

TOWN OF HACKETTSTOWN

1. GENERAL INFORMATION

A. Applicant Name: 7 Route 57 LLC c/o Anthony Amato
Street Address 163 East Main Street, Little Falls, NJ 07424
Municipality Little Falls, NJ
Telephone 862-684-5231

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 _____

E. Property Owner (if other than Applicant):

Name Same as Applicant for Lots 23 & 24. Lot 25 is owned by Salann Properties LLC

Street Address 163 East Main Street, Little Falls, NJ 07424

Municipality Little Falls, NJ

Telephone 862-684-5231

F. Engineer/Land Surveyor:

Name John E. Hansen, P.E.

Street Address 140 West Main Street, High Bridge, NJ 08829

DEVELOPMENT APPLICATION

Page 2 of 5

Telephone 908-238-0544

G. Attorney:

Name Michael S. Selvaggi, 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 (Section 36)

☒ Preliminary Major Site Plan

☐ Bulk

☐ Preliminary Major Subdivision

☒ Final Major Site Plan

☐ Interpretation
(appeal from Administrative Officer)

☐ Final Major Subdivision

☐ Conditional Use

(REFER TO SECTION 200 OF
THE LAND USE ORDINANCE)

3. PROPERTY DATA

A. STREET ADDRESS 9 Route 57 (Lot 23); 7 Route 57 (Lot 24); 13 Route 57 (Lot 25),
Hackettstown, NJ 07840

B. BLOCK NUMBER 129 LOT NUMBER 23, 24 & 25

C. The location of the property is approximately 120 feet from
the intersection of Route 57 and Mountain Avenue

D. Existing Use Rental Units

E. Proposed Use Apartment Complex

F. Zone District "CC" Community Commercial

G. Acreage of Entire Tract to be Subdivided _____

H. Proposed Number of Lots 3

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

Applicant seeks to construct a two-story apartment building that will house 20 apartments consisting of up to 26 total bedrooms. Applicant previously received a use variance approval to allow for same on Lots 23 & 24.

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

<u>Description</u>	<u>Date Prepared</u>	<u>Prepared By</u>
<u>Preliminary & Final Site Plans</u>		<u>John E. Hansen, P.E.</u>
<u>Architectural Plans</u>		<u>Fox Architectural Design P.C.</u>
<u>Stormwater Management Maintenance Manual</u>		<u>John E. Hansen, P.E.</u>
<u>Stormwater Management Report</u>		<u>John E. Hansen, P.E.</u>
<u>Plan of Survey</u>		<u>Robert F. Hogan, Land Surveyor</u>

Page 4 of 5

Wayne Ingram, Land Surveyor

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:

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

Date 3/23/22

Date _____

OFFICIAL USE ONLY

8. APPLICATION HISTORY

A. Date Filed: _____

B. Date Complete: _____

C. Fee Paid: _____ Date Paid: _____

B. 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
Preliminary Major Subdivision Plats
and
Preliminary Major Site Plans

Note: See Section 804 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. Professional Engineer and folded into eighths with title block revealed.
- X Protective Covenants, Easements and/or Deed Restrictions (20 copies).
- X Scale of not less than 1" = 100' on one of four of the following standard sheet sizes (8½" x 13"; 15"x 21"; 24"x 36"; or 30" x 42")
- X Key map at not more than 1"=1000'.
- X Title block:
- X Name of subdivision or development, Town of Hackettstown, Warren County, with each sheet specifically titled with appropriately descriptive words;
- X Name, title, address and telephone number of subdivider or developer; 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);
- X 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 Certification of ownership or authorization to file application.

- X Approval signature lines.
- X Acreage to the nearest tenth of an acre (both with and without areas within public rights-of-way).
- X The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown 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 Existing tax sheet number(s) and 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.
- X Tract boundary line (heavy solid line).
- X Zoning districts, affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- PW The location of natural features such as wetlands and treed areas, both within the tract and within 100 feet of its boundary.
- X The proposed location of all proposed plantings, with a legend listing the botanical and common names, the sizes at time of planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat.
- N/A Existing and proposed watercourses with required information:
- N/A When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the State Department of Environmental Protection, Division of Water Resources;
- N/A Cross-sections of watercourses and/or drainage swales at an appropriate scale showing the extent of flood plain, top of bank, normal water levels and bottom elevations at locations required by the Town Engineer;
- X The location and extent of drainage and conservation easements and stream encroachment lines; and
- X The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- X Existing and proposed contours as required by Ordinance.
- X Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.
- X The location of all existing structures as required by Ordinance.
- X Size, height and location of all proposed structures and buildings.

- X All dimensions necessary to confirm conformity to the Ordinance requirements.
- X The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
- X The proposed screening, buffering and landscaping plan, with the information required by Ordinance.
- X The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
- X All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.
- X Plans and computations for any storm drainage systems as required by the Town Engineer.
- PW The location of existing utility structures on the tract and within 200 feet of its boundaries.
- W Plans of proposed improvements and utility layouts as required by Ordinance; and required letters from appropriate State and County agencies granting approval for the extension of utility service(s).
- W Plans, typical cross sections and construction details, horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract as required by Ordinance.
- X A copy of any protective covenants or deed restrictions applying to the land being developed or an indication of them on the submitted plat or plan.
- X 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.
- W Proposed permanent monuments.
- W The proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.
- X Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date.
- X Five (5) copies of the completed application to the Warren County Planning Board, if applicable.
- X Five (5) copies of the completed application to the Hackettstown Utilities Authority, if applicable.
- X All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by a grading plan in accordance with Section 804B.37 of this Ordinance.

- W All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an Environmental Impact Statement in accordance with Section 804 C. of this Ordinance.
- N/A An Historic Impact Statement, if applicable, in accordance with Section 806 E. of this Ordinance.
- X 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 In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.
- WC The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however that no application shall be declared incomplete for lack of such additional information.
- Pending 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.
- X 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.

PROJECT ENGINEER

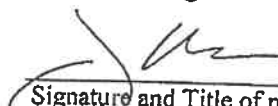
3-7-2022

Date

::::CHECK LIST::::
Details required for
Final Major Subdivision Plats and
Final Major Site Plans

Note: See Section 805 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.
- 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 All details stipulated in Subsection 804 B. of the Ordinance.
- WC All additional details required at the time of preliminary approval.
- N/A A section or staging plan, if proposed.
- X Detailed architectural and engineering data as required by Ordinance.
- X Certification from the Town Tax Collector indicating that all taxes and assessments are paid up-to-date.
- WC Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.
- WC Certification in writing from the applicant to the Board that the applicant has:
 - (a) Installed all improvements in accordance with the requirements of the Ordinance; and/or,
 - (b) Posted a performance guarantee in accordance with Section 902 of the Ordinance.
- WC A statement from the Town Engineer indicating that all installed improvements have been inspected.
- Pending 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.
- X 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
PROJECT ENGINEER

3-7-2022

Date

::::CHECK LIST::::
Details required for
Section 36 Variance Applications

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

- ☒ Application Form(s) and Checklist(s) (20 copies).
- ☒ 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.
- ☒ 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").
- ☒ Key map at less than 1"=1000'.
- ☒ Title block:
 - ☒ Name of subdivision or development, Town of Hackettstown, Warren County, with each sheet specifically titled with appropriately descriptive words;
 - ☒ Name, title, address and telephone number of subdivider or developer;
 - ☒ 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;
 - ☒ North arrow;
 - ☒ Scale (written and graphic);
 - ☒ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet; and
 - ☒ Names and addresses of partners or stockholders as required by Ordinance.
 - ☒ Acreage figures (both with and without areas within public rights-of-way).
 - ☒ Approval signature lines.
 - ☒ 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.

