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FRANK KOCH, 1898-1948
CALVIN S. KOCH, 1929-1991
CALVIN S. KOCH, JR. 1963-2005

July 23, 2020

Town of Harrison
Planning Board
318 Harrison Ave
Harrison, NJ 07029

via hand delivery

Re: Planning Board Application
Applicant: Vale New Homes Limited Liability Company
Premises: 229-233 Cleveland Avenue, Harrison NJ

Dear Mary

Please be advised that we represent Vale New Homes Limited Liability Company with regard to the above application. Please find enclosed are the following documents:

1. 8 copies of Application and Checklist
2. 8 copies of Plans
3. 8 copies of Survey
4. Check for filing fee - \$575.00 payable to Town of Harrison
5. Check for escrow - \$2,000.00 payable to Town of Harrison
6. Copy of Deed first page

Please process these documents at your earliest convenience and do not hesitate to contact our office with any questions or concerns.

Yours Very Truly,
KOCH, KOCH, BENNETT & BUONO



Samuel Brodie

SB

TOWN OF HARRISON

STANDARD DEVELOPMENT APPLICATION

GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Board Secretary. The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.

Indicate to which Board application is being made:

Planning Board Board of Adjustment

Indicate all approvals and variances being sought:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Major Site Plan	<input type="checkbox"/> Conditional Use Variance
<input checked="" type="checkbox"/> "C" Variance(s)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation
<input type="checkbox"/> "D" Variance	<input type="checkbox"/> Prelim. Major Subdivision	
<input type="checkbox"/> Waiver of Site Plan	<input type="checkbox"/> Final Major Subdivision	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer	

1. APPLICANT

Name	Vale New Homes Limited Liability Company	Address	15 7th Street
City	Harrison	State	NJ
		Zip	07029
		Telephone	(862) 588-4864

NOTE: If applicant is not the property owner an affidavit of ownership granting permission to apply must accompany this form.

2. PROPERTY OWNER (if other than applicant)

Name	Address		
City	State	Zip	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name	Address		
Gary D. Bennett, Esq.	70 Midland Avenue		
City	State	Zip	Telephone
Kearny	NJ	07032	(201) 991-1111

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed:

- Planning Board
 Board of Adjustment

Application No.:

Application Fees:

Escrow Deposit:

Scheduled for Hearing:

Scheduled for Completeness Review:

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Applicant is a(n):

- Corporation
- ~~Partnership~~ Limited Liability Partnership or more interest in the partnership or corporation.
- Individual Company

Pursuant to N.J.S.A 40:55D - 48.1 & 48.2 corporations and partnerships making certain applications are required to list the names and addresses of partners or shareholders owning ten percent or more interest in the partnership or corporation.

4. SUBJECT PROPERTY

Street Address 229-233 Cleveland Avenue	Block(s) and Lot(s) Numbers Block 14, Lot 30
Site Acreage 7,500 sq. ft.	Zone District(s) 2F-1
Present Use	Tax Sheet No.
Proposed Use Construct three (3) new 2-family dwellings	

5. SITE AND BUILDING STATISTICS (attach additional sheets if necessary)

Area Proposed Lots: 30.01 - 2,500	Dimensions Lot: 30.01 - 25' x 100'
30.02 - 2,500	30.02 - 25' x 100'
30.03 - 2,500	30.03 - 25' x 100'
Does Property Front on a County or State Road?	Number of Parking Spaces and Dimensions
No	Total 9 : 3 spaces each lot
Dimensions of Loading Area	Number of New Buildings
NONE	3
Square Feet of New Buildings	Height
1,042.07' each	34.27'
Exterior Construction Material	Total Cost of Building and Site Improvements
Brick veneer w/ architectural panels	
Number of Lots Before Subdivision	Number of Lots After Subdivision
1	3
Are Any New Streets or Utility Extensions Proposed?	Number of Proposed Signs and Dimensions
NO	None
Are Any Structures to be Removed?	Is the Property Within 200 Feet of an Adjacent Municipality?
Existing Structure Being Razed	If so, which? No

Are there any existing or proposed deed restrictions or covenants? Please detail.

