master bedroom and bath above the garage addition. The subject property sits on an extremely large lot and the proposed addition will not impair the intent and purpose of the Zoning Code and the property will be left with a substantial amount of green space and an aesthetically attractive façade while advancing zoning and planning by providing off-street parking.


17-74.5 Application Checklist

TOWN OF HARRISON			
APPLICATION CHECKLIST			
GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS		Yes	No
Applicant's Name <u>Delfim and Maria Sarabando</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.		N/A	
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>			

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.		✓	

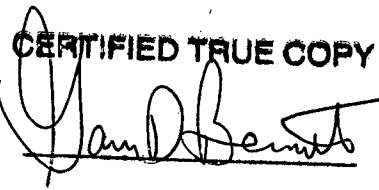
VARIANCE APPLICATION CHECKLIST	Submitted	Not Applicable	Waiver Requested
24. Submit the following documents with the application: (a) Copy of an area map showing all lots within two hundred (200) feet of the property. (b) List of names, addresses, lot and block numbers, as they appear on the official 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</u> Date: <u>1-14-2020</u>			
Checklist reviewed by Town: _____ Date: _____			
Application found complete on: _____			
Application found incomplete on: _____			

Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register		Official Use Only – Barcode  20180426010045120 1/11 04/26/2018 09:50:58 AM DEED Bk: 9301 Pg: 852 Diane Coleman Hudson County, Register of Deeds Receipt No. 1352417
Official Use Only – Record & Return		Official Use Only – Realty Transfer Fee 20180426010045120 4/26/2018 9:50:00 AM Consideration: \$1.00 Exempt.Code: Exempt County:\$.00 State:\$.00 NJAHTF \$.00 PHPF: \$.00 EAA:\$.00 General:\$.00 Buyer's Fee: \$.00 Total RTF: \$.00
Date of Document: April 13, 2018	Type of Document: Deed	
First Party Name: Delfim Sarabando and Maria Sarabando a/k/a Maria N. Sarabando	Second Party Name: Delfim Sarabando and Maria Sarabando, husband and wife	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 128	Lot: 14.01
Municipality: Harrison	
Consideration: \$ 1.00	
Mailing Address of Grantee: 423 Jersey Street, Harrison, New Jersey 07029	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

HUDSON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
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CERTIFIED TRUE COPY


AFTER SUBDIVISION

DESCRIPTION OF PROPERTY
PROPOSED LOT 14.01-BLOCK 128
421- 423 JERSEY STREET
HARRISON, HUDSON COUNTY, N.J.

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

BEGINNING in the southerly line of Jersey Street at a point therein distant 250.00 feet southeasterly from the easterly line of Frank E. Rodgers Boulevard South

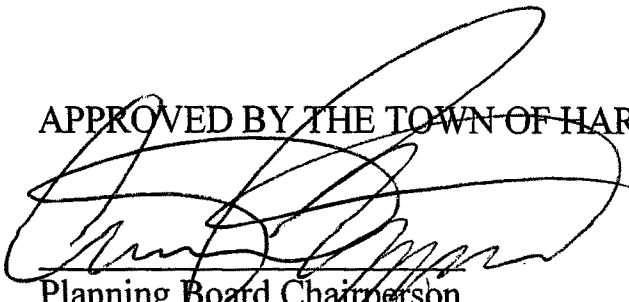
Thence (1) South 87 degrees 40 minutes East along said line of Jersey Street, 71.35 feet.

Thence (2) South 02 degrees 09 minutes West parallel with Frank E. Rodgers Boulevard South, 100.00 feet.

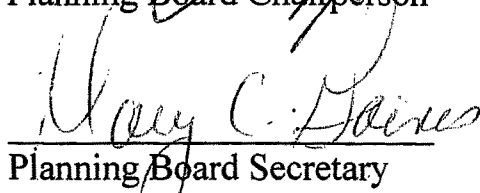
Thence (3) North 87 degrees 40 minutes West, 71.35 feet.

Thence (4) North 02 degrees 09 minutes East parallel with Frank E. Rodgers Boulevard South, 100.00 feet to the southerly line of Jersey Street and the point and place of BEGINNING

APPROVED BY THE TOWN OF HARRISON PLANNING BOARD


Planning Board Chairperson

2/2/18
Date


Planning Board Secretary

3/28/18
Date

RESOLUTION
OF THE
TOWN OF HARRISON PLANNING BOARD
RE: DELFIM SARABANDO AND MARIA SARABANDO, HIS WIFE
CASE #17-04
APPLICATION FOR MINOR SUBDIVISION APPROVAL
TAX BLOCK 128, LOTS 14 & 12
421-425 JERSEY STREET
HARRISON, NEW JERSEY

WHEREAS, DELFIM SARABANDO AND MARIA SARABANDO, HIS WIFE ("Applicant") has applied to the Town of Harrison Planning Board (the "Board") for minor subdivision approval for 421-425 Jersey Street, a/k/a Tax Block 128, Lots 14 & 12 on the Official Tax Map of the Town of Harrison, County of Hudson, State of New Jersey (the "Property") located in a 2F-1 Residential Zone; and