- X Tract boundary line (heavy solid line).
- PW 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.
- X 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.
- X Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- X Proposed buffer and landscaped areas.
- N/A X ^{N/A} 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.
- X 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.
- X Sight triangle easements, as applicable.
- X Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.
- X 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.
- Per 807 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.
- X A "Major Development Stormwater Summary Sheet" shall be submitted when a stormwater management basin is proposed on a project.

 3-7-2022
Signature and Title of person who prepared check list Date

April 21, 2020

Mr. Anthony Amato
163 East Main Street
Little Falls, NJ 07424

Re: Wetlands Investigation
Block 129 Lot 24
7 Route 57
Town of Hackettstown
Warren County, New Jersey

**CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL**

Dear Mr. Amato:

Engineering & Land Planning (E&LP) has conducted a site inspection of the of the above-referenced 0.77-acre parcel of land on April 17, 2020. The purpose of the inspection was to determine if Freshwater Wetlands and/or State Open Waters regulated by the New Jersey Department of Environmental Protection (NJDEP) are located on or adjacent to the subject property. The property is currently developed with a two-family dwelling (partially destroyed by fire), a driveway, and associated improvements. The property is accessed by a paved driveway which connects the lot to Route 57.

E&LPs' field investigation concluded that the entire property consists of uplands. No wetlands or wetland transition areas were observed either on the subject property or within 50 feet of the subject property. The extent of wetlands on the site were determined utilizing the procedures detailed within the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1989) as mandated within the New Jersey Freshwater Wetlands Protection Act rules (N.J.A.C. 7:7A). This approach generally requires the presence of hydric soils, positive hydrological indicators and a prevalence of hydrophytic vegetation for a determination that an area is a wetland.

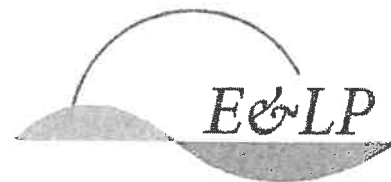
The existing site vegetation is characterized by landscaped lawn, shrubs, and trees. Dominant woody species included American sycamore (*Platanus occidentalis*), Norway spruce (*Picea abies*), and eastern red cedar (*Juniperus virginiana*). Dominant herbaceous species included wild strawberry (*Fragaria virginiana*), maintained lawn, and garlic mustard (*Alliaria petiolate*). The site is underlain by non-hydric loam (UdauB: Urdorthens urban land complex) and contained high chroma (10YR 3/4) soils. No evidence of wetland hydrology, dominant hydrophytic vegetation, or hydric soils were noted during the site inspection. Please note that an official determination of the presence or absence of the state regulated areas can only be issued by the New Jersey Department of Environmental Protection through an application for a Letter of Interpretation.

If you have any questions regarding this letter or the project in general, please feel free to contact my office at (908) 238-0544.

Sincerely,



Matthew Popin
Project Scientist



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia

March 7, 2022

RE: Checklist Waiver Requests
Preliminary and Final Site Plan Application
Block 129, Lots 23, 24 & 25
Route 57
Town of Hackettstown
Warren County, NJ
E&LP Project #0119382

**CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL**

This document shall serve as an addendum to the Preliminary and Final Site Plan application for the above referenced site. The following key applies to the completed checklist:

- ✓ =Complete (information provided)
- W =Waiver Requested (information not provided)
- PW=Partial Waiver Requested (some information not provided in checklist item)
- WC=Waiver Requested for Completeness Only (information to be provided in future, if required)

Preliminary Site Plan Checklist Items (items not identified below have been provided or are not applicable)

The location of natural features such as wetlands and treed areas, both within the tract and within 100 feet of its boundary (PW)= A partial waiver is requested for providing this information within 100 feet of the property boundary. The subject site has been investigated from freshwater wetlands and a letter of absence, prepared by E&LP has been included with the application documents. Treed areas along the perimeter of the property have been provided. The information provided is sufficient for adequate review of the project in our opinion.

The location of existing utility structures on tract and within 200 feet of its boundary (PW)= A partial waiver is requested for this checklist item. All existing utilities on the tract and along the property frontage have been provided on the plans. The information provided is sufficient for adequate review of the project in our opinion.

Plans of proposed improvements and utility layouts as required by ordinance; and required letters from appropriate State and County agencies granting the approval for the extension of the utility service (WC)= A waiver for completeness purposes only is requested for the approval (permits) associated with the utility connections to Route 57. If the project is approved, we would submit for these permits as a condition of any approval.



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia

March 7, 2022
RE: Checklist Waiver Requests
Preliminary and Final Site Plan Application
Block 129, Lots 23, 24 & 25
Route 57
Town of Hackettstown
Warren County, NJ
E&LP Project #0119382
Page 2

Plans, typical cross sections and construction details, horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract as required by ordinance (W). A waiver is requested for providing this information. The existing driveway access is to be unchanged and therefore, this information should not be necessary in order for the Board and the Board Professionals to adequately review the application.

Proposed permanent monuments (W) A waiver is requested for providing monuments. No subdivision is proposed in connection with this application, so additional survey monumentation should not be required.

The proposed number of shifts to be worked, the maximum number of employees on each shift and the hours of operation (W)- A waiver is requested for providing this information. The existing commercial buildings and tenants on lot 25 will remain unchanged. Testimony will be provided regarding maintenance employees and staffing to serve the proposed apartment building.

Environmental Impact Statement (W)= A waiver is requested for providing this document. The project consists of land disturbance within a previously developed area. No negative impacts are anticipated to the environment as a result of the project.

The Board reserves the right to acquire additional information before granting Preliminary Approval (WC)- A waiver is requested for completeness on this checklist item. If the Board requests additional information during the hearing, we will consult with our client and provide that information.

Highlands Consistency Determination (Pending)- The application requires review and approval of the Highlands Council through a Municipal Referral Application. This application is pending and expected to be provided while the Preliminary and Final Site Plan application is in municipal review for completeness.



To create solutions that inspire through the innovation of the natural and built environment.

March 7, 2022
RE: Checklist Waiver Requests
Preliminary and Final Site Plan Application
Block 129, Lots 23, 24 & 25
Route 57
Town of Hackettstown
Warren County, NJ
E&LP Project #0119382
Page 3

This document shall serve as an addendum to the Preliminary and Final Site Plan application for the above referenced site. The following key applies to the completed checklist:

- ✓ =Complete (information provided)
- W =Waiver Requested (information not provided)
- PW=Partial Waiver Requested (some information not provided in checklist item)
- WC=Waiver Requested for Completeness Only (information to be provided in future, if required)

Final Site Plan Checklist Items (items not identified below have been provided or are not applicable)

All additional details required at the time of Preliminary Approval (WC) A waiver for completeness purposes is requested for this checklist item since the applicant is filing for simultaneous Preliminary and Final Site Plan approval.

Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by ordinance (WC) A waiver for completeness purposes is requested for this checklist item. Existing utility service is provided to all lots in the development as they have existing structures on them. We request that any approval by the Board be conditioned upon available utility capacity and service for the new apartment building.

Certification from the applicant to the Board that the applicant has either a) installed all improvements with the requirements of the ordinance or b) posted a performance guarantee (WC) A waiver for completeness purposes is requested for this checklist item since the applicant is filing for simultaneous Preliminary and Final Site Plan approval.

A statement from the Town Engineer that all improvements have been inspected (WC) A waiver for completeness purposes is requested for this checklist item since the applicant is filing for simultaneous Preliminary and Final Site Plan approval.

