

## TOWN OF HACKETTSTOWN

## 1. GENERAL INFORMATION

A. Applicant Name: Performance Fleet Maintenance LLCStreet Address: 440 Route 17 N., Suite 2Municipality Hasbrouck Heights, New JerseyTelephone 

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 Mazzella Enterprises Company LLCStreet Address 115 8<sup>th</sup> St. NorthMunicipality Brigantine, New JerseyTelephone 

F. Land Surveyor:

Name Philip A. McEntee, Jr.Street Address 33 Hibernia Road, Rockaway, NJ 07866Telephone 973-957-3171

Engineer:

Name: Steven Cattani, PE, Dynamic Engineering

Street Address: 826 Newtown Yardley Road, Suite 201, Newtown, PA 18940

Telephone: 267-685-0276 x 3114

G. Attorney:

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

Street Address 1001 Route 517

Municipality Hackettstown, New Jersey

Telephone/Email 908-852-2600 / mselvaggi@lsaclaw.com

2. TYPE OF APPLICATION - check where appropriate

<input type="checkbox"/> Minor Site Plan	VARIANCES
<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Use
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Bulk
<input type="checkbox"/> Preliminary Major Subdivision	
<input checked="" 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
<input type="checkbox"/> Amended Site Plan	

(REFER TO SECTION 200 OF  
THE LAND USE ORDINANCE)

3. PROPERTY DATA

- A. STREET ADDRESS 859 Willow Grove Street, Hackettstown, NJ 07840
- B. BLOCK NUMBER 44 LOT NUMBER 3
- C. The location of the property is approximately 2,500 feet from

the intersection of Bilby Road and Willow Grove Street

D. Existing Use Warehouse

E. Proposed Use Warehouse

F. Zone District “LM” Limited Manufacturing

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, 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 proposing a parking area for 200 vans and passenger vehicles to be used in connection with Amazon deliveries. The Applicant will also utilize an office in the existing building to supervise operations and provide security delivery.

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

<u>Description</u>	<u>Date Prepared</u>	<u>Prepared By</u>
<u>Boundary Survey</u>	<u>6/30/2020</u>	<u>Philip A. McEntee, Jr.</u>

Site Plan

Dynamic Engineering

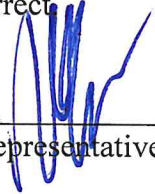
6. VARIANCES

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 use variance relief since its use would represent a second principal use on the property.

7. VERIFICATION AND AUTHORIZATION

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

  
Applicant or Representative

11/22/21  
Date

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

Please see signed owner's consent.

Property Owner(s)

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**

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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.
- X   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
- X   Names and addresses of partners or stockholders as required by Ordinance.
- X   Certification of ownership or authorization to file 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.
- N/A  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;
- N/A  The location and extent of drainage and conservation easements and stream encroachment lines; and
- N/A  The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- Waiver Existing and proposed contours as required by Ordinance.
- N/A  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.
- N/A  Size, height and location of all proposed structures and buildings.

- N/A All dimensions necessary to confirm conformity to the Ordinance requirements.
- N/A The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
- N/A The proposed screening, buffering and landscaping plan, with the information required by Ordinance.
- X 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.
- N/A Plans and computations for any storm drainage systems as required by the Town Engineer.
- N/A The location of existing utility structures on the tract and within 200 feet of its boundaries.
- N/A 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.
- Waiver 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.
- 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.
- N/A Proposed permanent monuments.
- X 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.
- N/A Five (5) copies of the completed application to the Hackettstown Utilities Authority, if applicable.
- Waiver 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.

Waiver 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.

N/A 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.

N/A 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.

- 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").
- N/A  All details stipulated in Subsection 804 B. of the Ordinance.
- N/A  All additional details required at the time of preliminary approval.
- N/A  A section or staging plan, if proposed.
- X   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.
- N/A  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.
- 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.
- A statement from the Town Engineer indicating that all installed improvements have been inspected.
- In Process** 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.
- N/A  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**  
**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
  - X   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.
- X   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.
- 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.
- 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.
- X   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.
- X   Road right-of-way dedication and improvement, as applicable.
- N/A  Sight triangle easements, as applicable.
- X   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.
- In Process 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.
- N/A  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

**CERTIFICATE OF PAID TAXES**

TO: Tax Collector of Town of Hackettstown

PLEASE CERTIFY THAT THE TAXES OF THE PROPERTY LISTED BELOW HAVE BEEN PAID.

