

DEVELOPMENT APPLICATION
TOWN OF HACKETTSTOWN

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1. GENERAL INFORMATION

A. Applicant: Name Hackettstown Crossing Associates LLC
Street Address 1200 Sunnyview Oval
Municipality Keasbey
Telephone 609-577-4888

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.
Street Address _____
Municipality _____
Telephone _____

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F. Engineer/Land Surveyor:

Name French & Parrello Associates

Street Address 43A Newburgh Road, Suite 100, Hackettstown, NJ 07840

Telephone 908-850-0977

G. Attorney:

Name Michael S. Selvaggi, Esq., Lavery, Selvaggi, Abromitis & Cohen, P.C.

Street Address 1001 Route 517

Municipality Hackettstown, NJ 07840

Telephone 908-852-2600

2. TYPE OF APPLICATION - check where appropriate

 Minor Site Plan

VARIANCES

 X Minor Subdivision

 Use

 X Amended Preliminary Major Site Plan

 X Bulk

 Preliminary Major Subdivision

 X Amended 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 93-95 Main Street, Hackettstown

B. BLOCK NUMBER 21 LOT NUMBER 18.02

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- C. The location of the property is approximately 0 feet from the intersection of Main, Bergen and Stiger Street
- D. Existing Use Mixed Commercial and Residential
- E. Proposed Use Mixed Commercial and Residential
- F. Zone District LM
- G. Acreage of Entire Tract to be Subdivided 11.6 acres
- H. Proposed Number of Lots
- I. Is the property located on a County of Warren Roadway?
Yes ☐ No ☒
- J. Is the property located within 200' of a municipal boundary?
Yes ☐ No ☒
- K. Was this property subject to a prior development application? Pending Subdivision.
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

The Applicant is seeking amended preliminary and final site plan approval and bulk variance relief to allow the redevelopment and construction of a mixed-used commercial shopping retail center, residential units and other site related improvements, including but not limited to, grading, landscaping, lighting and parking reconfiguration.

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

Description

Prepared By

Preliminary & Final Major Site Plan Phase 2C
Stormwater Management Report
Operations and Maintenance Manual
Tier A Stormwater Basin Summary Sheet
Architectural drawings

French & Parrello
French & Parrello
French & Parrello
French & Parrello
CPL Architects

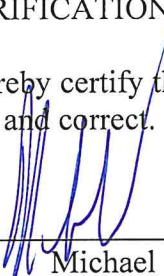
6. VARIANCES

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 Applicant is seeking bulk variance relief for the minimum building setback to interior street or parking whereas 10 feet is required and only 6 feet is proposed; and for the monument sign setback whereas 5 feet is required and only 2 feet is proposed.

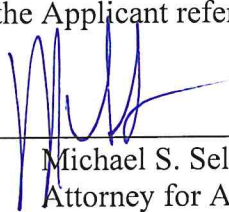
7. VERIFICATION AND AUTHORIZATION

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

Applicant  _____
Michael S. Selvaggi, Esq.
Attorney for Applicant/Owner

12/5/22
Date

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

Property Owner(s)  _____
Michael S. Selvaggi, Esq.
Attorney for Applicant/Owner

12/5/22
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.

- ☒ Application Form(s) and Checklist(s) (20 copies).
- ☒ 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).
- ☒ 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")
- ☒ Key map at not more 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.
- ☒ Certification of ownership or authorization to file application.

- ☒ Approval signature lines.
- ☒ Acreage to the nearest tenth of an acre (both with and without areas within public rights-of-way).
- ☒ 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.
- ☒ 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.
- ☒ Tract boundary line (heavy solid line).
- ☒ Zoning districts, affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- ☒ The location of natural features such as wetlands and treed areas, both within the tract and within 100 feet of its boundary.
- ☒ 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;
- ☒ The location and extent of drainage and conservation easements and stream encroachment lines; and
- ☒ The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- ☒ Existing and proposed contours as required by Ordinance.
- ☒ Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.
- ☒ The location of all existing structures as required by Ordinance.
- ☒ Size, height and location of all proposed structures and buildings.