Highlands Consistency Determination (Pending)- The application requires review and approval of the Highlands Council through a Municipal Referral Application. This application is pending and expected to be provided while the Preliminary and Final Site Plan application is in municipal review for completeness.



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innovation of the natural and built environment.*

March 7, 2022
RE: Checklist Waiver Requests
Preliminary and Final Site Plan Application
Block 129, Lots 23, 24 & 25
Route 57
Town of Hackettstown
Warren County, NJ
E&LP Project #0119382
Page 4

Variance Checklist Items (items not identified below have been provided or are not applicable)

The location of existing and proposed property lines, streets, structures, parking spaces, loading areas, driveways, water courses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within 100 feet of its boundary (PW)= A partial waiver is requested for providing this information within 100 feet of the property boundary. The subject site has been investigated from freshwater wetlands and a letter of absence, prepared by E&LP has been included with the application documents. Treed areas along the perimeter of the property have been provided. The information provided is sufficient for adequate review of the project in our opinion.

Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof (W) A waiver is requested for providing this information within 100 feet of the property boundary. The subject site has been investigated from freshwater wetlands and a letter of absence, prepared by E&LP has been included with the application documents. Treed areas along the perimeter of the property have been provided. There is no floodplain on the subject property. The information provided is sufficient for adequate review of the project in our opinion.

Highlands Consistency Determination (Pending)- The application requires review and approval of the Highlands Council through a Municipal Referral Application. This application is pending and expected to be provided while the Preliminary and Final Site Plan application is in municipal review for completeness.



*To create solutions that inspire through the
innovation of the natural and built environment.*

LAND DEVELOPMENT APPLICATION

Warren County Planning Board
165 County Road 519 South, Suite 111
Belvidere, NJ 07823-1949

Application No. _____ Filed _____

(Do Not Write Above This Line)

Section I: Submission Requirements

Check Appropriate Boxes

☒ Completed Application

☒ Three Sets of Plans

☒ Completed Checklist

☒ Two Sets of Supporting Documents

Submitted to Municipal

☒ Planning Board/Land Use Board

☐ Board of Adjustment

Section II: Project Information

(Please print or type)

Project Name: The Woodland Apartments

Block(s): 129 Lot(s): 23, 24 & 25

Municipality: Hackettstown

Road Frontage Name: NJ Route 57

County Route Number: _____

Applicant Name: 7 Route 57, LLC

Telephone: (862)684-5231

Mailing Address: 163 East Main Street, Little Falls, NJ 07424

Property Owner Name: Same As Applicant

Telephone: _____

Mailing Address: _____

Signature of Property Owner _____

Section III: Site Data

Present Use(s): Single Family Residential

Proposed Use(s): Multi-Family Apartments

Connection to existing water

Proposed Water Source: source

Sewage Disposal: Connection to existing sanitary lateral

Check One Box Only and Complete

Subdivision:

Gross Area of Tract _____

acres

Net Lot Area _____

acres.

Number of Lots _____

☒ Site Plan: Lot Area 5.75 Acre

☐ New Development

☒ Redevelopment/Adaptive Use

Residential Site Plan	Non-Residential Site Plan
# of Dwelling Units <u>20</u>	New Floor Area _____ Total Floor Area _____
# of Affordable Housing Units _____	New Parking Spaces _____ Total Parking Spaces _____
# of Age Restricted Units _____	New Impervious Surface _____ Total Impervious Surface _____

Section IV: Names and Profession of applicants Professionals

Name and profession of person designing plan:

Engineering and Land Planning Associates, Inc

Name c/o John Hansen

License # NJ 24GE04194500

Phone 908-238-0544

Mailing Address 140 West Main Street, High Bridge, NJ, 08829

Name of Engineer (if different from above):

Name _____

License # _____

Phone _____

Mailing Address _____

Name of attorney (if applicable):

Name Michael Selvaggi

Phone 908-852-2600

Mailing _____

Address 1001 Route 517, Hackettstown, NJ 07840

Signature of applicant: _____

Section V:**Review Fee**

Applicants may only apply for one subdivision or one site plan per application. Each application must stand on its own without sharing plans or documents with other applications. Applicant hereby applies for (check one).

Municipal Classification	Rate	Fee
<input type="checkbox"/> Subdivision: Pre-Application Review	No Review Fee	\$ _____
<input type="checkbox"/> Subdivision: Sketch/Concept Major	No Review Fee	\$ _____
<input type="checkbox"/> Subdivision: Preliminary Non-County Road Major	\$350.00 + \$20.00 per lot	\$ _____
<input type="checkbox"/> Subdivision: Preliminary County Road Major	\$350.00 + \$40.00 per lot	\$ _____
<input type="checkbox"/> Subdivision: Amended Preliminary Major After Planning Board Approval	\$200.00	\$ _____
<input type="checkbox"/> Subdivision: Non-County Road Minor	\$50.00	\$ _____
<input type="checkbox"/> Subdivision: Minor Lot Line Adjustment	\$50.00	\$ _____
<input type="checkbox"/> Subdivision: County Road Minor	\$100.00	\$ _____
<input type="checkbox"/> Subdivision: Final Major	\$200.00	\$ _____
<input type="checkbox"/> General Development Plan Review	\$500.00	\$ _____
<input type="checkbox"/> Site Plan: Pre-Application Review	No Review Fee	\$ _____
<input type="checkbox"/> Site Plan: Sketch/Concept Major	No Review Fee	\$ _____
<input type="checkbox"/> Site Plan: Residential NCR (Preliminary)	\$350.00 + \$20.00 per dwelling Unit	\$ _____
<input checked="" type="checkbox"/> Site Plan: Residential NCR (Preliminary/Final)	\$700.00 + \$20.00 per dwelling Unit	\$ 1,100.00
<input type="checkbox"/> Site Plan: Residential County Road (Preliminary)	\$350.00 + \$40.00 per dwelling Unit	\$ _____
<input type="checkbox"/> Site Plan: Residential CR (Preliminary/Final)	\$700.00 + \$40.00 per dwelling Unit	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential NCR (Preliminary)	\$350.00 + \$6.00 per new parking space or \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential NCR (P/F)	\$700.00 + \$6.00 per new parking space or \$350.00 + \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential CR (Preliminary)	\$350.00 + \$10.00 per new parking space or \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential CR (Preliminary/Final)	\$700.00 + \$10.00 per new parking space or \$350.00 + \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Final	\$350.00	\$ _____
<input type="checkbox"/> Site Plan: Amended after Planning Board Approval	\$200.00 + adjusted parking space fee or impervious area fee (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Exempt after Review	No Review Fee	\$ _____

*All impervious area calculations will be rounded up to the next full acre when determining fees.

Amount Enclosed \$ 1,100.00 Please make check payable to "County of Warren".