WHEREAS, Applicant seeks this approval in order to subdivide two existing lots by realigning the adjoining center lot line between the lots which will result in more land for existing Lot 14 while maintaining its existing building and less land for existing Lot 12 in order to create a conforming one 25' x 100' lot after demolition of its existing building; and

WHEREAS, the Board has considered Applicant's development proposal as depicted in the following plans (the "Plans"):

"Proposed Minor Subdivision, Boundary & Topographic Survey, Existing Tax Lots 12 & 14 - Block 128, Map of Property Located at Harrison, Hudson County, New Jersey, Survey No. 17022," showing Before and After for 421-425 Jersey Street, Harrison, New Jersey, by Borrie, McDonald & Watson, Land Surveyors, Robert T. Watson, PLS, dated March 15, 2017, consisting of one sheet; and

Standard Development Application for subdivision with accompanying checklists dated June 5, 2017; and

WHEREAS, the Board has considered all reports, testimony, exhibits, and other evidence submitted in connection with the application; and

WHEREAS, the application was the subject of a regularly scheduled public hearing held on July 26, 2017 with the following individuals in attendance:

Chairman Arthur Pettigrew
Member Laurence Bennett, Councilman
Member Phillip Karas
Member Carlos Mariano
Member Denis Perez

Also present were:

M. McKinley Mertz, Associate Planner, Heyer, Gruel & Associates, Town Planner
Antonios Panagopoulos, PE, CME, Board Engineer
Mary C. Gaines, Board Secretary
Michael R. Pichowicz, Esq., Board Attorney;

and

WHEREAS, at the hearing, Gary D. Bennett, Esq. for the firm Koch, Koch, Bennett & Buono, represented the Applicant; and

WHEREAS, the Applicant, Delfim Sarabando, was present during the presentation of his Application; and

WHEREAS, the Board has made the following findings and conclusions:

STANDING

1. Applicant is the owner of the Property and has standing to bring this application before the Board.

PROPOSED USE

2. The existing three-family use on Lot 14 is a pre-existing, non-conforming use and will remain, albeit with additional land that cannot be developed; and the existing single-family dwelling on Lot 12 will be demolished and the new lot will become a conforming lot, albeit with less land, that will permit a one or two-family dwelling (highest use) which are currently permitted use(s) in the 2F-1 zone.

EXISTING CONDITIONS

3. The Property contains two adjoining, interior lots located on the southerly side of Jersey Street, west of South Fifth Street.

4. The Property is rectangular in shape. Lot 14 measures 50.00 feet wide along the front property line along Jersey Street, 100.00 feet in length along the easterly side running parallel to South Fifth Street, 50.00 feet in length along the rear property line and 100.00 feet in length along the westerly side running parallel with South Fifth Street. Lot 12 measures 46.35 feet wide along the front property line along Jersey Street, 100.00 feet in length along the easterly side running parallel to South Fifth Street, 46.35 feet in length along the rear property line and 100.00 feet in length along the westerly side running parallel with South Fifth Street.

5. The Property currently is developed and contains a two and one-half story residence used as a three-family on Lot 14 and a one and one-half story residence used as a one-family on Lot 12.

THE DEVELOPMENT PROPOSAL

6. Applicant proposes to subdivide the Property into two (2) lots. Proposed Lot 14.01 will be widened by an additional 21.35' x 100' that was part of previous Lot 12. The existing three-family dwelling on Proposed Lot 14.01 will remain as a non-conforming existing use. After demolition of its existing one-family dwelling, proposed Lot 12.01 will be decreased by 21.35' x 100' and will result in a conforming 25' x 100' lot.

7. Proposed Lot 14.01 will maintain a pre-existing non-conforming lot of similar depth of other lots in the 2F-1 Zone. Proposed Lot 12.01 will be in conformance with the width and depth of other lots in the 2F-1 Zone.

8. Public water and sewer, as well as gas and electric, are available at Jersey Street to serve both proposed lots.

9. The lots are suitable for their intended purpose and the subdivision should be approved.

10. During the hearing, Applicant understood that the subdivision must be perfected within the applicable statutory deadlines, but cannot be perfected until and unless the dwelling on Lot 12 is demolished.

CONCLUSION

11. Subject to the conditions of this resolution, this application meets requirements for the granting of minor subdivision approval as requested by Applicant;

NOW, THEREFORE, BE IT RESOLVED that this application by DELFIM SARABANDO AND MARIA SARABANDO, HIS WIFE for minor subdivision approval be and hereby is granted subject to the following conditions:

1. Compliance with all applicable Town, County, State, and Federal laws, ordinances, regulations and directives.

2. All construction, development, and use of the lots approved herein shall be in conformance with the submissions submitted herein, all findings, conclusions, terms and conditions of this resolution and, to the extent not inconsistent therewith, all representations of Applicant and its witnesses during the public hearing. Any deviation from the requirements of this condition shall be deemed a violation of the Land Development Ordinance of the Town of Harrison.

