

For 73-75 Main St.
Hackettstown, NJ 07840
Block 30 Lot 8

DEVELOPMENT APPLICATION
TOWN OF HACKETTSTOWN

20-03
received
2-26-2020

PAGE 1 OF 5

1. GENERAL INFORMATION

A. Applicant: Name 102 Landing Road, LLC
c/o Bernard Goodman

Street Address 275 Bertrand Road

Municipality Mt. Arlington, NJ 07856

Telephone 973 219-4740

B. Applicant Status:

Individual(s) ☐

Partnership ☐

Corporation ☐

Other ☒

Specify Limited Liability Company

C. If Applicant is a Partnership or Corporation, attach a list of the names of persons having a 10% interest or more in said partnership or Corporation.

Check here if list is attached. ☐

D. Applicant relationship to property: Owner ☒ Lessee ☐

Under Contract ☐ Other ☐ Specify _____

E. Property Owner (if other than Applicant):

Name N/A

Street Address _____

Municipality _____

Telephone _____

F. Engineer/Land Surveyor:

Name None
Street Address _____
Municipality _____
Telephone _____

G. Attorney:

Name Daniel L. McCarthy III, Esq
Street Address 35 Maxwell Drive
Municipality Hopatcong, NJ 07843
Telephone 973 398-6789

2. TYPE OF APPLICATION - check where appropriate

	VARIANCES
<input type="checkbox"/> Minor Site Plan	
<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Use
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Bulk
<input type="checkbox"/> Preliminary Major Subdivision	
<input type="checkbox"/> Final Major Site Plan	<input checked="" type="checkbox"/> Interpretation
<input type="checkbox"/> Final Major Subdivision	(appeal from Administrative Officer)
	<input type="checkbox"/> Conditional Use

(REFER TO SECTION 200 OF
THE LAND USE ORDINANCE)

3. PROPERTY DATA

A. STREET ADDRESS 73 - 75 Main Street, Hopatcong, NJ 07840
B. BLOCK NUMBER 30 LOT NUMBER 8
C. The location of the property is approximately 100 - 4 feet from
the intersection of Route 46 (Main St) and E. Prospect Street

- D. Existing Use 2 family residential
- E. Proposed Use 2 family residential
- F. Zone District R 12.5
- G. Acreage of Entire Tract to be Subdivided N/A
- H. Proposed Number of Lots N/A
- I. Is the property located on a County of Warren Roadway?
Yes ☐ No ☒
- J. Is the property located within 200' of a municipal boundary?
Yes ☐ No ☒ *Not noted by zoning
officer on memo*
- K. Was this property subject to a prior development application?
Yes ☐ No ☒ *(to the best of
Applicant's knowledge)*
- L. Is the property subject to any existing or proposed deed restrictions, easements, rights of way, private roads, or other dedications?
Yes ☐ No ☒

If so, attach all relevant information.

Check here if such information is attached. ☐

4. DEVELOPMENT PROPOSAL - Describe the nature of the application being sought, including on-site improvements

Applicant seeks N.J.S.A. 40:55D-68 Certification of
pre-existing and continuing non-conforming use status of
two (2) family residential dwelling units on subject premises
as a means of relief from Town of Hackensack Land
Development Ordinance Section 403 A. See also Ordinance
Section 507 (Non-conforming lots, structures and uses).

5. SUBMISSIONS - List all maps, plats, sketches and other exhibits accompanying this application:

<u>Description</u>	<u>Date Prepared</u>	<u>Prepared By</u>
① Memorandum* February 6, 2020	February 6, 2020	David J. Diehl, Zoning Officer
Service record card for 73 & 75 Main Street from 1/10/66 to 9/6/67 (75 Main) and 9/6/72 to 9/2/77 (73 Main); the former showing 2 Bills.		
* With Exhibits		

6. VARIANCES

Describe any proposed variances requested, detail and/or location, proposed block and lot and the specific section(s) of the Zoning Ordinance of the Town of Hackettstown from which relief is sought and the basis for said relief:

Sec #4, Sec Section 4403 A and 507 of the Land Development Ordinance

7. VERIFICATION AND AUTHORIZATION

I hereby certify that the statements and information contained herein and attached hereto are true and correct.