FEE ACCEPTED BY: _____ Date: _____
Warren County Treasurer's Office

Fee Calculation
\$700 + (\$20 X 20 Dwelling Units) = \$1,100.00

Warren County
Development Review Regulations
Checklist for Development Applications

Submission Requirements							Item Description	Applicant	Status	Planning Board	
Item Number	Concept Plan	Minor Subdivision (Lot Line Adjustment)	General Development Plan	Major Subdivision		Site Plan				Y	N
				Prelim. Site Plan	Final Subdivision						
1	x	x	x	x	x	x	County Application Form (Date 2007) (See Appendix C)		Complies		
									N/A		
									Exception *		
2	x	x	x	x	x	x	Enclosed Municipal Application Form	X	Complies		
									N/A		
									Exception *		
3	x	x	x	x	x	x	Letter certifying the data plans were submitted to the Municipality	X	Complies		
									N/A		
									Exception *		
4		x	x	x	x	o	A set of plans submitted to the Warren County Soil Conservation District Office.	X	Complies		
									N/A		
									Exception *		
5		x	x	x	x	x	Review Fee (See Appendix A)	X	Complies		
									N/A		
									Exception *		
6	x	x	x	x	x	x	Plans: 3 complete sets and, if applicable, 1 additional landscape plan and existing conditions plans for The Morris Canal Committee	X	Complies		
									N/A		
									Exception *		
7		X	X	X	X	X	Acknowledgement that a CD containing the digital drawing of the Lot Line for the proposed subdivision is required for approval.	X	N/A		
									Yes		
									Exception *		
8	x	x	x	x	x	x	Sheet size 24" x 36", 30" x 42". Other two sets same as first or 8-1/2"x13", 11"x17", 16"x24" or 15"x21".	X	Complies		
									N/A		
									Exception *		
9		x	x	x	x	x	Key map clearly showing location of tract to be considered in relation to surrounding area.	X	Complies		
									N/A		
									Exception *		
10	x	x	x	x	x	x	Title block containing name of applicant, name of preparer, municipality, block and lot numbers, and date prepared.	X	Complies		
									N/A		
									Exception *		
11		x	x	x	x	x	One 4" x 5" block for County approval stamps along right margin (for Approval and Stamped for filing) (Leave area blank)	X	Complies		
									N/A		
									Exception *		
12		x	x	x	x	o	Plan view of the project showing all lot names and numbers and surrounding topography for a minimum distance of 200' beyond the tract boundaries.	X	Complies		
									N/A		
									Exception *		
13	x	x	x	x	x	o	Zoning district in which parcel is located should be shown graphically. Lot coverage, height, floor area ratio, density and all setbacks should be provided in a table. Bldg. sq. ft., and total impervious coverage current/proposed	X	Complies		
									N/A		
									Exception		
14	X	X	X	X	X	X	Highlands Region - Identification of the Highlands Region the subject property is located in	X	Planning		
									Preservation		
									N/A		
15	o	x	o	x	x	x	Proof of notification to Highlands Council via certified mail receipt or copy of personal service delivery. Pertains to Preservation Area only.	X	Complies		
									N/A		
									Exception *		
16		x	x	x	x	x	Signed and sealed plan of survey of the lot in question, prepared to scale, including metes and bounds description of the lot by a professional licensed land surveyor	X	Complies		
									N/A		
									Exception *		

Item Number	Submission Requirements						Item Description	Applicant	Status		Planning Board	
	Concept Plan	Minor Subdivision (Adjustment)	General Development Plan	Major Subdivision		Site Plan					Y	N
				Prelim. Subdivision	Final Subdivision							
17		x	x	x	x	x	Location of existing and proposed property lines with all applicable dimensions to existing structures.	X	Complies			
									N/A			
									Exception *			
18		x		x	x	x	Property line bearings shown in degrees, minutes and seconds.	X	Complies			
									N/A			
									Exception *			
19	x	x	x	x	x	x	Scale of map, both written and graphic.	X	Complies			
									N/A			
									Exception *			
20	x	x	x	x	x	x	North arrow that gives reference meridian.	X	Complies			
									N/A			
									Exception *			
21		x	x	x	x	o	Names of all property owners within 200' of subject property with lot and block numbers shown.	X	Complies			
									N/A			
									Exception *			
22	x	x	x	x		x	Number of proposed lots and remaining land and lot areas in acres.	X	Complies			
									N/A			
									Exception *			
23		x	x	x	x	x	Location of existing structures and their setbacks from existing and proposed property lines.	X	Complies			
									N/A			
									Exception *			
24		x	x	x	x	x	Natural and artificial watercourses.	X	Complies			
									N/A			
									Exception *			
25		x	x	x	x	o	Contours at 2 foot intervals and Topography to determine the natural drainage patterns.	X	Complies			
									N/A			
									Exception *			
26		x	x	x	x	x	Location of existing easements.	X	Complies			
									N/A			
									Exception *			
27		x	x	x	x	o	100-year flood hazard line.	X	Complies			
									N/A			
									Exception *			
28		x	x	x	x	x	Freshwater wetland delineation confirmed by the NJDEP.	X	Complies			
									N/A			
									Exception *			
29	x	x	x	x	x	x	Acres of entire tract to the nearest hundredth of an acre.	X	Complies			
									N/A			
									Exception *			
30		x	x	x	x	o	Plan showing all proposed improvements to the tract.	X	Complies			
									N/A			
									Exception *			
31		x	x	x	x	x	Proposed right easements where required	X	Complies			
									N/A			
									Exception *			
32		x	x	x	x	x	Proposed drainage easements where required.	X	Complies			
									N/A			
									Exception *			
33		x	x	x	o	o	All areas to be disturbed by grading.	X	Complies			
									N/A			
									Exception *			

Submission Requirements						Item Description	Applicant	Status		Planning Board	
Concept Plan Item Number	Minor Subdivision (Art Line Adjustment)	General Development Plan	Major		Site Plan					Y	N
			Prelim. Subdivision	Final Subdivision							
34	x	x	x	x	x	Plans showing a R.O.W. dedication to the County consistent with the County Master Plan and/or easements signed and sealed by a professional and surveyor.	X	Complies	N/A		
35	x	x	x	x	x	Plans showing any improvements in the County R.O.W., consistent with the County Master Plan, signed and sealed by a professional engineer. (See Appendix E)	X	Exception *	Complies		
36	x	x	x	x	x	Sight lines must be shown for all ingress and egress points in accordance to County Standards (see appendix E)	X	Complies	N/A		
37	x	x	x	x	x	Existing and proposed right-of-way lines with dimensions to centerline of County Road roadway pavement.	X	Exception *	Complies		
38	x	x	x	x	x	Identification and location of all trees in the County right-of-way more than 6" in diameter.	X	Complies	N/A		
39	x	x	x	x	x	Location and elevation of any survey benchmarks used.	X	Exception *	Complies		
			x	x	x	Recorded deeds for any right-of-way or easement dedications.	X	Complies	N/A		
41	x	x	x	x	x	List of required NJDEP permit application package.	X	Exception *	Complies		
42	x	x	x	x	x	Locations of existing railroads.	X	Complies	N/A		
43	x	x	x	x	x	Location of Morris Canal.	X	Exception *	Complies		
44	x		x	x	x	NJDOT Access Permit.	X	Complies	N/A		
45	x	x	x	x	x	Utilities and Easements.	X	Exception *	Complies		
46	x	x	x	x	x	Existing and proposed sewers.	X	Complies	N/A		
47	x	x	x	x	x	Existing and proposed water.	X	Exception *	Complies		
48		x	x	x	o	Landscaping plan indicating the types, quantity, size and location of all proposed vegetation, including their scientific and common names.	X	Complies	N/A		
49		x	x	x	o	Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage runoff requirements.	X	Exception *	Complies		

