

DEVELOPMENT APPLICATION
AMENDED

Page 1 of 5

TOWN OF HACKETTSTOWN

1. GENERAL INFORMATION

A. Applicant: Name 7 Route 57 LLC
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 as to Lot 24 & 25; Gaetano B. Gallo as to Lot 23
Street Address 163 East Main Street, Little Falls, NJ 07424 / 9 Route 57
Municipality Little Falls, NJ / Hackettstown, NJ
Telephone 862-684-5231 / 908-979-9090

F. Engineer/Land Surveyor:

Name John E. Hansen, P.E.
Street Address 140 West Main Street, High Bridge, NJ 08829

DEVELOPMENT APPLICATION
AMENDED

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

☐ 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 (Lot23); 7 Route 57 (Lot 24); 13 Route 57 (Lot 25),
Hackettstown, NJ

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

DEVELOPMENT APPLICATION
AMENDED

Page 3 of 5

G. Acreage of Entire Tract to be Subdivided _____

H. Proposed Number of Lots 1

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 3-story apartment building that will house 30 apartments and include 57 parking space.

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

Description

Date Prepared

Prepared By

Variance Plan

1/20/21

John E. Hansen, P.E.

Architectural Drawing

12/30/20

Fox Architectural Design

DEVELOPMENT APPLICATION
AMENDED

Page 4 of 5

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:

The properties are located in the CC zone which does not permit multi-family housing although it is permitted in the adjacent HC zone. Additionally, use variance relief is needed since the proposed height exceeds the maximum permitted in the CC zone by more than 10 feet and the proposed FAR will exceed the maximum permitted.

7. VERIFICATION AND AUTHORIZATION

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

Applicant or Representative

Date

5/3/2021

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

Property Owner(s) or Representative

Date

5/3/2021

DEVELOPMENT APPLICATION
AMENDED

Page 5 of 5

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: _____