- ☒ All dimensions necessary to confirm conformity to the Ordinance requirements.
- ☒ The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
- ☒ The proposed screening, buffering and landscaping plan, with the information required by Ordinance.
- ☒ The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
- ☒ All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.
- ☒ Plans and computations for any storm drainage systems as required by the Town Engineer.
- ☒ The location of existing utility structures on the tract and within 200 feet of its boundaries.
- ☒ 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).

Waiver 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.

N/A 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.

☒ 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.

☒ Proposed permanent monuments.

N/A The proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.

☒ Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date.

Waiver Five (5) copies of the completed application to the Warren County Planning Board, if applicable.

Waiver Five (5) copies of the completed application to the Hackettstown Utilities Authority, if applicable.

☒ 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.

Waiver 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.

Waiver 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.

✓ 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.

✓ 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.

Waiver 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.

✓ 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.

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.

✓ 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").

✓ All details stipulated in Subsection 804 B. of the Ordinance.

✓ All additional details required at the time of preliminary approval.

N/A A section or staging plan, if proposed.

✓ Detailed architectural and engineering data as required by Ordinance.

✓ Certification from the Town Tax Collector indicating that all taxes and assessments are paid up-to-date.

Waiver 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.

Waiver 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.

Waiver A statement from the Town Engineer indicating that all installed improvements have been inspected.

Waiver 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.

Signature and Title of person who prepared check list

Date

**HACKETTSTOWN CROSSING ASSOCIATES LLC
BLOCK 21 LOT 18.02**

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 HACKETTSTOWN CROSSING ASSOCIATES LLC:

- Tanglewood Associates LLC 21.0%
- Gottlieb Family, LLC 21.0%
- Landmark Homes, LLC 17.5%
- JCJR Hackettstown, LLC 14.0%
- JADE Hackettstown, LLC 12.5%

Sub-members with aggregate ownership greater than 10%:

- Eric Harvitt 15.8%
 - 33.3% owner of Tanglewood Associates LLC and 50% owner of Landmark Homes, LLC
- Michael Gottlieb 19.3%
 - 50% owner of Gottlieb Family, LLC and 50% owner of Landmark Homes, LLC

SITE INSPECTION AUTHORIZATION

I, MICHAEL GOITUES, the undersigned property owner, do hereby authorize Town of Hackettstown officials to enter upon and inspect the property owned by me at 93-95 Main Street, Hackettstown, New Jersey, in conjunction with my application to the Town of Hackettstown Land Use Board.

Name: MICHAEL GOITUES

Signature: [Handwritten Signature]

Date: 10/28/22



TOWN OF HACKETTSTOWN
MUNICIPAL BUILDING
215 W. STIGER STREET • HACKETTSTOWN • NEW JERSEY 07840
TEL: 908-852-3130 • FAX: 908-852-5728
WWW.HACKETTSTOWN.NET

MAYOR
Gerald DiMaio, Jr.

MEMBERS OF COUNCIL
Jody Becker
Matthew Engela
Leonard Kunz
James Lambo
Scott Sheldon
Eric Tynan

TOWN CLERK/
ADMINISTRATOR
William W. Kuster, Jr.
MC/CMC/CMR

CHIEF FINANCIAL
OFFICER
Nette Dyer
FO/QPA

MUNICIPAL ASSESSOR
Don Cohen

TAX COLLECTOR
Patricia Noll

CONSTRUCTION
OFFICIAL
Edward O'Connor

INSPECTION
OFFICIAL
Diehl

November 17, 2022

CERTIFICATION OF TAXES PAID

Block 21, Lot 18.02

Owner: Hackettstown Crossing Assocs, LLC
93-95 Main St

This is to certify that property tax on the above noted property is paid through the 2022 fourth quarter. The next payment is due February 1, 2023.

Patricia H. Noll
Tax Collector