Location: Block 44 Lot 3

Name of Owners: Mazzella Enterprises Company LLC

I CERTIFY THAT THE REAL ESTATE TAXES ON THE ABOVE-MENTIONED PROPERTY HAVE BEEN PAID THROUGH 2021 4<sup>th</sup> qtr

NEXT TAX PAYMENT DUE: February 1, 2022

Tax Collector of  
Town of Hackettstown  
Warren County

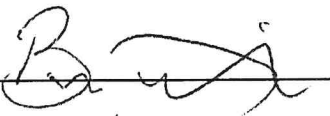
Dated: 10-28-21

By: Patricia N. Wee

SITE INSPECTION AUTHORIZATION

I, Brendan Durkin, the undersigned property owner or lessee, do hereby authorize Town of Hackettstown officials to enter upon and inspect the property owned/leased by me at 859 Willow Grove Street, Hackettstown, New Jersey, in conjunction with my application to the Town of Hackettstown Land Use Board.

Name: Brendan Durkin

Signature: 

Date: 8/25/21

PERFORMANCE FLEET MAINTENANCE LLC  
BLOCK 44 LOT 3

TOWN OF HACKETTSTOWN

10% APPLICANT'S DISCLOSURE STATEMENT  
Pursuant to N.J.S.A. 40:55D-48.1

The following is a list of applicants with a 10% or greater ownership interest of PERFORMANCE FLEET MAINTENANCE LLC:

Brendan Durkin  
James Lynch  
Patrick Nicholson  
Rosemary Mazzola

MAZZELLA ENTERPRISES COMPANY LLC  
BLOCK 44 LOT 3

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 MAZZELLA ENTERPRISES COMPANY LLC:

*James Mazzella 100%*

TOWN OF HACKETTSTOWN  
ZONING BOARD OF ADJUSTMENT  
PLANNING BOARD

OWNER'S LETTER OF CONSENT

Town of Hackettstown  
215 W. Stiger Street  
Hackettstown, NJ 07840

Re: MAZZELLA ENTERPRISES COMPANY LLC  
Block 44 Lot 3

The undersigned certifies that, MAZZELLA ENTERPRISES COMPANY LLC, is the owner of Block 44 Lot 3, Hackettstown, Warren County, New Jersey. *(44) JM*


Consent is hereby granted to, PERFORMANCE FLEET MAINTENANCE LLC, as Applicant for the proposed minor site plan, variance, and other approvals as may be required.

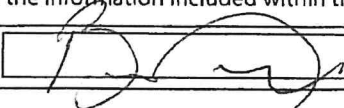
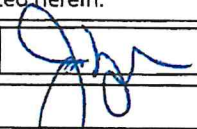
MAZZELLA ENTERPRISES COMPANY LLC

*[Signature]*  
BY: \_\_\_\_\_

Dated:

*6/1/2021*

<div>New Jersey Highlands Council 100 North Road Chester, N.J. 07930 Phone: 908-879-6737 Website: www.highlands.state.nj.us</div>	<div></div>	Receipt Stamp - Highlands Council Use Only
Highlands Referral Ordinance Application		
<p>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.</p> <p>In support of this application and the Consistency Determination review, applicants must provide the following:</p> <ol style="list-style-type: none"><li>1. Completed and signed application form (this form);</li><li>2. Required documents as specified in the "Submission Requirements" section on the following page;</li></ol> <p>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.</p>		
Project Name: Performance Fleet Maintenance LLC		
Property Information		
Street Address: 859 Willow Grove Street, Hackettstown, NJ 07840		
Block(s) & Lot(s): Block 44 Lot 3		
Municipality: Hackettstown		County: Warren
<input type="checkbox"/> Preservation Area	<input checked="" type="checkbox"/> Planning Area	Acres: 12.49
Applicant Information		
Applicant Name: Performance Fleet Maintenance LLC		
Applicant Address: 440 Route 17 N., Suite 2, Hasbrouck Heights, NJ 07604		
Phone #:	Fax #:	email: brendan@performance-fleet.com
Property Owner Information		
Owner's Name: Mazzella Enterprises Company LLC		
Owner's Address: 115 8th Street North, Brigantine, NJ		
Project Description (brief project description - attach additional pages as necessary)		
<div>The Applicant's proposed use is a parking area and to allow delivery vans on the property and maintenance of same. The Applicant will also occupy an office in an existing building to supervise the use and security of the lot.</div>		
Page 1 of 2		Continued on next page...

