

DEVELOPMENT APPLICATION

20-16

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TOWN OF HACKETTSTOWN

1. GENERAL INFORMATION

A. Applicant: Name East Avenue Service Park LLC

Street Address 108 East Avenue

Municipality Hackettstown

Telephone 908-343-1199

B. Applicant Status:

Individual(s) ☐ Partnership ☐ Corporation ☐

Other ☒ Specify LLC

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 Entity owned entirely by Dale Behre

E. Property Owner (if other than Applicant):

Name East Avenue Service Park LLC

Street Address 108 East Avenue

Municipality Hackettstown

Telephone 908-343-1199

F. Engineer/Land Surveyor:

Name _____

Street Address _____

Telephone _____

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G. Attorney:

Name Lawrence P. Cohen, Esq., Lavery, Selvaggi, Abromitis & Cohen, P.C.

Street Address 1001 Route 517

Municipality Hackettstown

Telephone 908-852-2600

2. TYPE OF APPLICATION - check where appropriate

☐ Minor Site Plan

VARIANCES

☐ Minor Subdivision

☐ Use

☐ Preliminary Major Site Plan

☐ Bulk

☐ Preliminary Major Subdivision

☐ Final Major Site Plan

☐ Interpretation

(appeal from Administrative Officer)

☐ Final Major Subdivision

☐ Conditional Use

X - Other: SECTION 68 ZONING

(REFER TO SECTION 200 OF
THE LAND USE ORDINANCE)

3. PROPERTY DATA

A. STREET ADDRESS 108 East Avenue, Hackettstown, NJ 07840

B. BLOCK NUMBER 125 LOT NUMBER 5

C. The location of the property is approximately 102 feet from
the intersection of road frontage along East Avenue

D. Existing Use commercial, industrial and residential uses

E. Proposed Use Maintain same use but receive approval that the existing residential building
is non-conforming 2 family dwelling.

F. Zone District CC Community Commercial

G. Acreage of Entire Tract to be Subdivided 2.84 acres

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H. Proposed Number of Lots _____

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 ☒

K. Was this property subject to a prior development application?

Yes ☒ No ☐

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

Seeking determination by the Board that the residential dwelling is pre-existing non-conforming 2 family home.

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

Description	Date Prepared	Prepared By

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:

7. VERIFICATION AND AUTHORIZATION

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

Applicant

Date

12/28/2020

MICHAEL S. SELVAGGI

An Attorney At Law of

The State of New Jersey

I hereby authorize the Applicant reference therein subject application and to proceed for approval of same.

Property Owner(s)

Date

12/28/2020

MICHAEL S. SELVAGGI

An Attorney At Law of

The State of New Jersey

::::CHECK LIST::::
Details required for
Variance Applications

Note: See Section 802 C. of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

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

X 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. WAIVER PLAN

X Scale of not less than 1" = 100' 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").

X Key map at less than 1"=1000'.

 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;

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

X Name, title and address of the owner or owners of record;

 North arrow;

X Scale (written and graphic);

N/A Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet; and

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

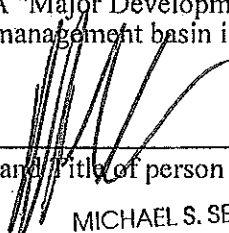
X Acreage figures (both with and without areas within public rights-of-way).

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.

- _____ Tract boundary line (heavy solid line).
- W _____ 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.
- W _____ The location and width of all existing and proposed utility easements, the use(s) for which they are intended, and the manner in which the easements will be controlled.
- W _____ Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- W _____ Proposed buffer and landscaped areas.
- W _____ Delineation of flood plains, including both floodway and flood fringe areas. Contours as shown on the U.S.G.S. topographic sheets.
- W _____ Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- W _____ 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.
- X _____ Five (5) copies of a certification from the Town Tax Collector indicating that all taxes and assessments are paid to date.
- N/A _____ Concerning subdivisions only, existing and proposed monuments.
- N/A _____ Road right-of-way dedication and improvement, as applicable.
- N/A _____ Sight triangle easements, as applicable.
- N/A _____ Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.
- N/A _____ 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.
- N/A _____ 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


MICHAEL S. SELVAGGI
An Attorney At Law of
The State of New Jersey

Date

12/28/2020

908-852-8225

CERTIFICATE OF PAID TAXES

TO: Tax Collector of the Town of Hackettstown

PLEASE CERTIFY THAT THE TAXES OF THE PROPERTY LISTED BELOW HAVE BEEN PAID.

Location: Block 125 Lot 5

Name of Owners: East Avenue Service Park LLC

I CERTIFY THAT THE REAL ESTATE TAXES ON THE ABOVE-MENTIONED PROPERTY HAVE BEEN PAID THROUGH 2020 4th quarterNEXT TAX PAYMENT DUE: 2-1-21Tax Collector of
Town of Hackettstown
Warren County

Dated: 11-19-20

By: Patricia N. Hall