

20-12

DEVELOPMENT APPLICATION
TOWN OF HACKETTSTOWN

PAGE 1 OF 5

1. GENERAL INFORMATION

A. Applicant: Name Allentown SMSA Limited Partnership, a Delaware limited partnership
d/b/a Verizon Wireless
Street Address 2 Valley Square/Suite 300, 512 East Township Line Road
Municipality Blue Bell, PA 19422
Telephone c/o 609-409-0500 ext. 101

B. Applicant Status:

Individual(s) ☐ Partnership ☒ Corporation ☐
Other ☐ Specify _____

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 SMDB Realty, LLC
Street Address 100 Bilby Road
Municipality Hackettstown, New Jersey 07840
Telephone _____

F. Engineer/Land Surveyor:

Name Advantage Engineers
Street Address 520 Fellowship Road, Suite A-106
Municipality Mount Laurel, New Jersey 08054
Telephone 856-316-4788

G. Attorney: Name James A. Mitchell, Esq.
Street Address 12 Stults Road, Suite 104
Municipality Dayton, New Jersey 08810
Telephone 609-409-0500 ext. 101

2. TYPE OF APPLICATION - check where appropriate

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

(REFER TO SECTION 200 OF
THE LAND USE ORDINANCE)

3. PROPERTY DATA

A. STREET ADDRESS 100 Bilby Road

B. BLOCK NUMBER 45 LOT NUMBER 2.01

C. The location of the property is approximately 350' feet from
the intersection of Bilby Road and Willow Grove Street

- D. Existing Use Asphalt company office
- E. Proposed Use Wireless Telecommunications Facility
- F. Zone District LM- Limited Manufacturing
- G. Acreage of Entire Tract to be Subdivided 0
- H. Proposed Number of Lots 0
- 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 ☐ Unknown to applicant
- 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

Installation of a 150' tall monopole, with twelve (12) communication antennas to be attached at
a height of 150' , along with equipment cabinets to be placed on a 30' x 50' concrete pad
within a fenced compound at the base of the monopole

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

Description

Date Prepared

Prepared By

See attached transmittal letter.

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 proposed facility is Conditionally Permitted in the LM zone and the proposal complies with all conditions except as to one side yard. 50' required under Section 601 K and 22' 2" provided.

7. VERIFICATION AND AUTHORIZATION

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



Applicant
James A. Mitchell, Esq., Attorney for Applicant

9/1/2020

Date

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

See attached owner's consent

Property Owner(s)

Date

Property Owner's Authorization

I, WILLIAM F. STEWMAN, owner of the property located at
100 Bilby Road, Hackettstown, New Jersey, do hereby authorize **Celco Partnership
d/b/a Verizon Wireless**, its successors and/or assigns and/or its agent, to act as my non-
exclusive agent for the sole purpose of filing and consummating any land use or building
permit application(s) necessary to obtain approval of the applicable jurisdiction for
Verizon Wireless' installation of a telecommunications facility at the above-referenced
property location.

The above authorization does not permit Verizon Wireless to modify or alter any
existing permit(s) and/or zoning or land use conditions or impose any additional
conditions unrelated to Verizon's installation of telecommunications equipment without
my prior approval.

Signature: _____

Print Name: WILLIAM F. STEWMAN

Date: 05/12/2020

Sworn to and subscribed before me
this 12th day of May, 2020.

[Signature]
Notary Public

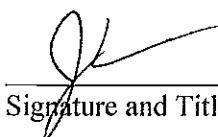


::::CHECK LIST::::
Details required for
Variance Applications

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.
- 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'.
- 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;
- 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;
- X 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
- W Please see Ownership Disclosure form submitted with application.
Names and addresses of partners or stockholders as required by Ordinance.
- X Acreage figures (both with and without areas within public rights-of-way).
- X Approval signature lines.
- X 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 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.
- NA 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.
- NA Proposed buffer and landscaped areas.
- NA Delineation of flood plains, including both floodway and flood fringe areas. Contours as shown on the U.S.G.S. topographic sheets.
- X 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.
- W Five (5) copies of a certification from the Town Tax Collector indicating that all taxes and assessments are paid to date. Requested not yet recieved.
- NA Concerning subdivisions only, existing and proposed monuments.
- NA Road right-of-way dedication and improvement, as applicable.
- NA Sight triangle easements, as applicable.
- NA 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.
- 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. Exemption submitted not yet recieved
- NA 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

Attorney for Applicant

9/1/2020

Date

::::CHECK LIST::::

Details required for

Minor Subdivision Plats and Minor Site Plans

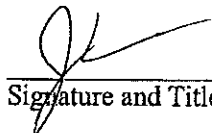
Note: See Section 803 of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

Applicant

- 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.
- NA Protective Covenants, Easements and/or Deed Restrictions (10 copies).
- X 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").
- 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.
- 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;
- X North arrow;
- X Scale (written and graphic); and
- X Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
Please see ownership disclosure submitted with application.
- W Names and addresses of partners or stockholders as required by Ordinance.