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.		
<input checked="" type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	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.	
<input type="checkbox"/>	If <u>any</u> 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.	
<input checked="" type="checkbox"/>	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 <i>(Please note an attorney is not required to represent an individual)</i>		
Attorney:	Michael S. Selvaggi, Esq.	
Attorney Address:	Lavery, Selvaggi, Abromitis & Cohen, P.C., 1001 Route 517, Hackettstown, NJ 07840	
Phone #:	908-852-2600	Fax #: 908-852-8225 email: mselvaggi@lsaclaw.com
Engineer Information		
Engineer:	Steven Cattani, PE	
Engineer Address:	Dynamic Engineering, 826 Newtown Yardley Road, Newtown, PA 18940	
Phone #:	267-685-0276 x 3114	Fax #: email: scattani@dynamicec.com
Additional Professionals Information		
Name:	Philip A. McEntee, Jr., Land Surveyor	
Address:	33 Hibernia Road, Rockaway, NJ 07866	
Phone #:	973-957-3171	Fax #: email:
Additional Professionals Information		
Name:		
Address:		
Phone #:		Fax #: email:
Applicant Signature		
I hereby certify that the information included within this application is true to the best of my knowledge.		
Applicant Signature:		Date: 11/18/21
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:		Date: 11/18/21
Page 2 of 2		



**New Jersey Highlands Council**  
100 North Road  
Chester, N.J. 07930  
Phone: 908-879-6737  
Website: [www.highlands.state.nj.us](http://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

# LAND DEVELOPMENT APPLICATION

Warren County Planning Board  
165 County Road 519 South, Suite 111  
Belvidere, NJ 07823-1949

Application No. \_\_\_\_\_ Filed \_\_\_\_\_

(Do Not Write Above This Line)

## Section I: Submission Requirements

Check Appropriate Boxes

☒ Completed Application

☒ Three Sets of Plans

☒ Completed Checklist

☐ Two Sets of Supporting Documents

Submitted to Municipal

☒ Planning Board/Land Use Board

☐ Board of Adjustment

## Section II: Project Information

(Please print or type)

Project Name: Performance Fleet Maintenance LLC

Block(s): 44 Lot(s): 3

Municipality: Hackettstown

Road Frontage Name: Willow Grove Street

County Route Number: 604

Applicant Name: Performance Fleet Maintenance LLC Telephone: \_\_\_\_\_

Mailing Address: 440 Route 17 N., Suite 2, Hasbrouck Heights, NJ 07604

Property Owner Name: Mazzella Enterprises Company LLC Telephone: \_\_\_\_\_

Mailing Address: 115 8th St. North, Brigantine, NJ 08023

Signature of Property Owner \_\_\_\_\_

## Section III: Site Data

Present Use(s): Warehouse Proposed Use(s): Warehouse

Proposed Water Source: Public Water Sewage Disposal: Public Sewer

Check One Box Only and Complete

Subdivision:

Gross Area of Tract \_\_\_\_\_ acres Net Lot Area \_\_\_\_\_ acres. Number of Lots \_\_\_\_\_

☒ Site Plan: Lot Area 12.49 Acre

☒ New Development

☐ Redevelopment/Adaptive Use

Residential Site Plan	Non-Residential Site Plan
# of Dwelling Units _____	New Floor Area _____ Total Floor Area <u>33,342 sf</u>
# of Affordable Housing Units _____	New Parking Spaces <u>200</u> Total Parking Spaces <u>200</u>
# of Age Restricted Units _____	New Impervious Surface _____ Total Impervious Surface _____

## Section IV: Names and Profession of applicants Professionals

Name and profession of person designing plan:

Name Philip A. McEntee, Jr., Land Surveyor License # \_\_\_\_\_ Phone 973-957-3171

Mailing Address 33 Hibernia Road, Rockaway, NJ 07866

Name of Engineer (if different from above):

Name Steven Cattani, PE, Dynamic Engineering License # \_\_\_\_\_ Phone 267-685-0276

Mailing Address 826 Newtown Yardley Road, Suite 201, Newtown, PA 18940

Name of attorney (if applicable):

Name Michael S. Selvaggi, Esq., Lavery, Selvaggi, Abromitis & Cohen, P.C. Phone 908-852-2600

Mailing Address 1001 Route 517, Hackettstown, New Jersey 07840

Signature of applicant: \_\_\_\_\_

Section V:

Review Fee

Applicants may only apply for one subdivision or one site plan per application. Each application must stand on its own without sharing plans or documents with other applications. Applicant hereby applies for (check one).