Item Number	Submission Requirements					Item Description	Applicant	Status		Planning Board	
	Concept Plan	Minor Subdivision (Lot Line Adjustment)	Major		Site Plan						
			Prelim.	Final							
										Y	N
50		x	x	x	o	o		X	Complies		
						Drainage area map with drainage limits to each detention basin clearly shown. The paths used in determining lines of concentration are to be shown and clearly identified. Pre development and post development drainage area maps with flow paths and areas in acres shown.			N/A		
									Exception *		
51		x	x	x	o	o		X	Complies		
						Stormwater management report for overall site development in accordance with Warren County Standards.			N/A		
									Exception *		
52		x	x	x	o	o		X	Complies		
						Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.			N/A		
									Exception *		
53		x	x	x	o	o		X	Complies		
						Cross sections every 50' of County Road in the area of any widening. County Road cross sections are to be at a scale of 1" = 5'. [See Appendix E]			N/A		
									Exception *		
54		x	x	x	o	o		X	Complies		
						Centerline profile of County Road. [See Appendix E]			N/A		
									Exception *		
56		x	x	x	o	o		X	Complies		
						Design plans and calculation for any proposed bridge or culvert to be maintained by the County. [See Appendix E]			N/A		
									Exception *		
58		x	x	x	o	o		X	Complies		
						Complete 1" = 20' scale intersection detail of any proposed County Road intersection. [See Appendix E]			N/A		
									Exception *		
57		x			x	x		X	Complies		
						Contributions (Final)			N/A		
									Exception *		
59		x	x	x	o	o		X	Complies		
						Soil Conservation Plan			N/A		
									Exception *		
59		x	x	x	o	o		X	Complies		
						Traffic Impact Study			N/A		
									Exception *		
60		x	x	x	o	o		X	Complies		
						Historic Impact Statement			N/A		
									Exception *		

x - Item must be addressed

o - Item may be satisfied in preliminary application

* - Exceptions must be listed and explained on attached sheet

rev. 11/21/08, 02/10/12



HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY
424 Hurley Drive - P.O. Box 450
Hackettstown, NJ 07840
(908) 852-3622

APPLICATION FOR SERVICE (TENTATIVE APPROVAL)

I am requesting Tentative Approval for WATER X, and/or SEWER X utilities service for the project as detailed herein.

1. Name of Applicant 7 Route 57, LLC c/o Anthony Amato
Street Address 163 East Main Street
City, State, and Zip code Little Falls, NJ, 07424
Phone (862)684-5231 FAX _____ E-mail ANTHONYAMATO22@gmail.com
2. Interest of Applicant, if other than Owner _____
3. Name of Owner SAME
Street Address _____
City, State, and Zip code _____
Phone _____ FAX _____ E-mail _____
4. Name of Project The Woodland Apartments Type of Units Multi-Family Housing
5. Location of Project - Municipality Town of Hackettstown Block 129 Lot(s) 23 & 24
6. Status of Planning Board Application Variance Approved per Resolution No. 2102, Site Plan Approval Pending
7. Number of Equivalent Dwelling Unit's (EDU) WATER 20 EDU SEWER 20 EDU
Single family dwelling, townhouse, condo or apartment - 1 Equivalent Dwelling Unit (EDU) /unit.
Other Uses - WATER - # of EDU's = GPD as per N.J.A.C. 7:10-12.6(b) divided by 300 GPD.
Other Uses - SEWER - # of EDU's = GPD as per N.J.A.C. 7:14A-23.3 divided by 300 GPD.
8. Applicant's Consulting Engineer John Hansen, P.E., Engineering & Land Planning Associates, Inc.
Street Address 140 West Main Street
City, State, and Zip code High Bridge, NJ, 08829
Phone 908-238-0544 FAX _____ E-mail jhansen@elp-inc.com
9. Application Review Fee - Attach a separate check made payable to the HMUA to be deposited into an Escrow Account in the amount of \$ 2,000.00 Tax ID# 27-3374471
Application Review Fee = \$50.00 per EDU, minimum of \$1,000.00 or as otherwise directed.

Application For Service

10. Water & Sewer Filing Fees - Attach a separate check made payable to the HMUA for the Water and/or Sewer Filing Fees (as applicable) in the total amount of \$ 1,200.00.

Water Filing Fee = \$30.00 per EDU, but not more than \$1,000.00 nor less than \$200.00. In the case of one (1) single-family dwelling, the water Filing Fee shall be \$40.00.

Sewer Filing Fee = \$30.00 per EDU, but not more than \$1,000.00 nor less than \$200.00. In the case of one (1) single-family dwelling, the Sewer Filing Fee shall be \$40.00.

APPLICATION FOR SERVICE CHECKLIST:

- A. Submit APPLICATION FOR SERVICE Form - ✓
- B. Submit four (4) copies of all engineering plans and reports - ✓
- C. Submit copy of Preliminary Planning Board Approval - PENDING
- D. Submit a separate check for the Application Review Fees w/ Tax ID # - ✓
- E. Submit a separate check for the total Water and/or Sewer Filing Fees - ✓

I have completed the Application and the Checklist. I also understand that Tentative Approval from the HMUA does not constitute a reservation of capacity or service from the HMUA. I certify that the statements made by me in this application are true.

APPLICANT

(Signature)

Date: 3/22/22

SALVATORE AMATO, Managing Member
(Type or Print Name and Title)

FOR HMUA USE ONLY:

TENTATIVE APPROVAL

ACTION BY HMUA: Approved _____ Disapproved _____

Reasons for Disapproval: _____

Date: _____ Signature: _____

Title: _____

New Jersey Highlands Council

100 North Road

Chester, N.J. 07930

Phone: 908-879-6737

Website: www.highlands.state.nj.us



Receipt Stamp - Highlands Council Use Only

Highlands Referral Ordinance Application

In municipalities that have adopted an ordinance requiring the referral of development applications to the Highlands Council, a Highlands Council Consistency Determination may be required. The Highlands Council will only conduct a Consistency Determination under this application where an Application for Development has been submitted to a municipality and the municipality has determined that such Highlands Council review is required. This review is to determine whether the project is consistent with the goals, requirements and provisions of the Highlands Act, the Regional Master Plan, and the Highlands Council resolution approving the municipality's Petition for Plan Conformance. This application and information is to be submitted by the applicant. There is no cost for this review.

In support of this application and the Consistency Determination review, applicants must provide the following:

1. Completed and signed application form (this form);
2. Required documents as specified in the "Submission Requirements" section on the following page;

No application will be reviewed without all required information being submitted. Digital copies of plans must comply with the attached Highlands Council Standards for Digital Plan Submissions. Please note that additional information may be requested based on the nature and scope of the project. Should you have any questions about this application or process, or if you would like to schedule a pre-application meeting to discuss the project, please do not hesitate to call the Highlands Council at (908) 879-6737.

Project Name: The Woodland Apartments**Property Information****Street Address:** 7 NJ Route 57**Block(s) & Lot(s):** Block 129 Lots 23, 24 & 25**Municipality:** Town of Hackettstown**County:** Warren County☐ Preservation Area☒ Planning Area**Acres:** 1.21 Acres**Applicant Information****Applicant Name:** 7 Route 57, LLC c/o Anthony Amato**Applicant Address:** 163 East Main Street, Little Falls, NJ 07424**Phone #:** (862)684-5231**Fax #:****email:** anthonyamato22@gmail.com**Property Owner Information****Owner's Name:** Same as Applicant**Owner's Address:** 163 East Main Street, Little Falls, NJ 07424**Project Description***(brief project description - attach additional pages as necessary)*

The project proposes to remove all existing structures and associated improvements on lots 23 and 24, and construct a two story apartment building, associated parking lot, and supporting site improvements. The proposed apartment building will be accessed through lot 25. Minor improvements to the parking lot on lot 25 are proposed to provide sufficient parking for that lot.