- X Acreage figures (both with and without areas within public rights-of-way).
- X Approval signature lines.
- X 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 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.
- NA 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.
- X Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- NA Proposed buffer and landscaped areas.
- NA Delineation of flood plains, including both floodway and flood fringe areas.
- NA Contours as shown on the U.S.G.S. topographic sheets.
- X 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.
- W Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date. Requested not yet recieved.
- NA Five (5) copies of the completed application to the Warren County Planning Board, if applicable.
- NA Five (5) copies of the completed application to the Hackettstown Municipal Utilities Authority, if applicable.
- NA Concerning minor subdivisions only, existing and proposed monuments.
- NA Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.

- NA Concerning minor subdivisions only, an Environmental Impact Statement in accordance with the provisions of Section 804 C.
- NA Road right-of-way dedication and improvement, as applicable.
- X 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).
- NA Sight triangle easements, as applicable.
- NA Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.
- X 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.
- 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. Exemption submitted not yet recieved..
- NA A "Major Development Stormwater Summary Sheet" shall be submitted when a stormwater management basin is proposed on a project.

 Attorney for Applicant
Signature and Title of person who prepared check list.

9/1/2020
Date

Allentown SMSA Limited Partnership
One Verizon Way
Basking Ridge, NJ 07920

Allentown SMSA Limited Partnership d/b/a Verizon Wireless ("Partnership") is a limited partnership formed under the laws of the State of Delaware. The Partnership has four partners in total. The following is a listing of partners that own greater than a 10% interest in the Partnership:

General Partner
Limited Partners:

Bell Atlantic Mobile Systems LLC
Bell Atlantic Mobile Systems LLC
Cellco Partnership
Pencor Wireless Communications, Inc.

Bell Atlantic Mobile Systems LLC ("BAMS LLC"), One Verizon Way, Basking Ridge, NJ 07920, is a Delaware limited liability company with its principal place of business in New Jersey. BAMS LLC is an indirect wholly owned subsidiary of Verizon Communications Inc.

Cellco Partnership ("Cellco"), One Verizon Way, Basking Ridge, NJ 07920, is a Delaware general partnership with its principal place of business in New Jersey. Cellco is an indirect wholly owned subsidiary of Verizon Communications Inc.

Pencor Wireless Communications, Inc., Palmerton, PA 18071

Verizon Communications Inc. is a publicly traded company with no known owners holding a 10% or greater interest.

20-17

::::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.
- N/A 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
- W* Names and addresses of partners or stockholders as required by Ordinance.
- X Certification of ownership or authorization to file application.

W* = Please see Ownership Disclosure form submitted with application

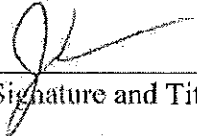
- X Approval signature lines.
- X Acreage to the nearest tenth of an acre (both with and without areas within public rights-of-way).
- X The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Clerk 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.
- X 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.
- NA Existing and proposed watercourses with required information:
 - NA 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;
 - NA 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;
 - NA The location and extent of drainage and conservation easements and stream encroachment lines; and
 - NA The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- NA Existing and proposed contours as required by Ordinance. **No change to existing contours**
- E* 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.

E* = Exempt - Application proposes to disturb substantially less than 5,000 square Feet

- 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.
- NA 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.
- NA Plans and computations for any storm drainage systems as required by the Town Engineer.
- X The location of existing utility structures on the tract and within 200 feet of its boundaries.
- NA 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).
- NA 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.
- NA 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.
- NA 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.
- NA Proposed permanent monuments.
- NA 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.
- NA Five (5) copies of the completed application to the Hackettstown Utilities Authority, if applicable.
- NA 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.

No change to existing grading

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



Attorney for Applicant
Signature and Title of person who prepared check list.

12/21/20

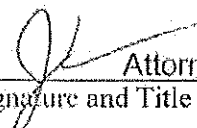
Date

20-12

;;;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").
- W* All details stipulated in Subsection 804 B. of the Ordinance.
- X All additional details required at the time of preliminary approval.
- NA A section or staging plan, if proposed.
- W* 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.
- NA 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.
- W* 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.
- W* A statement from the Town Engineer indicating that all installed improvements have been inspected.
- X 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.



Attorney for Applicant
Signature and Title of person who prepared check list

12/21/20
Date

W* = Applicant requests all Waivers Identified in Preliminary Site Plan submission