

APPLICATION FOR DEVELOPMENT



Borough of Emerson

Land Use Board
Emerson Borough Hall
Second Floor Council Chambers
146 Linwood Avenue
Emerson, New Jersey 07630

Marie Shust
Land Use Board Secretary
Boardsec@emersonnj.org
(201) 262-6086 Ext. 1351

APPLICATION FOR DEVELOPMENT

Date Filed _____ Date Received: _____
Application Number _____ Completeness Date: _____

PROPERTY INFORMATION:

Address 324 Main Street, Emerson, New Jersey Block 304 Lot(s) 3

1 APPLICANTS' INFORMATION

Name Emerson Affordable Housing, LLC
Address One Bergen County Plaza, 2nd Floor
City Hackensack State NJ Zip 07601
Phone (201) 336-7601 Fax Number (201) 280-6487
E-mail bartlett@hbcnj.org

Applicant is a(n) _____
 Individual Corporation LLC Partnership

2 OWNERS INFORMATION (If different from applicant's)

Name Emerson Post #269, American Legion, Department of New Jersey
Address c/o Bertone Piccini, PA, 777 Terrace Avenue
City Hasbrouck Heights State New Jersey Zip 07604
Phone 201-483-9333 Fax Number 201-483-9187
E-mail gbertone@bertonepiccini.com

*If the Applicant is not the Recorded Owner, describe the Applicant's interest in the subject property, giving the date that the Applicant will become owner of record.

The Applicant is the tenant under a 99 year Lease with the Owner, a copy is provided.

3. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 5% of the stock in a corporate applicant or 5% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 5% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 5% ownership criterion have been disclosed. (Attach pages as necessary to comply).

See attached Applicant Ownership Disclosure

4 APPLICANT'S REGISTERED AGENT (If the Applicant is a Corporatopn, LLC or aPartnership)

Agent's 'Name Lynn Bartlett, Executive Director Housing Development Corporation of Bergen County
Address One Bergen County Plaza, 2nd Floor
City Hackensack State NJ Zip 07601
Phone (201) 336-7601 Fax Number (201) 280-6487
E-mail bartlett@habcnj.org

5 APPLICANT'S ATTORNEY (Corporations oand LLC's must be represented by an attorney)

Attorney's Karl P. Kemm, Esq., McManimon, Scotland & Baumann, LLC
Address 75 Livingston Avenue
City Roseland State New Jersey Zip 07068
Phone 973-622-5166 Fax Number 973-622-3941
E-mail KKemm@MSBNJ.com

6 APPLICANT'S ENGINEER

Attorney's 'Name Robert Costa, PE - Costa Engineering Corp.
Address 325 South River Street
City Hackensack State NJ Zip 07601
Phone 201-487-0015 Fax Number 201-487-5122
E-mail robertc@costaeng.com

7 APPLICANT'S ARCHITECT

Attorney's Name Edward Arcari, AIA - Arcari & Iovino Architects PC
 Address One Katherine Street
 City Little Ferry State New Jersey Zip 07643
 Phone 201-641-0060 Fax Number 201-641-0626
 E-mail earcari@aiarchs.com

8 NATURE OF THE APPLICATION (Check applicable items)

<input type="checkbox"/>	Commercial Addition	<input type="checkbox"/>	Deck or Fence variance
<input type="checkbox"/>	Commercial New Construction	<input type="checkbox"/>	Above-ground Pool
<input type="checkbox"/>	Commercial Use Variance	<input type="checkbox"/>	Home Occupational sign
<input type="checkbox"/>	Residential Addition	<input type="checkbox"/>	All Other Signs
<input checked="" type="checkbox"/>	Residential New Construction	<input type="checkbox"/>	Special Meeting Request
<input type="checkbox"/>	Residential use Variance	<input type="checkbox"/>	Tree Management
<input type="checkbox"/>	Minor Subdivision without variance	<input type="checkbox"/>	Minor Site Plan without variance
<input type="checkbox"/>	Minor Subdivision with variance	<input type="checkbox"/>	Minor Site Plan with variance
<input type="checkbox"/>	Major Subdivision without variance	<input type="checkbox"/>	Major Site Plan without variance
<input type="checkbox"/>	Major Subdivision with variance	<input checked="" type="checkbox"/>	Major Site Plan with variance

9 PRESENT USE: Describe briefly all buildings or structures now existing on the premises and their current use.

Has there been any previous application involving these premises? Yes No

If yes,

Resolution of the Land Use Board adopted on November 6, 2014 granting a Use Variance, Bulk Variances and site plan approval for multi-family use, consisting of a 100% affordable housing rental project for veteran's and seniors with 7 one-story buildings each with 2 residential units, for a total of 14 units.

Is there adjacent property in common ownership? Yes No

If yes, provide the address of the property. _____

Are there any

Yes No Proposed

If yes or proposed, attached copies.

DESCRIPTION OF PROJECT: Describe briefly the Applicant's intentions concerning the proposed character of development. Where applicable, indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other

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Is there any demolition contemplated? Yes No
If yes, describe same _____

Has an application been made to any other government body or bodies in relation to this Application? Yes No
If yes, attach copies of all application forms and any and all correspondence.

PUBLIC USE: Is any portion of the premises subject to this application intended to be dedicated or reserved for public use? Yes No

12 BOROUGH REQUIREMENTS:

Is the Applicant willing and able, in the event of approval of its site plan, to undertake and complete installation, in accordance with the requirements and specifications of the Borough of Emerson, and to furnish bonding and surety company performance bonds for the following. If yes, check applicable item. - **provided that they are required to be bonded under the MLUL**

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Street Paving |
| <input checked="" type="checkbox"/> | Curbs |
| <input checked="" type="checkbox"/> | Sidewalks |
| <input checked="" type="checkbox"/> | Other requirements of the Planning Board |

- | | |
|-------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Drainage Facilities |
| <input checked="" type="checkbox"/> | Catch Basins |
| <input checked="" type="checkbox"/> | Shade Trees |

13 ORDINANCE REQUIREMENTS:
Does this application comply with all requirements of the Zoning Ordinances? Yes No

If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Building Height, Number of parking spaces and Impervious Coverage, and see attached Application Statement and plans

14 SUBMITTED MATERIALS: List all plans, drawings, documents, reports, and other information that are being submitted as part of this application. Use a separate sheet if necessary.

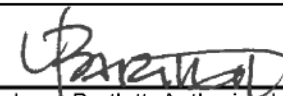
By submitting this application, the Applicant agrees to provide a copy of any transcript of any meeting of the Emerson Land Use Board taken by a stenographer, if requested by the Emerson Land Use Board, without any cost to the Emerson Land Use Board.

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Name of Applicant or Agent:

Emerson Affordable Housing, LLC

Signature of Applicant or Agent:



Lynn Bartlett, Authorized Signatory