No

6. VARIANCES

Indicate Type of Variance(s) sought:

- "D" Variance Type (use, density, etc.)
 "C" Variance Type (use, density, etc.) Front yard setback and rear yard setback

7. HISTORY OF PAST APPROVALS Check Here if None

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name	Architect Name:			Address	582 Kearny Avenue		
City	Neves Architecture & Design			Zip	07032		
	State	NJ		Telephone	(201)246-7979		
		License #	15042				
Surveyor's Name	Borrie McDonald & Watson			Address	130 Washington Street		
City	State	NJ		Zip	07003		
		Telephone	(973)429-0049		License #	34884	
Planner's Name							
City	State	Zip	Address	Telephone	License #		
Traffic Engineer's Name							
City	State	Zip	Address	Telephone	License #		

List any other expert who will submit a report or who will testify for the Applicant (include field of expertise).

Name and Field of Expertise	Address						
City	State	Zip	Address	Telephone	License #		
Name and Field of Expertise	Address						
City	State	Zip	Address	Telephone	License #		

TOWN OF HARRISON

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9. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE OF PLANS SUBMITTED

	YES	NO	DATE PLANS SUBMITTED
Hudson County Health Department			
Hudson County Planning Board		x	
Hudson-Bergen-Essex Soil Conservation Service			
NJDEP			
Sanitary Sewer Connection Permit		x	
Waterfront Development Permit			
Other (specify)			
New Jersey Department of Transportation			
Other (specify)		x	
Other (specify)			
Other (specify)			

10. FEES SUBMITTED

Application Fees	\$400.00
Variance Fees	\$175.00
Escrow Fees	\$2,000.00
Total Fees	\$2,575.00

11. CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Town officials to inspect my property in conjunction with this application.

Ingo W. Leonard
SIGNATURE OF APPLICANT

Ingo W. Leonard
PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
23rd day of July, 2020

Samuel Brodie
NOTARY PUBLIC

SAMUEL BRODIE
Attorney At Law of New Jersey

Applicant: Vale New Homes Limited Liability Company
Premises: 229-233 Cleveland Avenue, Harrison, NJ 07029

Development Description and Waiver Requested:

The applicant intends to demolish the residential structure and proposes to subdivide the lot into three (3) lots, and construct three (3) two-family homes on the resulting 25 x 100 ft lots.

Variances, site waivers and exceptions requested on each new lot in conjunction with the subdivision are as follows:

1. De minimis exception for parking for RSIS (all lots)
2. Street tree design waiver
3. HVAC Units ~ rear yard encroachment (all lots)
4. Steps in front yard encroachment (all lots)
5. Variances from any other provisions of the Zoning Code deemed necessary by the Board at the time of hearing.

REASONS:

The granting of the requested variances, site waivers and RSIS de minimis exception are minimal in nature and will not impair the intent and purpose of the Zoning Code and can be granted without a negative impact upon the neighboring property owners. The proposed redevelopment of this site will promote sound zoning and planning, revitalize the site and enhance the aesthetics and neighborhood and provide housing dictated by the Zone.

The lots resulting from the subdivision substantially meet the bulk yard requirements and therefore granting of the subdivision will not frustrate the intent of the Harrison Zoning Ordinance.