Bernard Goodman
Applicant

2/12/2020
Date

I hereby authorize the Applicant referenced herein to submit the subject application and to proceed for approval of same.

Bernard Goodman
Property Owner(s)

2/12/2020
Date

OFFICIAL USE ONLY

8. APPLICATION HISTORY

- A. Date Filed: _____
- B. Date Complete: _____
- C. Fee Paid: _____ Date Paid: _____
- E. Notice of Hearing: Date of Publication _____
Date of Mailing _____
Affidavit Received _____

9. DISPOSITION OF APPLICATION

- A. _____ Application Denied
- B. _____ Application Withdrawn
- C. _____ Application Granted

DATE OF DISPOSITION: _____

::::CHECK LIST::::

Details required for

Minor Subdivision Plats and Minor Site Plans

Note: See Section 803 of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

Applicant

✓

Application Form (s) and Checklist(s) (20 copies).

N/A

Plats or Plans (20 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.

W *

Protective Covenants, Easements and/or Deed Restrictions (10 copies).

N/A

Scale of not less than 1" = 50' on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42").

N/A

Key map at not more than 1"=1000'.

N/A

Title block:

N/A

Name of subdivision or development, Town of Hackettstown, Warren County, with each sheet specifically titled with appropriately descriptive words;

N/A

Name, title, address and telephone number of subdivider or developer.

N/A

Name, title, address and license number of the professional or professionals who prepared the plot or plan;

✓

Name, title and address of the owner or owners of record; *on Application*

N/A

North arrow;

N/A

Scale (written and graphic); and

N/A

Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

✓

Names and addresses of partners or stockholders as required by Ordinance.
on Application

*"W" = Waiver Requested by Applicant

- N/A Acreage figures (both with and without areas within public rights-of-way).
- N/A Approval signature lines.
- N/A Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Town Tax Map, and proposed block and lot numbers as provided by the Town Tax Assessor upon written request;
- N/A Tract boundary line (heavy solid line).
- N/A The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within one hundred feet (100') of its boundary.
- N/A The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- N/A Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- N/A Proposed buffer and landscaped areas.
- N/A Delineation of flood plains, including both floodway and flood fringe areas.
- N/A Contours as shown on the U.S.G.S. topographic sheets.
- N/A Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- ✓ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Clerk of the Planning Board or Clerk of the Zoning Board of Adjustment, as the case may be. *See 200' ASB*
- J Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date.
- N/A Five (5) copies of the completed application to the Warren County Planning Board, if applicable.
- N/A Five (5) copies of the completed application to the Hackettstown Municipal Utilities Authority, if applicable.
- N/A Concerning minor subdivisions only, existing and proposed monuments.
- N/A Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.

N/A Concerning minor subdivisions only, an Environmental Impact Statement in accordance with the provisions of Section 804 C.

N/A Road right-of-way dedication and improvement, as applicable.

N/A Plans of proposed improvements and/or utility layouts as required by Ordinance; and required letters from appropriate State and County agencies granting approval for the extension of utility service(s).

N/A Sight triangle easements, as applicable.


W Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.

N/A An Historic Impact Statement, if applicable, in accordance with Section 806 E. of this Ordinance.

W A sixty-year title search dated within 6 months of the application date including copies of all deeds, easements, covenants, restrictions and other items affecting title to the property.

W Highlands Consistency Determination or, in the alternative, documentation per Section 807 of the Land Development Ordinance entitled "Highlands Area Exemption Ordinance" that shows that the application is exempt from the Highlands Act.

N/A A "Major Development Stormwater Summary Sheet" shall be submitted when a stormwater management basin is proposed on a project.