Municipal Classification	Rate	Fee
<input type="checkbox"/> Subdivision: Pre-Application Review	No Review Fee	\$ _____
<input type="checkbox"/> Subdivision: Sketch/Concept Major	No Review Fee	\$ _____
<input type="checkbox"/> Subdivision: Preliminary Non-County Road Major	\$350.00 + \$20.00 per lot	\$ _____
<input type="checkbox"/> Subdivision: Preliminary County Road Major	\$350.00 + \$40.00 per lot	\$ _____
<input type="checkbox"/> Subdivision: Amended Preliminary Major After Planning Board Approval	\$200.00	\$ _____
<input type="checkbox"/> Subdivision: Non-County Road Minor	\$50.00	\$ _____
<input type="checkbox"/> Subdivision: Minor Lot Line Adjustment	\$50.00	\$ _____
<input type="checkbox"/> Subdivision: County Road Minor	\$100.00	\$ _____
<input type="checkbox"/> Subdivision: Final Major	\$200.00	\$ _____
<input type="checkbox"/> General Development Plan Review	\$500.00	\$ _____
<input type="checkbox"/> Site Plan: Pre-Application Review	No Review Fee	\$ _____
<input type="checkbox"/> Site Plan: Sketch/Concept Major	No Review Fee	\$ _____
<input type="checkbox"/> Site Plan: Residential NCR (Preliminary)	\$350.00 + \$20.00 per dwelling Unit	\$ _____
<input type="checkbox"/> Site Plan: Residential NCR (Preliminary/Final)	\$700.00 + \$20.00 per dwelling Unit	\$ _____
<input type="checkbox"/> Site Plan: Residential County Road (Preliminary)	\$350.00 + \$40.00 per dwelling Unit	\$ _____
<input type="checkbox"/> Site Plan: Residential CR (Preliminary/Final)	\$700.00 + \$40.00 per dwelling Unit	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential NCR (Preliminary)	\$350.00 + \$6.00 per new parking space or \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input checked="" type="checkbox"/> Site Plan: Non-Residential NCR (P/F)	\$700.00 + \$6.00 per new parking space or \$350.00 + \$400.00 per acre of new impervious area (whichever is greater)*	\$ 1,900
<input type="checkbox"/> Site Plan: Non-Residential CR (Preliminary)	\$350.00 + \$10.00 per new parking space or \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential CR (Preliminary/Final)	\$700.00 + \$10.00 per new parking space or \$350.00 + \$400.00 per acre of new impervious area (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Final	\$350.00	\$ _____
<input type="checkbox"/> Site Plan: Amended after Planning Board Approval	\$200.00 + adjusted parking space fee or impervious area fee (whichever is greater)*	\$ _____
<input type="checkbox"/> Site Plan: Exempt after Review	No Review Fee	\$ _____

\*All impervious area calculations will be rounded up to the next full acre when determining fees.

Amount Enclosed \$ 1,900 Please make check payable to "County of Warren".

