

# Borough of Emerson

Land Use Board  
Emerson Borough Hall  
Second Floor Council Chambers  
146 Linwood Avenue  
Emerson, New Jersey 07042

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

## APPLICATION FOR DEVELOPMENT

Date Filled: 6/10/2020  
Application Number: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Completeness Date: \_\_\_\_\_

### 1. PROPERTY INFORMATION

Address: 84 Demarest Ave, Emerson Zone: \_\_\_\_\_  
Tax Map Number: \_\_\_\_\_ Block: 513 Lot(s): 7

### 2. APPLICANT'S INFORMATION

Name: Katherine Baxter & Jonathan Reinecke  
Address: 84 Demarest Ave  
City/State/Zip: Emerson, NJ 07630  
Phone Number: 621-708-6993 Fax Number: n/a  
E-Mail: Kathennop.baxter@gmail.com  
Applicant is a(n):  Individual ( ) Corporation ( ) LLC ( ) Partnership

### 3. OWNER'S INFORMATION

If the Recorded Owner on the date this application is filled is someone other than the applicant, provide the following information for the Recorded Owner(s):

Owner's Name: Same as applicant  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

\*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. \_\_\_\_\_

### 4. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS na

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).

Name: _____	Address: _____	Interest: _____
Name: _____	Address: _____	Interest: _____
Name: _____	Address: _____	Interest: _____
Name: _____	Address: _____	Interest: _____

5. APPLICANT'S REGISTERED AGENT (If the Applicant is a Corporation, LLC or Partnership.) *n/a*

Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

6. APPLICANT'S ATTORNEY (Corporations and LLCs must be represented by an attorney.) *n/a*

Attorney's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

7. APPLICANT'S ENGINEER *n/a*

Engineer's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

8. APPLICANT'S ARCHITECT *n/a*

Architect's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

9. NATURE OF THE APPLICATION (Check applicable items)

- |  |  |
|--|--|
| <input type="checkbox"/> Commercial Addition                 | <input checked="" 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 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 type="checkbox"/> Major Site Plan, with variance    |

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

1 story home, residential dwelling.

Has there been any previous application involving these premises? ( ) Yes  No  
If yes, state the nature of application, date, and determination and attach a copy of any prior Resolutions.

Is there adjacent property in common ownership? ( ) Yes  No If yes, provide the address of the property.

Are there any restrictions, covenants, easements, association by-laws, existing or proposed on the property? If yes, attach copies.  
( ) Yes  No ( ) Proposed

11. 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 information important for consideration:

We are seeking to erect a 6 foot fence around our back yard corner property, for the safety of our children.

Is there any demolition contemplated? If so, describe same. ( ) Yes  No

Has an application been made to any other government body or bodies in relation to this Application? If yes, attach copies of all application forms and any and all correspondence.

( ) Yes  No (only a review by the zoning official)

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

13. 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.

- ( ) Street Paving
- ( ) Curbs
- ( ) Sidewalks
- ( ) Other requirements of the Planning Board
- ( ) Drainage Facilities
- ( ) Catch Basins
- ( ) Shade Trees

**14. 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.

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Does this application conform to all requirements of the Subdivision and Site Plan Review Ordinances?

Yes  No

If not, state sections for which waivers are required. Use a separate sheet if necessary.

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**15. 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.

Property Survey

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

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

Name of Applicant or Agent:

Katherine Baxter

Signature of Applicant or Agent:

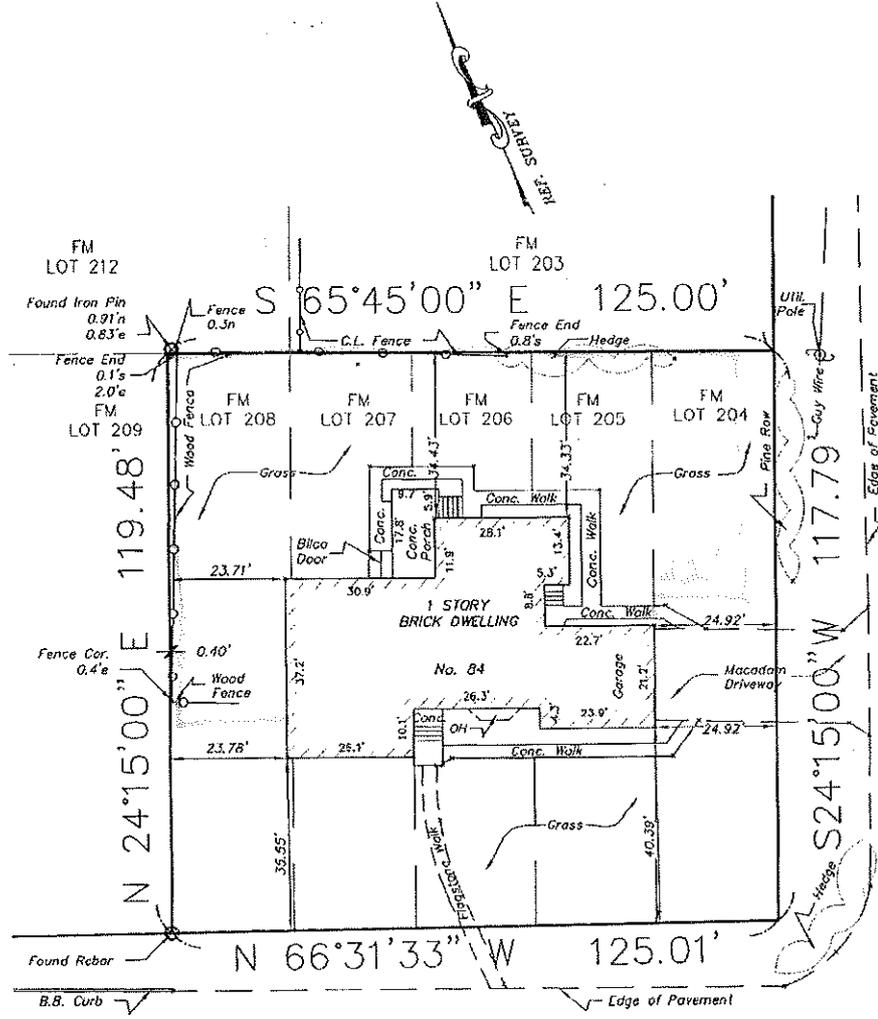
Katherine Baxter

Date:

6/10/2020

REFERENCE:  
 LOTS 204, 205, 206, 207 & 208 BLOCK 6 MAP NO. 518 FILED IN THE BERGEN COUNTY CLERK'S OFFICE  
 ON JULY 3, 1891 ENTITLED "MAP No. 1 OF LOTS AT ETNA BERGEN COUNTY, NEW JERSEY, PROPERTY OF  
 THE NEW YORK AND NEW JERSEY INVESTMENT CO."  
 ALSO KNOWN AS LOTS 7, 8 AND 9 BLOCK 513 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF  
 EMERSON, BERGEN COUNTY, NEW JERSEY.

FILE: 31.840



PROSPECT (50' WIDE) AVENUE

DEMAREST (60' WIDE) AVENUE

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d)

THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE TO:  
 JONATHAN REINECKE AND KATHERINE BAXTER  
 FIRST GUARANTY MORTGAGE CORP., ISAOA/ATIMA  
 ROBERT A. SILBER, ESQ.  
 NORTHERN VALLEY TITLE AGENCY, INC.  
 STEWART TITLE GUARANTY COMPANY

**SURVEY OF PROPERTY**  
**84 DEMAREST AVENUE**  
 SITUATED IN THE  
 BOROUGH OF EMERSON BERGEN COUNTY, N.J.

*Steven J. Collazuol*  
**STEVEN J. COLLAZUOL**  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 NEW JERSEY LICENSE No. 31,265

