

DEVELOPMENT APPLICATION
TOWN OF HACKETTSTOWN

PAGE 1 OF 5

1. GENERAL INFORMATION

A. Applicant: Name Bernard Neuner + Kelly Shea
Street Address 411 W. Plane St
Municipality Hackettstown
Telephone 908-507-1782 / 908-507-2317

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 _____
Street Address _____
Municipality _____
Telephone _____

F. Engineer/Land Surveyor:

Name Robert D. Poole
Street Address 162 Halsey Rd
Municipality Newton
Telephone 973-579-5274

G. Attorney: Name Self-represented
Street Address _____
Municipality _____
Telephone _____

2. TYPE OF APPLICATION - check where appropriate

	VARIANCES
<input type="checkbox"/> Minor Site Plan	
<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Use
<input type="checkbox"/> Preliminary Major Site Plan	<input checked="" type="checkbox"/> Bulk
<input type="checkbox"/> Preliminary Major Subdivision	
<input type="checkbox"/> Final Major Site Plan	(appeal from Administrative Officer) <input type="checkbox"/> Interpretation
<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 411 W. Plane St
B. BLOCK NUMBER 97 LOT NUMBER 9
C. The location of the property is approximately 0 feet from
the intersection of W. Plane St and Jefferson St

- D. Existing Use Residential
- E. Proposed Use Residential
- F. Zone District R-12.5
- G. Acreage of Entire Tract to be Subdivided 21,750 ft² / .499 acres
- H. Proposed Number of Lots 2
- 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

Minor subdivision into two lots with
single family home on proposed new lot

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

DescriptionDate PreparedPrepared By

Proposed Minor subdivision map dated 4/27/21
prepared by Robert D. Poole

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:

We request a variance from the lot area
requirement of Section 403 D of the
Land Development ordinance

7. VERIFICATION AND AUTHORIZATION

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

Bernad J. hum Kelsahe

Applicant

5/11/21

Date

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

Bernad J. hum Kelsahe

Property Owner(s)

5/11/21

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: _____



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 ☒, and/or SEWER ☒ utilities service for the project as detailed herein.

- Name of Applicant Bernard Neuner and Kelly Shea
Street Address 503 Jefferson Street
City, State, and Zip code Hackettstown, NJ 07840
Phone 908-507-1782 FAX 908-852-9150 E-mail bneuner@mangolin-neuner.com
- Interest of Applicant, if other than Owner _____
- Name of Owner Bernard Neuner and Kelly Shea
Street Address 411 W Plane St
City, State, and Zip code Hackettstown, NJ 07840
Phone 908-507-1782 FAX 908-852-9150 E-mail bneuner@mangolin-neuner.com
- Name of Project 503 Jefferson St Type of Units Residential
- Location of Project – Municipality Hackettstown Block 97 Lot(s) 9
- Status of Planning Board Application Pending
- Number of Equivalent Dwelling Unit's (EDU) WATER 1 SEWER 1
Single family dwelling or townhouse – 1 Equivalent Dwelling Unit (EDU) /unit.
Other Uses – WATER - # of EDU's = GPD as per HMUA Rules & Regulations, Section 106 A & B, divided by 300 GPD, rounded up to the nearest 0.50.
Other Uses - SEWER - # of EDU's = GPD as per HMUA Rules & Regulations, Section 106 A & B, divided by 300 GPD, rounded up to the nearest 0.50.
- Applicant's Consulting Engineer _____
Street Address _____
City, State, and Zip code _____
Phone _____ FAX _____ E-mail _____
- Application Review Fee - Attach a separate check made payable to the HMUA to be deposited into an Escrow Account in the amount of \$ 100.00 . Tax ID# _____

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 \$ 80.00.