17-74.4 Variance Application Checklist

VARIANCE APPLICATION CHECKLIST			
	Submitted	Not Applicable	Waiver Requested
1. Name, address and telephone number of applicant(s) and owner(s).	X		
2. Address of the subject property.	X		
3. Lot and block number of the premises in question.	X		
4. Zone in which the property is located.	X		
5. Description of what the applicant seeks to do.	X		
6. Specific enumeration of the variances requested or action sought.	X		
7. Specification of the section(s) of the Zoning Ordinance from which relief is sought.		X	
8. Specification of each particular zone requirement that the proposal would violate.		X	
9. If the application is an appeal from a decision or order of the Zoning Officer, the date of the decision or order of the Zoning Officer.		X	
10. The applicants' reasons for the Board to grant relief.	X		
11. Summary of specific facts which demonstrate that the relief sought can be granted without substantial detriment to the public good and substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinance.	X		
12. If there has been a previous application to the Zoning Board of Adjustment or to the Planning Board involving the premises in question, the date of filing, the nature of the application and the disposition made.		X	
13. Description of the proposed structure, use of changes.	X		
14. Size of the lot (in square feet).	X		
15. Dimensions of the lot.	X		
16. Percentage of the lot occupied by buildings and impervious coverage.	X		
17. (a) Height of building, stories and feet. (b) Front yard depth. (c) Rear yard depth. (d) Side yards, width (both).	X		
18. Prevailing front yard setbacks of adjoining lots.	X		
19. Where applicable, rear yard setbacks of adjoining lots.	X		
20. Date of acquisition of property, and from whom.	X		
21. State of the number of dwelling units in existing building(s).			
22. State whether the applicant or owners own or have under contract to purchase any adjoining lands. Set forth lot(s) and block number(s).			X
23. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval. If it is, see Planning Board checklist.	X		

VARIANCE APPLICATION CHECKLIST

	Submitted	Not Applicable	Waiver Requested
24. Submit the following documents with the application: (a) Copy of an area map showing all lots within two hundred (200) feet of the property. (b) List of names, addresses, lot and block numbers, as they appear on the official tax records of the Town, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (c) Copy of survey clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. (d) Copies of subdivision, site plan or conditional use applications when applicable. (e) Certification that taxes are paid.	X		
25. If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.		X	
26. At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.	X		
27. The applicant must submit the original and twenty (20) copies of the application, properly completed, and twenty (20) folded copies of a plot plan, map or survey, drawn to scale, an affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	X		
28. All applications for consideration of the Board of Adjustment must be filed fourteen (14) days prior to the date of hearing. Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board of Adjustment	X		
29. Written consent of the owner, if the owner is different from the applicant.		X	
30. The name, address and phone number of the attorney, if any, representing the applicant.	X		
Checklist prepared by: _____ Date: _____			
Checklist reviewed by Town: _____ Date: _____			
Application found complete on: _____			
Application found incomplete on: _____			

VARIANCE APPLICATION CHECKLIST	Submitted	Not Applicable	Waiver Requested
Applicant notified on: _____			
The following variances/waivers were granted: _____			
The following variances/waivers were denied: _____			

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17-74.5 Application Checklist

TOWN OF HARRISON		Yes	No
APPLICATION CHECKLIST GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS			
Applicant's Name <u>Volz New Homes Limited Liability Company</u>			
Application # _____			
Items Required:			
1. Fees and escrow.		X	
2. Certification of taxes paid.		X	
3. Plot plan, site plan or subdivision plan; number of copies specified on applicable checklists.		X	
4. Affidavit of Ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.			
5. If applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten (10) percent of its stock of any class as required by N.J.S.A. 40:55D-48.1 and 48.2.			
6. A statement from the property owner granting permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application.			
7. Statements as to any requirements for which waiver or variance is sought, together with a statement of reasons why same should be granted.		X	
8. For minor site plans, minor subdivisions, preliminary major site plans and preliminary major subdivisions, a statement of any and all approvals which are required from other governmental or quasi-governmental entities.		X	
9. If approval from the Hudson County Planning Board is required pursuant to P.L. 1968, c. 285, a copy of the application submitted to the Hudson County Planning Board must be submitted.			
10. For minor site plans, minor subdivisions, preliminary major site plans, preliminary major subdivisions and variance applications, a copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist, shall be submitted.			
11. Complete checklist provided for one of the following development proposals (Applicant check one or more as required): Minor Subdivision And Minor Site Plan ✓ Preliminary Major Subdivision And Site Plan Final Major Subdivision And Site Plan Variance Application ✓		X	