Submission Requirements

**Along with this completed application, the following information must be submitted prior to review of the application.
One hard copy and one digital copy of each document must be submitted.**

- ☒ Submit copies of all materials required to be submitted to the municipality in support of municipal application for development, this shall include all plans, reports and application forms as required under the municipality's submission requirements or checklist ordinance, including a copy of the completed municipal checklist.
- ☒ If the municipal application for development has been deemed incomplete, copies of any correspondence, documentation or any resolutions related to the matter must be submitted.
- ☒ If any formal action has been taken by the municipality or any other permitting authority, copies of any resolutions, minutes, permits, or any other record of any action on the matter in question must be submitted.
- ☒ If any application has been submitted to the NJDEP, County, NJDOT, or any other agency for approval, copies of any application forms, permits, reports, plans or other information must be submitted.

Professionals Representing Applicant

Attorney Information

(Please note an attorney is not required to represent an individual)

Attorney: **Michael Selvaggi, Esq.**

Attorney Address: **1001 Route 517, Hackettstown, NJ 07840**

Phone #: **908-852-2600**

Fax #: **908-852-8225**

email:

Engineer Information

Engineer: **Engineering & Land Planning Associates, Inc. C/O John Hansen**

Engineer Address: **140 West Main Street, High Bridge, NJ 08829**

Phone #: **(908)238-0544**

Fax #:

email: **jhanzen@elp-inc.com**

Additional Professionals Information

Name:

Address:

Phone #:

Fax #:

email:

Additional Professionals Information

Name:

Address:

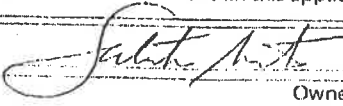
Phone #:

Fax #:

email:

Applicant Signature

I hereby certify that the information included within this application is true to the best of my knowledge.

Applicant Signature: ****

Date: **5/22/22**

Owner Signature

I hereby certify that I am the owner of the property in question, and that the above applicant has the right to submit this application for the property noted herein.

Owner Signature: ****

Date: **3/22/22**



New Jersey Highlands Council
100 North Road
Chester, N.J. 07930
Phone: 908-879-6737
Website: www.highlands.state.nj.us



Highlands Council Standards for Digital Plan Submissions

Purpose

To facilitate project review by the Highlands Council, submission of digital mapping files is required. This requirement exists **in addition to** submission of other required material as specified in this *Application for Consistency Determination*. The objective is to obtain relevant development plan information, in a digital format, to expedite staff review when using Highlands Council digital data.

Transmittal Requirements

For the initial submission, all files must be submitted on a CD or DVD. An email submittal may also occur to expedite review, but does not waive the CD/DVD requirement. Subsequent revisions or amendments may be submitted via email.

Submittal Requirements

The following information shall be submitted in the digital formats, as noted below. Where a Geographical Information System (GIS) shapefile format (.shp) is specified, all files must be ESRI-compatible and geo-referenced using the New Jersey State Plane Coordinate System, in accordance with the most current NJDEP Mapping and Digital Data Standards. The batch export of an entire CAD file containing extraneous layers (e.g., survey points) is not acceptable. The relevant layers must be exported into individual shapefiles, and submitted in accordance with the transmittal requirements above.

- ☒ A complete plan set submitted as a single file in the most recent version of Adobe Acrobat® (.pdf) format, with each plan sheet representing a page within the document; and
- ☒ A shapefile showing the limits of site disturbance, including both temporary and permanent disturbances; and
- ☒ A shapefile showing the full extent of proposed development (inclusive of building footprints, roadways, stormwater infrastructure, and utility infrastructure); and
- ☐ A shapefile indicating existing parcel boundaries and proposed lot line adjustment or subdivisions (if any).
- ☒ Projects that will disturb less than two (2) acres and will create less than one (1) acre of net impervious surface may be submitted as geo-referenced CAD files in lieu of the ESRI Shape files.

If you have any questions regarding these standards, please contact the Highlands Council at: (908) 879-6737

CERTIFICATE OF PAID TAXES

TO: Tax Collector of Town of Hackettstown

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

Location: Block 129 Lots 23, 24 & 25

Name of Owners: 7 Route 57 LLC + Salann Properties

I CERTIFY THAT THE REAL ESTATE TAXES ON THE ABOVE-MENTIONED PROPERTY HAVE BEEN PAID THROUGH 2022 1st quarter

NEXT TAX PAYMENT DUE: May 1, 2022

Tax Collector of
Town of Hackettstown
Warren County

Dated: 2-22-22

By: Patricia N. Hore

SALANN PROPERTIES LLC
BLOCK 129 LOT 25

TOWN OF HACKETTSTOWN

10% OWNER'S DISCLOSURE STATEMENT
Pursuant to N.J.S.A. 40:55D-48.1

The following is a list of owner's with a 10% or greater ownership interest of SALANN PROPERTIES LLC:



SALVATORE AMATO

2/16/22

7 ROUTE 57 LLC
BLOCK 129 LOTS 23 & 24

TOWN OF HACKETTSTOWN

10% OWNER'S DISCLOSURE STATEMENT
Pursuant to N.J.S.A. 40:55D-48.1

The following is a list of owner's with a 10%
or greater ownership interest of 7 ROUTE 57 LLC:

A handwritten signature in cursive script, appearing to read "Salvatore Amato".

SALVATORE AMATO 2/16/22

TOWN OF HACKETTSTOWN
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

OWNER'S LETTER OF CONSENT

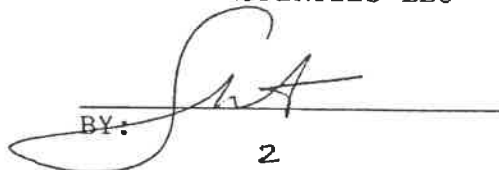
Town of Hackettstown
215 W. Stiger Street
Hackettstown, NJ 07840

Re: Salann Properties LLC
Block 129 Lot 25

The undersigned certifies that, SALANN PROPERTIES LLC,
is the owner of Block 129 Lot 25, Hackettstown, Warren
County, New Jersey.

Consent is hereby granted to, 7 ROUTE 57 LLC, as
Applicant for the proposed minor site plan, variance, and
other approvals as may be required.

SALANN PROPERTIES LLC

BY: 
2

Dated: 2/16/22

SITE INSPECTION AUTHORIZATION

I, 7 Route 57 LLC, the undersigned property owner or lessee, do hereby authorize Town of Hackettstown officials to enter upon and inspect the property owned/leased by me at 7 Route 57, Hackettstown, New Jersey, in conjunction with my application to the Town of Hackettstown Land Use Board.

Name: SALVATORE AMATO

Signature: [Signature]

Date: 2/16/22

MEMORIALIZING RESOLUTION OF THE LAND USE BOARD
OF THE TOWN OF HACKETTSTOWN APPROVING
THE BIFURCATED USE VARIANCE AND FLOOR AREA RATIO
VARIANCE APPLICATION OF 7 ROUTE 57, LLC

LAND USE BOARD

TOWN OF HACKETTSTOWN

APPLICATION # 21-02

RESOLUTION # 2102

WHEREAS, 7 Route 57, LLC (hereinafter the "Applicant") filed an application with the Land Use Board of the Town of Hackettstown pertaining to 7 Route 57 (the "Property") in the Town of Hackettstown; and

WHEREAS, the Property is otherwise known as Lots 23 and 24 in Block 129; and

WHEREAS, the Applicant is proposing to access the Property across adjacent Lot 25; and

WHEREAS, the Property is situated in the Town of Hackettstown's Highway Commercial (HC) district; and

WHEREAS, the Applicant is seeking "D" use variance relief from the Land Use Board (the "Board") to develop the Property with a multi-family residential building; and

WHEREAS, multi-family residential housing is not a permitted principal use in the HC zoning district; and