Signature and Title of person who prepared check list.
Daniel L. McCarthy III, Esq.
Attorney for Applicant

02/24/2020
Date

MEMORANDUM

TO: Land Use Board
FROM: David J. Diehl, Zoning Official
DATE: February 6, 2020
RE: 73-75 Main Street
Block 30, Lot 8, Zone: R15

REMARKS:

Per the filed photo of said property, it's apparent the construction and improvements were done in accordance with a two (2) family duplex. The noted date 'year-built' was \pm 1920 per town tax records.

Per a filed deed 'This Indenture' made the 18th day of January 1968 and containing the parcel of land and premises description contained a filed survey dated December 1967 and depicted a '2 story frame duplex dwelling'.

Per the filed residential property record card(s), the dwelling has the standard build out of a mirror two (2) family duplex consistent with the filed photo.

The noted room count and layout is consistent with a side by each / mirrored two family duplex.

1st Floor: 2 kitchens, 1 per unit
2 living rooms, 1 per unit
2 dining rooms, 1 per unit

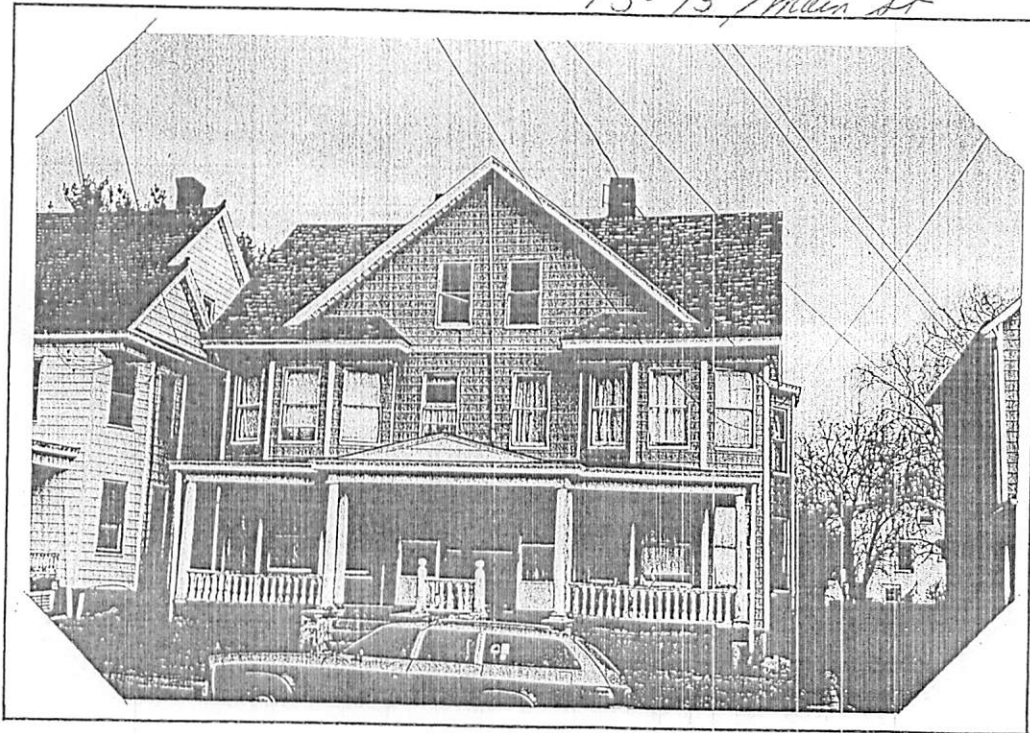
2nd floor: 8 bedrooms, 4 per unit
2 bathrooms, 1 per unit

I hope the Board finds this information helpful in rendering their determination.