3. Other than a demolition permit for the existing dwelling on existing Lot 12, Applicant shall not begin any land disturbance or construction and the Construction Official shall not issue a permit for construction on any approved lot, until:

- (a) the subdivision has been perfected by recording an approved deed or plat in the Hudson County Register's Office;
4. Before the Board Chairman and Secretary sign any subdivision deed or plat for recording:
- (a) The existing structure located on Lot 12 must be demolished in accordance with all appropriate permits and requirements;
 - (b) The form of the minor subdivision deed or plat shall have been submitted to and approved by the Tax Assessor (as to lot numbers), Board Attorney and the Board Engineer. The following recitals shall be incorporated into the minor subdivision deed or plat in bold print, and a certified true copy of this resolution shall be attached thereto:

THE LOTS APPROVED BY THIS MINOR SUBDIVISION ARE SUBJECT TO ALL OF THE TERMS AND CONDITIONS IN THE ATTACHED RESOLUTION ADOPTED BY THE TOWN OF HARRISON PLANNING BOARD ON SEPTEMBER 27, 2017. UNDER THAT RESOLUTION, NO BUILDING ON ANY APPROVED LOT MAY BE USED FOR ANYTHING OTHER THAN FOR THE APPROVALS GRANTED THEREIN. IT SHALL BE UNLAWFUL FOR ANY PERSON TO (A) ADD ANY ADDITIONAL LIVING UNIT(S) TO AN APPROVED DWELLING, OR (B) INCREASE THE NUMBER OF BEDROOMS WITHIN AN APPROVED DWELLING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF HARRISON PLANNING BOARD OR BOARD OF ADJUSTMENT

5. Applicant shall provide a filed or recorded copy of the minor subdivision deed or plat to the Planning Board Secretary promptly after same is recorded in the Office of the Hudson County Register.

6. **THE LOTS APPROVED HEREIN ARE PERMITTED FOR USE AS SET FORTH HEREIN. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ADD AN ADDITIONAL LIVING UNIT TO ANY APPROVED DWELLING, OR TO ENLARGE THE NUMBER OF BEDROOMS IN ANY APPROVED DWELLING, WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF HARRISON PLANNING BOARD OR BOARD OF ADJUSTMENT.**

7. **ALL NOTES INCLUDED IN THE APPROVED AND SUBMITTED PLANS, INCLUDING NOTES REQUIRED BY THIS RESOLUTION, SHALL BE DEEMED TO BE CONDITIONS OF APPROVAL HAVING THE SAME FORCE AND EFFECT AS CONDITIONS EXPRESSLY SET FORTH HEREIN.**

8. All references herein to the Town Engineer shall include his designee, which may include but shall not be limited to the Board Engineer.

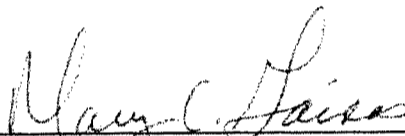
Voting to Approve Application Subject to Formal Resolution Detailing Conditions:

	Yes	No	Abstain	Not Voting
Chairman Arthur Pettigrew	X			
Member Laurence Bennett, Councilman	X			
Member Phillip Karas	X			
Member Carlos Mariano	X			
Member Denis Perez	X			

Voting to Approve This Formal Resolution Detailing Conditions:

	Yes	No	Abstain	Not Voting
Chairman Arthur Pettigrew	✓			
Member Laurence Bennett, Councilman				✓
Member Phillip Karas	✓			
Member Carlos Mariano	✓			
Member Denis Perez	✓			

I certify that this is a true copy of a resolution duly adopted by the Town of Harrison Planning Board at a regularly scheduled public meeting held on September 27, 2017. This resolution memorializes an action of the Board taken on July 26, 2017.


Mary C. Gaines, Secretary
Town of Harrison Planning Board

The Lots Approved by this Minor Subdivision are subject to all of the terms and conditions in the attached Resolution adopted by the Town of Harrison Planning Board on Septmeber 27, 2017. Under that Resolution, no building on any approved lot may be used for anything other than for the approvals granted therein. It shall be unlawful for any person to (a) add any additional living unit(s) to an approved dwelling, or (b) increase the number of bedrooms within an approved dwelling without prior written approval from the Town of Harrison Planning Board or Board of Adjustment.


Chairman


Secretary

The street address of the Property is:

421-423 Jersey 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. (Print name below each signature.)

Witnessed or Attested by:


Gary D. Bennett, An Attorney At Law of New Jersey


DELFIN SARABANDO

(Seal)


MARIA SARABANDO a/k/a as Maria N. Sarabando

(Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON

SS:

I CERTIFY that on April 13th, 2018,

DELFIN SARABANDO

and MARIA SARABANDO a/k/a as Maria N. Sarabando

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 for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:
Koch, Koch, Bennett & Buono, LLC
P.O. Box 495
Kearny, NJ 07032


GARY D BENNETT

An Attorney At Law of New Jersey
Print name and title below signature

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