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 - X
- B. Submit four (4) copies of all engineering plans and reports - _____
- C. Submit copy of Preliminary Planning Board Approval - X
- 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

Bernard T. Neuner Kelly A. Shea
(Signature)

Date: 5/11/21

Bernard T. Neuner Kelly A. Shea
(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: 503 Jefferson Street

Property Information

Street Address: 503 Jefferson Street

Block(s) & Lot(s): Block 97 Lot 9.02

Municipality: Hackettstown

County: Warren

☐ Preservation Area

☒ Planning Area

Acres: .211

Applicant Information

Applicant Name: Bernard Neuner and Kelly Shea, husband and wife

Applicant Address: 411 West Plane Street, Hackettstown, NJ 07840

Phone #: 908-507-1782

Fax #: 908-852-9150

email: Bneuner@margolin-neuner.com

Property Owner Information

Owner's Name: Bernard Neuner and Kelly Shea, husband and wife

Owner's Address: 411 West Plane Street, Hackettstown, NJ 07840

Project Description

(brief project description - attach additional pages as necessary)

Applicant plans to build a single-family house.

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: Self-represented

Attorney Address:

Phone #: Fax #: email:

Engineer Information

Engineer: N/A

Engineer Address:

Phone #: Fax #: email:

Additional Professionals Information

Name: Robert D. Poole - Professional Land Surveyor

Address: 162 Halsey Road, Newton, NJ 07860

Phone #: 973-579-5274 Fax #: 973-579-9002 email: Rdpoole@centurylink.net

Additional Professionals Information

Name: Dharam Mehta, Architect

Address: 248 Main Street, Rockaway, NJ 07866

Phone #: 973-625-4816 Fax #: 973-586-0560 email: Dharammehta248@gmail.com

Applicant Signature

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

Applicant Signature: Date:

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: *Purnima S. Khan* Date: 5/11/21



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

::::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

✓

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.

N/A

Protective Covenants, Easements and/or Deed Restrictions (10 copies).

✓

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").

✓

Key map at not more than 1"=1000'.

✓

Title block:

N/A

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); and

✓

Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

N/A

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;
- ☒ Tract boundary line (heavy solid line).
- ☒ 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.
- ☒ ~~N/A~~ 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.
- ☒ Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- ☒ ~~N/A~~ Proposed buffer and landscaped areas.
- ☒ ~~N/A~~ Delineation of flood plains, including both floodway and flood fringe areas.
- ☒ Contours as shown on the U.S.G.S. topographic sheets.
- ☒ ~~N/A~~ Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- ☒ 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.
- ☒ Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date.
- ☒ ~~N/A~~ Five (5) copies of the completed application to the Warren County Planning Board, if applicable.
- ☒ Five (5) copies of the completed application to the Hackettstown Municipal Utilities Authority, if applicable.
- ☒ ~~N/A~~ Concerning minor subdivisions only, existing and proposed monuments.
- ☒ ~~N/A~~ Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.

W Concerning minor subdivisions only, an Environmental Impact Statement in accordance with the provisions of Section 804 C.

N/A Road right-of-way dedication and improvement, as applicable.

N/A 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).

✓ Sight triangle easements, as applicable.

N/A Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.

W An Historic Impact Statement, if applicable, in accordance with Section 806 E. of this Ordinance.

✓ 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.

✓ 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. *Application Gled*

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

Bunaa L. hem

Signature and Title of person who prepared check list.

owner

5/11/21

Date

::::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.

- ☒ 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:
- ☒ N/A 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
- ☒ N/A 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.

- ☒ Tract boundary line (heavy solid line).
- ☒ 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.
- N/A 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.
- ☒ Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- N/A Proposed buffer and landscaped areas.
- N/A Delineation of flood plains, including both floodway and flood fringe areas. Contours as shown on the U.S.G.S. topographic sheets.
- N/A Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- ☒ 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.
- ☒ 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.
- ☒ Sight triangle easements, as applicable.
- N/A Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.
- ☒ 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.
- ☒ 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. *Application Filed*
- N/A A "Major Development Stormwater Summary Sheet" shall be submitted when a stormwater management basin is proposed on a project.

Bernard J. Hen
Signature and Title of person who prepared check list
owner

5/11/21
Date