Cc: Daniel L. McCarthy III, Attorney at Law

Block 30 Lot 8

73-75 Main St



30-8

181310

This Indenture,

Made the 18th day of January, 1968,
Between DONALD WALTERS and RUTH WALTERS, his wife, residing at
27 Woodland Avenue, in the City of Trenton, County of
Mercer and State of New Jersey,

AND

BETTY SHOTWELL and CLAYTON SHOTWELL, her husband,

residing at 7 Shelburne Drive,
in the City of Trenton,
Mercer and State of New Jersey, in the County of
And herein designated as the Grantors,

FAY JONES and ALFRED R. JONES, her husband,

residing or located at Box 255, R. D. #1, Oxford, New Jersey,
in the Township of Oxford,
Warren, and State of New Jersey, in the County of
herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of the sum of
- - ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION - -
lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Town of Hackettstown,
County of Warren and State of New Jersey, more particularly described as follows:

BEGINNING at a corner of Jacob A. Shields' lot in the north edge
of Hope Street and runs first at right angles to said Hope Street
northerly along said Shields' line one hundred and sixty-five feet
to another corner of said Shields in the line of lands lately owned
by Lydia Valentine, deceased; (2) northwesterly along the said lands
of Lydia Valentine at right angles to the first line and parallel
with Hope Street one hundred and twenty-four feet to a corner in the
line of lands of Klotz & Ackley, formerly Catherine Wagner; thence
(3) Westerly parallel with the first line one hundred and sixty-five
feet to the edge of Hope Street; thence (4) Southerly along the edge
of said Hope Street one hundred and twenty-four feet to the place of
Beginning. (Hope Street is now known as Main Street or Route 46.)

The following property is EXCEPTED from the above description:
(as contained in deed from Levi J. Walters and wife to John S. Lance
by deed recorded March 31, 1913, Book 197 Page 483.)

BEGINNING at a corner of a lot of land, formerly owned by Jacob
A. Shields, deceased, and now occupied by his widow, in the north
edge of Hope Street (now called North Main Street) and runs first at
right angles to said North Main Street, northerly along said Shields'
line one hundred and sixty-five feet to another corner of said Shields
land and in the line of lands lately owned by Lydia Valentine, de-
ceased; thence (2) northwesterly along the said land of Lydia
Valentine, deceased, at right angles to the first course hereto and
parallel with said North Main Street, seventy-four feet to a corner
in the line of said first party hereto; thence (3) westerly and
parallel with the first course hereto and along the line of lands of
the first party hereto one hundred and sixty-five feet to the edge
of said North Main Street; thence (4) southerly along said edge of
North Main Street seventy-four feet to the place of beginning.

The property in question is to be conveyed subject to and to-
gether with the following right of way as described in deed from Levi
J. Walters and wife to John S. Lance by deed recorded March 31, 1913,
Book 197 Page 483:

Book ✓
Index ✓
Map ✓

Hmcla

"The said party of the first part hereto, do hereby expressly reserve for themselves, their heirs, executors, administrators and assigns forever, a four-foot strip of land of equal width throughout along the third course hereto described from said North Main Street to a point on said third course distant one hundred and ten feet from said Street. And the said party of the first part does further give unto the said party hereto, his heirs, executors, administrators and assigns a right of way in and over a four-foot strip of land of equal width throughout along said third course hereto described and adjacent to the above reservation and being on the outside of the said third course, from said North Main Street, to a point on said third course, distant one hundred and ten feet from said street. It being the intention hereby to create an eight-foot, joint right of way between the land of the first party hereto and the lands conveyed by this instrument to the second party; which said eight-foot right of way shall be of equal width throughout, extending from North Main Street along said third course hereto described, which said third course is the center line of said right of way, to a point distant on said course as a center, one hundred and ten feet from said North Main Street, and which said joint right of way is to be used in common for egress and regress by the heirs, executors, administrators and assigns of the several parties hereto forever; and for the use and benefit of the said adjoining lands and its owners and occupants forever."

BEING part of the same lands and premises conveyed to Levi J. Walters and wife by deed of Charles S. Downs, dated April 1, 1908 and recorded in the Warren County Clerk's Office in Book 185 Page 421 &c. Levi Walters died June 16, 1961. Anna Walters, his wife, died January 31, 1964 and by her Last Will and Testament, duly probated in the Warren County Surrogate's Office, devised the above property to her three grandchildren, Donald Walters, Betty Shotwell and Raymond Walters.