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17-74.1 Minor Subdivision And Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS	Submitted	Not Applicable	Waiver Requested
(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1. Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2. Scale: 1" = 30' or as approved by Board Engineer.	X		
3. Current survey upon which plat or plan is based.	X		
4. Map size: 8 - 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"	X		
5. Key map.	X		
6. Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner	X		
7. Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	X		
8. A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.	X		
9. The name of all adjoining property owners as disclosed by the most recent Town tax records.	X		
10. Names of adjoining municipalities within 200 feet.	X		

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS	Submitted	Not Applicable	Waiver Requested
11. The location of existing and proposed: a. Property lines b. Streets c. Buildings (with an indication as to whether existing buildings will be retained or removed) d. Buildings within 200 feet of the site e. Parking spaces f. Loading areas g. Driveways h. Water courses i. Railroads j. Bridges k. Culverts l. Drainage pipes and other improvements m. Natural features and treed areas, both on the tract and within fifty (50) feet of its boundary n. Sewer, water and other utilities o. Lighting and landscaping	X		
12. Area in square feet of all existing and proposed lots.	X		
13. Bearings and distances of all existing and proposed property lines.	X		
14. Sufficient elevations or contours at 2-foot intervals.	X		
15. The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.	X		
16. Front, side, and rear setback lines.	X		
17. Chart of the zoning requirements for the zone, what is proposed, and variances indicated.	X		
18. Delineation of flood plain and wetlands areas.		X	
19. A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.		X	
20. For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s):	X		
APPROVED BY THE TOWN OF HARRISON PLANNING BOARD			
Planning Board Chairperson _____ Date _____			
Planning Board Secretary _____ Date _____			

4/30/98

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS	Submitted	Not Applicable	Waiver Requested
21. For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in the item 20 above.		X	
22. Twenty (20) sets of folded plans.			
Checklist prepared by: _____			Date: _____
Checklist reviewed by Board: _____			Date: _____
Application found complete on: _____			
Application found incomplete on: _____			
Applicant notified on: _____			
The following variances/waivers were granted: _____			
The following variances/waivers were denied: _____			

4/30/98

BY *WALTER J. WILSON*
WALTER J. WILSON

Prepared by



Alexander M. Lee, Esq.
Attorney At Law for the State of New Jersey

RECORDS ADMINISTRATION

Marie J. Plescia, Esq.
210 Prongle & Rodgers Boulevard North
Harrison, New Jersey 07029
Tel. (973) 487-1100

DEED

THIS DEED is made on June 4, 2020

BETWEEN

INTERNATIONAL DIODE CORPORATION, a New Jersey corporation, with an address of c/o Lee Min Group, 70 Bankin Circle, West Orange 07092, referred to as the Grantor,

AND

VALU NEW HOMES LIMITED LIABILITY COMPANY, a New Jersey limited liability company, with an address at 15 Newark Street, Harrison, New Jersey 07029, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantees and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Seven Hundred and Twenty Five Thousand Dollars (\$725,000.00). The Grantor acknowledges receipt of this money.
2. **Tax Map Reference.** (N.L.S.A. 46:15-1.1) Town of Harrison, County of Hudson, Tax Block No. 14, Lot No. 30, 1/4c Tax Block 14, Lots 10, 31 and 32.
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Town of Harrison, County of Hudson, State of New Jersey.

Please see attached Legal Description annexed hereto as "Schedule C" and made a part hereof.

Having the above property conveyed by Deed to International Diode Corporation, a New Jersey corporation, from National Vitamin Laboratories, Inc., a New Jersey corporation, dated October 25, 1974, and recorded November 13, 1974, in the Hudson County Clerk's Office, in Deed Book 1174, at Page 656.

Further being the same property conveyed by Deed to National Vitamin Laboratories, Inc., (formerly Kraus, Inc), a New Jersey corporation, from National Vitamin Laboratories, Inc., (in liquidation), dated October 31, 1963, and recorded December 6, 1963, in the Hudson County Clerk's Office, in Deed Book 2939, at Page 450.

The street address of the Property is 229-233 Cleveland Avenue, Harrison, New Jersey 07029.