FEE ACCEPTED BY: \_\_\_\_\_ Date: \_\_\_\_\_  
Warren County Treasurer's Office

**Warren County  
Development Review Regulations  
Checklist for Development Applications**

Submission Requirements								Item Description	Applicant	Status	Planning Board	
Item Number	Concept Plan	Minor Subdivision (Lot Line Adjustment)	General Development Plan	Major								
				Prelim. Subdivision	Site Plan	Final Subdivision						
1	x	x	x	x	x	x	x	County Application Form (Date 2007) [See Appendix C]	X	Complies		
										N/A		
										Exception *		
2	x	x	x	x	x	x	x	Enclosed Municipal Application Form	X	Complies		
										N/A		
										Exception *		
3	x	x	x	x	x	x	x	Letter certifying the date plans were submitted to the Municipality	X	Complies		
										N/A		
										Exception *		
4		x	x	x	x	o	o	A set of plans submitted to the Warren County Soil Conservation District Office.	X	Complies		
										N/A		
										Exception *		
5		x		x	x	x	x	Review Fee [See Appendix A]	X	Complies		
										N/A		
										Exception *		
6	x	x	x	x	x	x	x	Plans: 3 complete sets and, if applicable, 1 additional landscape plan and existing conditions plans for The Morris Canal Committee	X	Complies		
										N/A		
										Exception *		
7		X	X	X		X		Acknowledgement that a CD containing the digital drawing of the Lot Line for the proposed subdivision is required for approval.	X	N/A		
									X	Yes		
										Exception *		
8	x	x	x	x	x	x	x	Sheet size 24" x 36", 30" x 42". Other two sets same as first or 8-1/2"x13", 11"x17", 18"x24" or 15"x21".	X	Complies		
										N/A		
										Exception *		
9		x	x	x	x	x	x	Key map clearly showing location of tract to be considered in relation to surrounding area.	X	Complies		
										N/A		
										Exception *		
10	x	x	x	x	x	x	x	Title block containing name of applicant, name of preparer, municipality, block and lot numbers, and date prepared.	X	Complies		
										N/A		
										Exception *		
11		x	x	x	x	x	x	One 4" x 5" block for County approval stamps along right margin (for Approval and Stamped for filing) (Leave area blank)	X	Complies		
										N/A		
										Exception *		
12		x	x	x	x	o	o	Plan view of the project showing all road names and numbers and surrounding topography for a minimum distance of 200' beyond the tract boundaries.	X	Complies		
										N/A		
										Exception *		
13	x	x	x	x	x	o	o	Zoning district in which parcel is located should be shown graphically. Lot coverage, height, floor area ration, density and all setbacks should be provided in a table. Bldg. sq. ft., and total impervious coverage current/proposed	X	Complies		
										N/A		
										Exception		
14	X	X	X	X	X	X	X	Highlands Region - Identification of the Highlands Region the subject property is located in	X	Planning		
										Preservation		
										N/A		
15	o	x	o	x	x	x	x	Proof of notification to Highlands Council via certified mail receipt or copy of personal service delivery. Pertains to Preservation Area only.	X	Complies		
								Signed and sealed plan of survey of the lot in question, prepared to scale, including metes and bounds description of the lot by a professional licensed land surveyor.		N/A		
										Exception *		
16		x	x	x	x	x	x		X	Complies		
										N/A		
										Exception *		

Submission Requirements								Item Description	Applicant	Status	Planning Board	
Item Number	Concept Plan	Minor Subdivision (Lot Line Adjustment)	General Development Plan	Major			Y				N	
				Subdivision	Site Plan	Subdivision						
												Prelim.
17		x	x	x	x	x	x	Location of existing and proposed property lines with all applicable dimensions to existing structures.	X	Complies		
										N/A		
										Exception *		
18		x		x	x	x	x	Property line bearings shown in degrees, minutes and seconds.	X	Complies		
										N/A		
										Exception *		
19	x	x	x	x	x	x	x	Scale of map, both written and graphic.	X	Complies		
										N/A		
										Exception *		
20	x	x	x	x	x	x	x	North arrow that gives reference meridian.	X	Complies		
										N/A		
										Exception *		
21		x	x	x	x	o	o	Names of all property owners within 200' of subject property with lot and block numbers shown.	X	Complies		
										N/A		
										Exception *		
22	x	x	x	x		x		Number of proposed lots and remaining land and lot areas in acres.		Complies		
									X	N/A		
										Exception *		
23		x	x	x	x	x	x	Location of existing structures and their setbacks from existing and proposed property lines.	X	Complies		
										N/A		
										Exception *		
24		x	x	x	x	x	x	Natural and artificial watercourses.	X	Complies		
										N/A		
										Exception *		
25		x	x	x	x	o	o	Contours at 2 foot intervals and Topography to determine the natural drainage patterns.		Complies		
										N/A		
									X	Exception *		
26		x	x	x	x	x	x	Location of existing easements.	X	Complies		
										N/A		
										Exception *		
27		x	x	x	x	o	o	100-year flood hazard line.		Complies		
									X	N/A		
										Exception *		
28		x	x	x	x	x	x	Freshwater wetland delineation confirmed by the NJDEP.		Complies		
									X	N/A		
										Exception *		
29	x	x	x	x	x	x	x	Acreage of entire tract to the nearest hundredth of an acre.	X	Complies		
										N/A		
										Exception *		
30		x	x	x	x	o	o	Plan showing all proposed improvements to the tract.	X	Complies		
										N/A		
										Exception *		
31		x	x	x	x	x	x	Proposed sight easements where required	X	Complies		
										N/A		
										Exception *		
32		x	x	x	x	x	x	Proposed drainage easements where required.	X	Complies		
										N/A		
										Exception *		
33			x	x	x	o	o	All areas to be disturbed by grading.	X	Complies		
										N/A		
										Exception *		