The above described property is described in accordance with a current survey by Robert C. Evertz, as follows, dated December, 1967:

BEGINNING at a railroad spike driven in the ground in the northerly side line of North Main Street, said point of beginning being distant 33.0 feet from the center line of said street, said point of beginning being the southeast corner of a lot now owned by William Roberts; thence (1) along lands of said Roberts North 42 degrees 30 minutes east 162.11 feet to an existing iron pipe; thence (2) South 47 degrees 54 minutes east 50.0 feet to a steel fence post; thence (3) South 42 degrees 30 minutes west 162.11 feet to an iron pipe in the northerly side line of said North Main Street; thence (4) along the northerly side line of said street, North 47 degrees 54 minutes west 50.0 feet to the point and place of Beginning.

The aforesaid survey is attached hereto and made a part hereof.

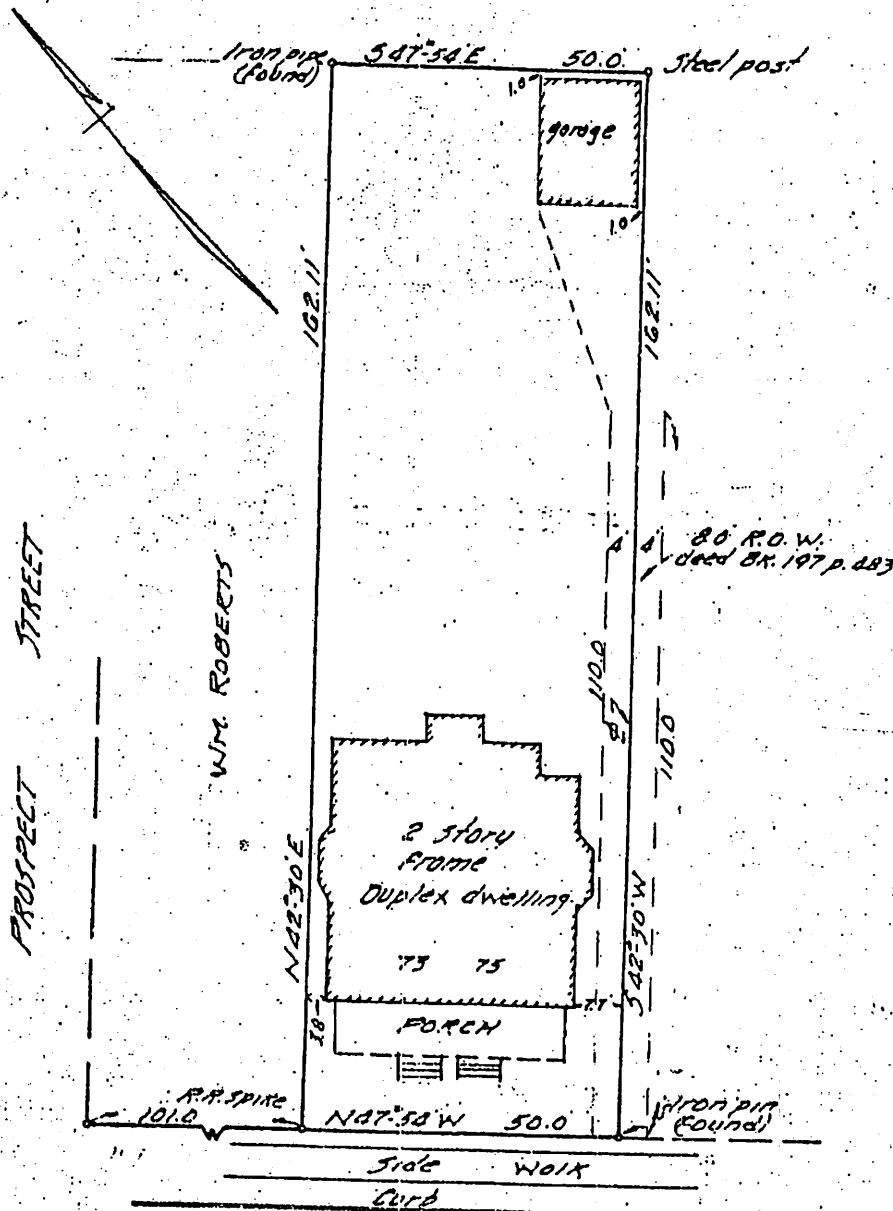
The aforesaid Donald Walters and Betty Shotwell execute this deed and convey title as individuals and in any fiduciary capacity they may hold under the Will of Anna Walters, deceased.