WHEREAS, the Applicant's original proposal sought approval for a three-story apartment building consisting of thirty (30) apartments; and

WHEREAS, the Applicant's original proposal also required "D" variance relief to exceed the maximum allowable building height; and

WHEREAS, the Applicant's original proposal also required "D" variance relief to exceed the maximum allowable Floor Area Ratio; and

WHEREAS, the Applicant chose to bifurcate its application before the Board, seeking only "D" variance approval and waiting to obtain site plan approval in a future application; and

WHEREAS, the Applicant is the owner of Lot 24 and is a purchaser under contract for Lot 23; and

WHEREAS, the Board considered the application and held a virtual public hearing thereon on May 18, 2021 (via Zoom) as the Board is currently operating under COVID-19 Emergency New Jersey Executive Orders 103 and 107; and

WHEREAS, the aforementioned public hearing, which was held at an open public meeting, was noticed, advertised and held in accordance with the Open Public Meetings Act at a regularly scheduled meeting; and

WHEREAS, the Applicant and the public were afforded the opportunity to be heard concerning the application; and

WHEREAS, the Applicant was represented by Michael Selvaggi, Esq. of Lavery, Selvaggi, Abromitis & Cohen, PC at the public hearing; and

WHEREAS, Anthony Amato, property manager for the Applicant LLC testified on behalf of the application; and

WHEREAS, the Applicant presented Fred Wawra, RA of Fox Architectural Design, PC who testified on behalf of the application; and

WHEREAS, the Applicant presented John E. Hansen, P.E., P.P. of E&LP who testified on behalf of the application; and

WHEREAS, the application was reviewed by Board Engineer, Paul M. Sterbenz, P.E., P.P., Colliers Engineering & Design; and

WHEREAS, the application was reviewed by Board Planner, Daniel Bloch, PP, AICP, Colliers Engineering & Design; and

WHEREAS, the following documents and plans were submitted by the Applicant:

1. Completed Town Development Application.
2. February 8, 2021 Certificate of Paid Taxes issued by Town Tax Collector Patricia Noll for Lot 24 in Block 129.
3. January 28, 2021 Certificate of Paid Taxes issued by Town Tax Collector Patricia Noll indicating tax payments for Lot 23 in Block 129 are delinquent.
4. Completed Ownership Disclosure Statement for 7 Route 57 LLC.
5. January 27, 2021 Owner's Letter of Consent signed by Salvatore Amato of 7 Route 57 LLC for Lots 23 and 24 in Block 129.
6. January 27, 2021 Site Inspection Authorization endorsed by Salvatore Amato of 7 Route 57 LLC.
7. Completed Variance Checklist.
8. January 20, 2021 document entitled "Waiver Request Justifications" providing reasons for waivers from the submission requirements for Checklist Items 18, 21, and 32.
9. May 27, 2020 NJDOT Letter of No Interest from Kenneth Spiegle of the NJDOT relative to Lots 24 and 25 in Block 129.
10. February 8, 2021 Highlands Referral Ordinance Application filed with the New Jersey Highlands Council for the project.
11. Plan entitled "Variance Plan - Hackettstown Apartments - 7 Route 57 - Block 129 Lots 23 and 24, Town of Hackettstown, Warren County, New Jersey" consisting of one (1) sheet, prepared by John E. Hansen,

P.E., of Engineering and Land Planning, P.A., dated January 20, 2021, revised March 5, 2021.

12. Sixty-year title report

13. Boundary Survey for lot 23, block 129

14. Architectural plans prepared by Kenneth J. Fox, R.A., AIA, of Fox Architectural Design, P.C., including:

- a. Sheet 1 of 3 (Basement and First Floor Plans) - dated December 30, 2020.
- b. Sheet 2 of 3 (Second and Third Floor Plans) - dated December 30, 2020.
- c. Sheet 3 of 4 (Building Elevations and Section) - dated December 30, 2020.

WHEREAS, the Planning Board Engineer, Paul M. Sterbenz, P.E., P.P., Colliers Engineering & Design issued a completeness report dated February 19, 2021.; and

WHEREAS, Board Planner Daniel Bloch, PP, AICP, Colliers Engineering & Design prepared and submitted a planning report dated April 23, 2021 citing receipt and review of the above referenced submitted documents; and

WHEREAS, the Hackettstown Land Use Board does hereby make the following findings of fact and conclusions of law based upon the testimony and documentary evidence produced by the Applicant and the Board staff:

1. The Property is situated north of Route 57 and west of Mountain Avenue.
2. The Property is located within the town of Hackettstown's Highway Commercial (HC) zoning district.
3. The Property is landlocked and contains no frontage on a public road.

4. Lot 23 is a .45 acre +/- parcel that is currently developed with a detached single-family residence.

5. Lot 24 is a .79 acre +/- parcel that is developed with a residential structure in disrepair.

6. The Applicant's original proposal sought to develop the Property with a multi-family residential building containing thirty (30) apartments in a three-story building.

7. The Applicant's proposal requires a use variance as multi-family residential housing is not a permitted use in the HC zoning district per Hackettstown Land Development Ordinance ("LDO") section 407A.

8. Access to the proposed multi-family development would be across Lot 25 in Block 129.

9. The Applicant's original 30 apartment proposal required a "D6" variance to exceed the maximum building height permitted in the HC zone.

10. The Applicant's original 30 apartment proposal required a "D4" variance to exceed the maximum floor area ratio permitted in the HC zone.

11. During the course of the public hearing on the application, the Applicant agreed to amend its proposal to reduce the number of apartments to twenty (20) and to thereby eliminate the third floor of the multi-family apartment building proposed.

12. By eliminating the third floor, the Applicant's proposal no longer requires use variance relief to exceed the permitted building height.

13. By eliminating the third floor, the Applicant's proposal still requires "D4" variance relief to exceed the allowable floor area ratio. The variance relief required, however, is less than what was originally sought.

14. LDO section 407D limits the floor area ratio ("FAR") to .25. The Applicant's original 30 apartment proposal required an FAR of .57. The Applicant's revised 20 apartment proposal proposes an FAR of .386.

15. The Board reviewed the following exhibits which were received in evidence from the Applicant:

- Exhibit A-1: Undated Color 3D rendering of proposed building.
- Exhibit A-2: Aerial photo (utilizing Google aerial) dated 3/19/21.
- Exhibit A-3: Proposed Access Exhibit dated 5/14/21.

16. The Board reviewed the Planning Report of Board Planner, Daniel Bloch, PP, AICP, Colliers Engineering & Design dated April 23, 2021. Said report is attached hereto and is incorporated herein by reference.

17. Fact testimony was provided by Anthony Amato, property manager for the Applicant LLC.

18. Mr. Amato testified that the LLC purchased Lot 24 in 2010.

19. Mr. Amato testified that prior to the LLC's acquisition of Lot 24 it contained a multi-family use.

20. Mr. Amato testified that the multi-family use was interrupted in 2019 due to a fire in the multi-family structure.

21. Mr. Amato testified that the applicant LLC is a purchaser under contract for Lot 23.

22. Mr. Amato described the Applicant's proposal to build an apartment building on the two lots (lot 23 and lot 24) which would be a "strictly rental" building.

23. Mr. Amato confirmed the Applicant's agreement to set aside 20% of the apartments for affordable housing.

24. Mr. Amato described the proposed access across Lot 25. In doing so, Mr. Amato testified that while said Lot 25 is owned by an LLC (Salann Properties, LLC), that LLC has common ownership to the Applicant LLC (both LLC's are owned by Mr. Amato's father) and Mr. Amato is also the property manager of Salann Properties, LLC.

