

DEVELOPMENT APPLICATION
TOWN OF HACKETTSTOWN

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1. GENERAL INFORMATION

A. Applicant: Name G + G Church Properties, LLC
Street Address 123 W. Greenbrook Road
Municipality North Caldwell, NJ 07006
Telephone 646-285-8717

B. Applicant Status:

Individual(s) ☐ Partnership ☐ Corporation ☐
Other ☒ Specify Limited Liability Company (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.
Street Address _____
Municipality _____
Telephone _____

G&G Church Properties LLC

Members	Ownership	Address	Title
David & Adalgisa Garcia	50.00%	123 West Greenbrook Road North Caldwell NJ 07006	D. Garcia (Managing Member)
Gary Gonzalez	25.00%	35-45 79TH STREET APT 3F JACKSON HEIGHTS, NY 11372	Member
Andy Gonzalez	12.50%	107 PARK AVENUE DUMONT, NJ 07628	Member
Alexis Gonzalez	12.50%	39-09 CRESCENT STREET 2 FL LONG ISLAND CITY, NY 11101	Member

F. Engineer/Land Surveyor:

Name James P. Deady Surveyor, LLC
Street Address 295 Route 22 East
Municipality Whitehouse Station, NJ 08889
Telephone 908-534-0145

G. Attorney:

Name Mark D. Maryanski, Esq.
Street Address 230 Passaic Avenue
Municipality Fairfield, NJ 07004
Telephone 973-227-0844

2. TYPE OF APPLICATION - check where appropriate

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

(REFER TO SECTION 200 OF
THE LAND USE ORDINANCE)

3. PROPERTY DATA

A. STREET ADDRESS 406 Church Street, Hackettstown, NJ 07840
B. BLOCK NUMBER 95 LOT NUMBER 4
C. The location of the property is approximately zero feet from
the intersection of Church Street and Jefferson Street

- D. Existing Use Pre-existing nonconforming boarding house consisting of 5 rooms plus 1 apartment with licensed capacity of 9 occupants and 1 operator.
- E. Proposed Use Expansion to 10 occupants and 1 operator through use of attic room.
- F. Zone District R12.5 Single Family Residential District
- G. Acreage of Entire Tract to be Subdivided N/A
- H. Proposed Number of Lots N/A
- I. Is the property located on a County of Warren Roadway?
Yes ☐ No ☒
- J. Is the property located within 200' of a municipal boundary?
Yes ☐ No ☒
- 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

Expansion of the pre-existing nonconforming boarding house use and 1 apartment to include the existing attic room thereby increasing the current licensed capacity of 9 occupants plus 1 operator to 10 occupants plus 1 operator. No construction or new on-site improvements are proposed with this application.

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

<u>Description</u>	<u>Date Prepared</u>	<u>Prepared By</u>
Survey	November 17, 2014	James P. Deady Surveyor, LLC
Photograph of attic area		Applicant
Sketch of attic area with measurements		Applicant

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:

D variance for expansion of nonconforming use requesting relief from section 507B(2) of the Zoning Ordinance of the Town of Hackettstown. The basis for the relief sought is that "special reasons" exist in that the proposed use is appropriate for the subject location, the granting of the variance would promote the more efficient use of the property and can be granted without any substantial detriment to the area

7. VERIFICATION AND AUTHORIZATION or to the zoning plan and zoning ordinance of the Town.

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


Applicant

5-6-21
Date

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


Property Owner(s)

5-6-21
Date

OFFICIAL USE ONLY

8. APPLICATION HISTORY

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

9. DISPOSITION OF APPLICATION

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

DATE OF DISPOSITION: _____