121110



Robert C. Evertz
Licensed Land Surveyor
Hackettstown, N. J. 07840

This Survey is certified to Alfred R. and Fay Jones and Hackettstown National Bank of
of Hackettstown, N.J. and New Jersey Realty Title Company.
Dated Dec 7 1967.



PROPERTY OF
ALFRED R. JONES
HACKETTSTOWN-WARREN CO. N.J.
DEC. 1967
SCALE 1"=20'

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Rose Anna L. Romanelli

Donald Walters (L.S.)
Donald Walters

Ruth Walters (L.S.)
Ruth Walters

Betty Shotwell (L.S.)
Betty Shotwell

Clayton Shotwell (L.S.)
Clayton Shotwell

State of New Jersey,
County of MERCER

We do hereby certify that on this 18th day of January, 1968, before me,
the subscriber, a Notary Public of New Jersey,

personally appeared Donald Walters, Ruth Walters, Betty Shotwell
and Clayton Shotwell

who, I am satisfied, are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

Rose Anna L. Romanelli

Notary Public of New Jersey

My Commission Expires May 17, 1968.



Block	30	Lot	8	Class	2	Address	75 Main St.
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[illegible][illegible]

LAND RECORD											
Sewer		Septic	✓	No Street		High		Total Value Land	175		
Water	✓	Well		Dirt Street		Low		Total Value Buildings	400		
Gas				Paved	✓	Level	✓				
Elec.			✓	No Sidewalk				Total Value Land and Buildings	575		

NORTH AMERICAN APPRAISAL

[illegible]

furnished by Joseph G. Pollard Co., New Hyde Park, N. Y.

PREMISES	EST of L. Walters	SEC.
	75 MAIN ST	VOL.
PART METERED		ACCT.
		BLOCK
LOCATION OF METER	Cellar	LOT
KEY WITH	Walter Walters, 27 Wood-	MR
ADDITIONAL BLOCKS	ADDITIONAL LOTS	SEAL NO.
		SHEET

Size 3/4	Style	Meter No. 17808705	Dial Capacity gal	Total Meters	Branch Meters	Bill 2
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[illegible]

VERAND

01-0501-01

GIBBS, S.J., JR.
73 MAIN STREET
HACKETTSTOWN, NEW JERSEY 07840

MAKE	STYLE	TYPE	SERIAL NO.	SIZE
Triscal	C.I.B.	A.R.B.	17808705	5/8
DATE READ	REGISTER	CONSUMPTION	REMARKS	INI.
9/2/77	8200	270	R. Box	5
6/2/77	7930	270		5
3/1/77	7660	280		5
12/2/76	7380	270		5
9/1/76	7110	260		5
6/7/76	6850	330		5
3/1/76	6520	310		5
12/1/75	6210	280		5
9/3/75	5930	270		5
6/3/75	5660	270		5
3/6/75	5390	280		5
9/3/74	5110	260		5
9/3/74	4850	220		5
6/3/74	4630	220		5
3/4/74	4410	190		5
12/3/73	4200	200		5
9/3/73	4020	180		5
6/1/73	3840	170		5
3/2/73	3670	190		5
12/1/72	3420	170		5

Systemedia Division

3310

ES-42879

SEWER

WATER

20

READ

0



572

BILL