Submission Requirements							Item Description	Applicant	Status	Planning Board	
Item Number	Concept Plan	Minor Subdivision (Lot Line Adjustment)	General Development Plan								
			Major		Subdivision	Site Plan					
			Prelim.	Final							
										Y	N
34		x	x	x	x	x	Plans showing a R.O.W. dedication to the County consistent with the County Master Plan and/or easements signed and sealed by a professional land surveyor.	X	Complies		
									N/A		
									Exception *		
35		x	x	x	x	x	Plans showing any improvements in the County R.O.W., consistent with the County Master Plan, signed and sealed by a professional engineer. (See Appendix E)	X	Complies		
									N/A		
									Exception *		
36		x	x	x	x	x	Sight lines must be shown for all ingress and egress points in accordance to County Standards (see appendix E)		Complies		
									N/A		
									Exception *		
37		x	x	x	x	x	Existing and proposed right-of-way lines with dimensions to centerline of County Road roadway pavement.	X	Complies		
									N/A		
									Exception *		
38		x	x	x	x	x	Identification and location of all trees in the County right-of-way more than 8" in diameter.		Complies		
									N/A		
									Exception *		
39		x	x	x	x	x	Location and elevation of any survey benchmarks used.		Complies		
									N/A		
									Exception *		
40				x	x	x	Recorded deeds for any right-of-way or easement dedications.		Complies		
									N/A		
									Exception *		
41		x	x	x	x	x	List of required NJDEP permit application package.	X	Complies		
									N/A		
									Exception *		
42		x	x	x	x	x	Locations of existing railroads.	X	Complies		
									N/A		
									Exception *		
43	x	x	x	x	x	x	Location of Morris Canal.	X	Complies		
									N/A		
									Exception *		
44		x		x	x	x	NJDOT Access Permit.	X	Complies		
									N/A		
									Exception *		
45		x	x	x	x	x	Utilities and Easements.		Complies		
									N/A		
									Exception *		
46		x	x	x	x	x	Existing and proposed sewers.	X	Complies		
									N/A		
									Exception *		
47		x	x	x	x	x	Existing and proposed water.	X	Complies		
									N/A		
									Exception *		
48			x	x	x	o	Landscaping plan indicating the types, quantity, size and location of all proposed vegetation, including their scientific and common names.	X	Complies		
									N/A		
									Exception *		
49			x	x	x	o	Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage runoff requirements.	X	Complies		
									N/A		
									Exception *		

Submission Requirements							Item Description	Applicant	Status	Planning Board		
Item Number	Concept Plan	Minor Subdivision (Lot Line Adjustment)	General Development Plan	Major		Site Plan						
				Prelim. Subdivision	Final Subdivision							
										Site Plan		
50			x	x	x	o	o	Drainage area map with drainage limits to each detention basin clearly shown. The paths used in determining times of concentration are to be shown and clearly identified. Pre development and post development drainage area maps with flow paths and areas in acres shown.		Complies		
									N/A			
									X	Exception *		
51			x	x	x	o	o	Stormwater management report for overall site development in accordance with Warren County Standards.		Complies		
									N/A			
									X	Exception *		
52			x	x	x	o	o	Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.		Complies		
									N/A			
									X	Exception *		
53			x	x	x	o	o	Cross Sections every 50' of County Road in the area of any widening. County Road cross sections are to be at a scale of 1" = 5'. [See Appendix E]		Complies		
									N/A			
									X	Exception *		
54			x	x	x	o	o	Centerline profile of County Road. [See Appendix E]		Complies		
									N/A			
									X	Exception *		
55			x	x	x	o	o	Design plans and calculation for any proposed bridge or culvert to be maintained by the County. [See Appendix E]		Complies		
									N/A			
										Exception *		
56			x	x	x	o	o	Complete 1" = 20' scale intersection detail of any proposed County Road intersection. [See Appendix E]		Complies		
									N/A			
										Exception *		
57			x			x	x	Contributions (Final)		Complies		
									N/A			
										Exception *		
58			x	x	x	o	o	Soil Conservation Plan		Complies		
									N/A			
										Exception *		
59			x	x	x	o	o	Traffic Impact Study		Complies		
									N/A			
										Exception *		
60			x	x	x	o	o	Historic Impact Statement		Complies		
									N/A			
										Exception *		

x - Item must be addressed

o - Item may be satisfied in preliminary application

\* - Exceptions must be listed and explained on attached sheet

rev. 11/21/08, 02/10/12