**JOHN E. COLLAZUOL & ASSOCIATES**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS

1610 CENTER AVE  
 FORT LEE, N.J.  
 201-944-7774

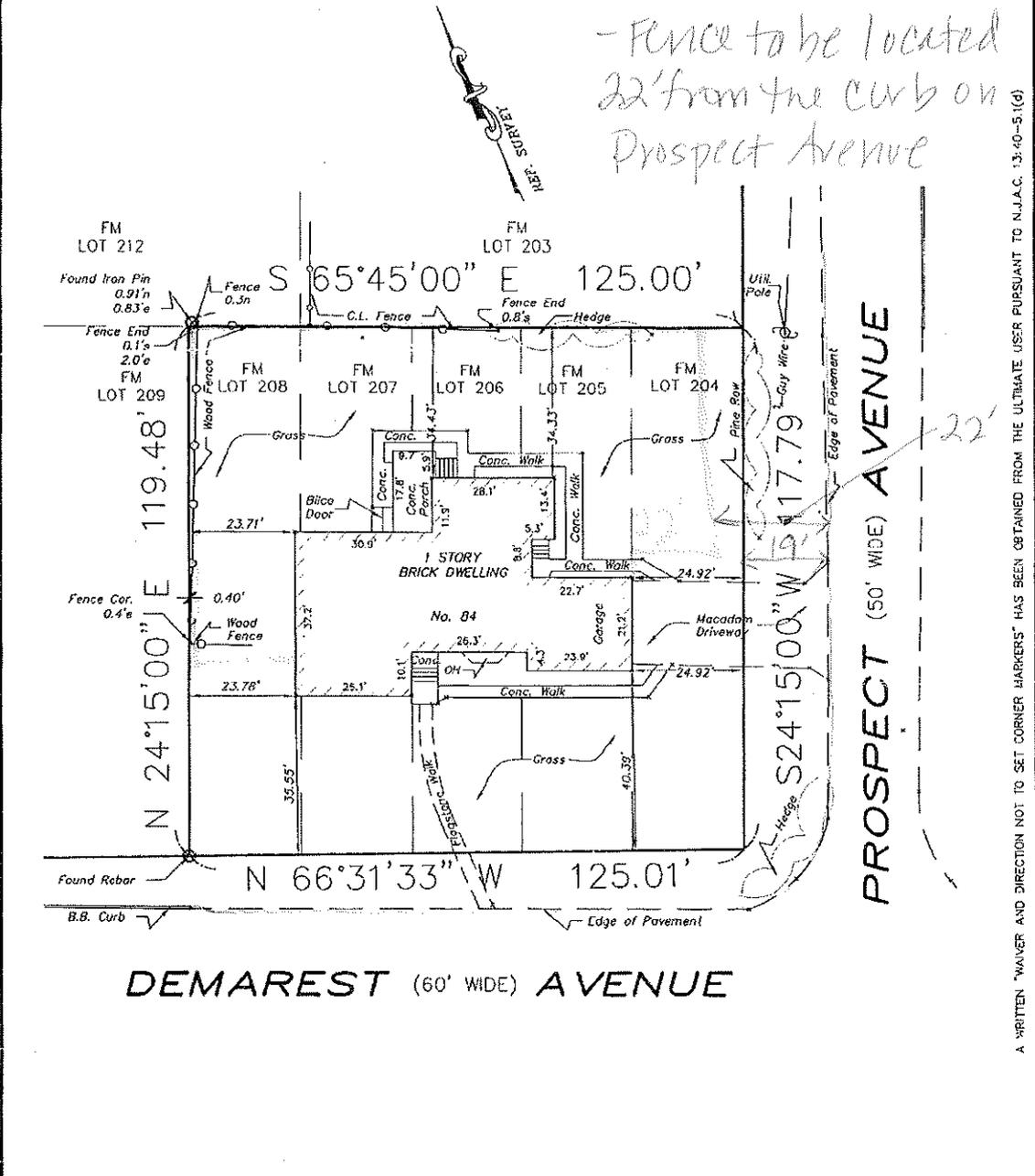
120 1/2 NO. BROADWAY  
 NYACK, N.Y.  
 845-358-1510

SCALE 1" = 30'      MAY 01, 2014      FILE: 31.840  
 DRN BY: I.C.      CALC. BY: I.G.

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