25. In response to a question from the Board, on behalf of the Applicant Mr. Amato agreed to provide a recorded access easement across Lot 25 for the Property.

26. Expert testimony was provided on the subject of architecture by Applicant's witness Fred Wawra, RA of Fox Architectural Design, PC.

27. Mr. Wawra described the building proposed.

28. In response to questions from the Board, Mr. Wawra testified that while a flat roof would have likely eliminated the need for a building height variance, the Applicant did not want to construct a building with a flat roof as that would "lose the residential character".

29. Mr. Wawra described the general building layout, noting that each floor would contain 10 apartments.

30. Mr. Wawra's testimony also utilized Exhibit A-1 to describe the likely building appearance.

31. Expert testimony was provided on the subjects of professional engineering and professional planning by Applicant's witness John E. Hansen, PE, PP of E&LP.

32. Mr. Hansen described the Property, noting that neither lot 23 nor lot 24 have access to a public street.

33. Mr. Hansen testified that the subject property "borders the R-12.5 zoning district where residential uses are permitted".

34. Mr. Hansen testified that the "retail and service uses" permitted in the HC zone "would not be viable on these lots as the lots are hidden".

35. Mr. Hansen testified that parking originally proposed (57 spaces) is on site and conforms to the Residential Site Improvement Standards (55 spaces).

36. Mr. Hansen testified that the "site has been used for residential uses for many years" and opined therefore that the site was suitable for the use proposed.

37. Mr. Hansen testified that the project will promote the general welfare as it will provide affordable housing.

38. Mr. Hansen opined that the site was suitable for affordable housing based upon its proximity to stores, restaurants, and other local businesses.

39. Mr. Hansen testified that the site is a "unique property" as it forms the transition between existing residential and commercial uses. He further opined that the subject property "bridges the gap" between the two existing uses.

40. Mr. Hansen further opined that the Application would advance purposes "a", "g", and "i" of the Municipal Land Use Law (NJSA 40:55D-2a, NJSA 40:55D-2g, NJSA 40:55D-2i)

41. Mr. Hansen also testified that the site can support the use proposed.

42. In addressing the negative criteria, Mr. Hansen testified that in granting a D1 variance to permit the revised 20 apartment multi-family apartment use there would be no detriment to the public good.

43. Mr. Hansen testified that granting a D1 variance to permit the revised 20 apartment multi-family apartment use would not result in a substantial detriment to the Master Plan or Zoning Plan.

44. Mr. Hansen testified that in granting a D4 variance to permit the Applicant to utilize a .386 floor area ratio where Hackettstown LDO section 407D limits the floor area ratio to .25 there would be no detriment to the public good.

45. Mr. Hansen testified that granting a D4 variance to permit the Applicant to utilize a .386 floor area ratio where the Hackettstown LDO section 407D limits the floor area ratio to .25 would not result in a substantial detriment to the Master Plan or Zoning Plan.

46. Board Engineer Paul Sterbenz testified that the use proposed is “a good fit” and represents a “good transitional use”.

47. Board Planner Dan Bloch testified that he “can’t think of another use that would be better for this site” and further testified that by modifying its proposal from 30 apartments to 20 apartments, the proposal was “more palatable as to density”.

48. The Board finds and concludes that granting D-1 Use Variance relief to permit a multi-family 20 apartment residential use on the Property will promote the general welfare.

49. The Board further finds and concludes that granting D-1 Use Variance relief to permit a multi-family 20 apartment residential use on the Property would advance purposes "a" and "g" and "i" of the Municipal Land Use Law (NJSA 40:55D-2a, NJSA 40:55D-2g and NJSA 40:55D-2i):

- "encourag[ing] municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare."
- "provid[ing] sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens..."
- "promot[ing] a desirable visual environment through creative development techniques and good civic design and arrangement."

50. The Board further finds and concludes that the subject property is particularly suited for the 20 apartment multi-family residential use.

51. The Board finds that the benefits of the D-1 Use Variance relief to permit a multi-family 20 apartment residential use on the Property substantially outweigh any detriment.

52. The Board finds that granting D-1 Use Variance relief to permit a multi-family 20 apartment residential use on the Property will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

53. The Board finds and concludes that granting D4 variance relief to permit the Applicant to utilize a .386 floor area ratio where Hackettstown LDO section 407D limits the floor area ratio to .25 will promote the general welfare.

54. The Board further finds and concludes that granting D4 variance relief to permit the Applicant to utilize a .386 floor area ratio where Hackettstown LDO section 407D limits the floor area ratio to .25 would advance purposes "a" and "g" and "i" of the Municipal Land Use Law (NJSA 40:55D-2a, NJSA 40:55D-2g and NJSA 40:55D-2i):

- "encourag[ing] municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare."
- "provid[ing] sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens..."
- "promot[ing] a desirable visual environment through creative development techniques and good civic design and arrangement."

55. The Board further finds and concludes that the subject property is particularly suited for a 20 apartment multi-family residential use that yields a .386 floor area ratio.

56. The Board finds that the benefits of the D4 variance to permit the Applicant to utilize a .386 floor area ratio where Hackettstown LDO section 407D limits the floor area ratio to .25 substantially outweigh any detriment.

57. The Board finds that granting D4 variance relief to permit the Applicant to utilize a .386 floor area ratio where Hackettstown LDO section 407D limits the floor area ratio to .25 will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

58. The Board specifically makes no findings or conclusions concerning site plan approval or site plan elements of the Applicant's proposal.

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Town of Hackettstown on this 18th day of May 2021, that the application of 7 Route 57, LLC for D1 Use Variance (20 apartments) and D4 Floor Area Ratio Variance approvals be approved subject to the following conditions:

a. The terms of such approval are to be strictly in accord with the plans and testimony presented to the Board herein, and same are incorporated into this resolution by reference.

b. The Applicant shall comply with the report of the Planning Board Planner, Daniel N. Bloch, P.P., dated April 23, 2021, which report is attached hereto and is incorporated herein by reference.

c. The Applicant shall prepare and submit to the Board attorney and Board Engineer a recordable access easement across Lot 25 in block 129. Said access easement shall be subject to the review and approval of the Board attorney and Board Engineer at the time that an application is filed for site plan review.

d. Nothing herein shall permit the Applicant to obtain building permits or commence construction. No building permits shall be issued until the

Board approves an as yet to be filed site plan application for the Applicant's proposal.

e. The Applicant shall revise its plans to depict the correct intensity of use (20 apartments consisting of up to 26 total bedrooms) and correct floor area ratio (.386) to reflect the removal of the proposed third-floor as stipulated and agreed to at the public hearing.

f. The Applicant shall comply with all Affordable Housing provisions of the Hackettstown Land Development Ordinance, the New Jersey Uniform Housing Affordability Controls (UHAC), and any other governmental agency having jurisdiction over the Property.

g. All fees, assessments, taxes, escrows and other monies due to the Town of Hackettstown shall be paid in full.

h. The Applicant shall obtain all necessary governmental approvals or waivers thereof from any other governmental agencies with jurisdiction.

Motion to Approve: Wolfrum
Second: Walling

Roll Call Vote:

Those in Favor:

Sherman, Wolfrum, Campanzi, Walling, Anthony, Graf

Those Opposed: None

Abstain: None

I hereby certify that the above is a true copy of a Resolution adopted by the
Land Use Board of the Town of Hackettstown at its regular meeting of

June 15, 2021.

x Mary Matusiewicz
Mary Matusiewicz, Clerk
Hackettstown Land Use Board