

MINOR
~~PRELIMINARY~~ SITE PLAN APPLICATION

TOWN OF CLINTON

Must be filed with the Secretary of the Land Use Board along with Twenty (20) copies of the Preliminary Site Plan TWENTY-ONE(21) calendar days prior to the regular meeting of the Board.

APPLICATION # 21-10 DATE FILED 11-5 20 21

FEE COLLECTED \$ 150.00 plus escrow

Do not write above line

Please print or Type: Attorney Identification # _____

1. Applicant Legacy Intax LLC Phone # 908-735-4666
Address _____
37 Main Street, Clinton, NJ 08809

2. Owner (if other than above) Same as Applicant. Phone # _____
Address _____

3. Interest of Applicant if other than owner
Please see attached corporate disclosure.

4. Owner's Consent: I (we) hereby authorize Legacy Intax LLC to file this application and state that I (we) own the property and that it is recorded in. the Hunterdon County Clerk's Office in Book _____ Page _____

OWNER'S SIGNATURE _____

5. Site Plan Drawn By _____ Phone # _____
Address _____
Profession _____ License # _____

6. Architectural Plans Drawn By Jacob Solomon Architect
Address 14-25 Plaza Road, Suite S35, Fairlawn, NJ 07410 Phone# 201-797-0294
License # 21A101255200

7. LOCATION STREET ADDRESS 37 Main Street, Clinton, NJ 08809

Nearest Intersection Lower Center Street

BLOCK 11 LOT 11 ZONE C-1

8. Purpose of Site Plan (or Exemption) The Applicant is proposing to renovate and update the inside of an existing building. The proposed use will be retail and residential. The outside facade will remain unchanged.

9. Where applicable, provide the following:

TYPE OF BUSINESS: Mixed use - retail and residential
BUSINESS HOURS: _____
NO. OF EMPLOYEES (EACH SHIFT): _____
USE OF EACH BUILDING: First floor - retail use
Second floor - residential
HEIGHT OF BUILDINGS: _____ STORIES: 2
FLOOR AREA 4,618 sf
PRODUCTS MANUFACTURED _____
NO. OF DWELLING UNITS: _____

10. Variances or Conditional. Use Required None.

Has variance application been filed? Yes No

11.. Requested exemptions from Site Review Development Standards

(attach written justification)

12. List maps and other documents (10 copies of each) accompanying this application
Architectural Plans prepared by Jacob Solomon Architect

13. The Applicant does does not hereby grant an extension of time from the date within which the Board must act on this application for a period of _____ days unlimited .

Date

Signature



ACTION OF LAND USE BOARD:

APPLICATION APPROVED _____ CONDITIONS _____

APPLICATION DENIED _____ REASON FOR DENIAL _____

CHAIRMAN

DATE

APPLICANT CONTACT INFORMATION:

Applicant phone number: 908-735-4666

Applicant email: s.ackaway@aol.com

Attorney:

Name & Address Michael S. Selvaggi, Esq., Lavery, Selvaggi, Abromitis & Cohen, P.C.
1001 Route 517, Hackettstown, NJ 07840

Phone #: 908-852-2600

Email: mselvaggi@lsaclaw.com

~~Engineer:~~ Architect:

Name & Address: Jacob Solomon Architect
14-25 Plaza Road, Suite S35, Fairlawn, NJ 07410

Phone # : 201-797-0294

Email : jsolomon@jsallcnj.com

Planner:

Name & Address:

Phone # :

Email :

**LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON
DEVELOPMENT REVIEW CHECKLIST**

Applicant Name: Legacy Intax LLC
 Applicant Address: 37 Main Street, Clinton, NJ 08809
 Applicant Phone No.: 908-735-4666
 Applicant Email: s.ackaway@aol.com
 Owner Name: Same as Applicant.
 Owner Address: _____
 Project Name: _____
 Block: 11 Lot(s): 11
 Tax Map Street _____

TO BE COMPLETED BY THE TOWN OF CLINTON	
Application No.: _____	Application Fee Paid: _____
Application Received: _____	Escrow Fee Paid: _____

CHECK TYPE OF APPLICATION BEING SUBMITTED									
VARIANCE 40:55D.70			SITE PLAN			SUBDIVISION			
(a)	(b)	(c)	(d)	Minor	Prelim. Major	Final Major	Minor	Prelim Major	Final Major
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Checklist Prepared by (Name of Applicant or Agent): _____

Application Fee Submitted: \$ _____

Escrow Deposit Submitted: \$ _____

Signature of Applicant: _____

Variance 40:55D.70			Site Plan			Subdivision			All applications must be submitted to the Administrative Officer of the Land Use Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.	TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN		
(a)	(b)	(c)	(d)	Minor	Major Prelim	Major Final	Minor	Major Prelim		Major Final	PROVIDED	N/A	WAIVER REQUESTED	PROVIDED Y/N	REQUEST WAIVER
✓ REQUIRED DOCUMENTS (TO BE SUBMITTED WITH APPLICATION)															
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A. Application and escrow fee with separate computation calculation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	B. Four (4) copies of the completed application form. Four (4) copies of completed checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C. Applicant's Disclosure Statement if filed as a corporation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	D. A list identifying specific variances. Include narrative explanation outlining the basis for the requested relief.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	E. Certification from the Town of Clinton Water and Sewer Departments, that sewer charges, and/or late fees, interest and other assessments are paid to-date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	F. Certified list of property owners within 200'.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	G. Signed escrow agreement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	H. Certification and Will Serve letters from the Town of Clinton Water Sewer Department that the water and sewer systems possess sufficient uncommitted capacity to accommodate the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	I. Provide Will Serve and Review letters from Town of Clinton Fire Official and South Branch Emergency Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON
DEVELOPMENT REVIEW CHECKLIST

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									✓ REQUIRED DOCUMENTS (TO BE SUBMITTED WITH APPLICATION)						
			✓	✓		✓	✓		J. Provide Will Serve letter for Public Utilities including JCP&L and Elizabethtown Gas Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓	✓	✓	✓	✓		✓	✓		K. Four (4) copies of existing Title Search identifying any protective covenants or deed restrictions applying to the land being subdivided or developed along with a copy of the deed(s) of record.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
						✓			L. Four (4) copies of all deeds with Metes and Bounds description for proposed lots including remaining land use parcel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
			✓		✓	✓		✓	M. Four (4) copies of all deeds with Metes and Bounds description for proposed easement dedications including dedication of addition road right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓	✓	✓	✓	✓		✓	✓		N. Certification from Owner that: 1) the property in question has not been part of a prior Land Use Application or 2) provides list with dates of all prior applications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									O. Completed application with appropriate fees and required information submitted directly to these Agencies with copies provided to the TOWN for verification of these submissions.						
		✓	✓	✓	✓	✓	✓	✓	1. Hunterdon County Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				✓			✓		2. Hunterdon County Soil Conservation District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
			✓	✓		✓	✓		3. Hunterdon County Department of Health	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓	✓	✓	✓	✓	✓	✓	✓	✓	P. Certification from the Town of Clinton Tax Collector that all taxes and assessments on the property are paid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
			✓	✓		✓	✓		Q. Report prepared and certified by a Professional Engineer documenting (utilizing NJDEP forms) the result of all attempted soil permeability tests and soil logs conducted on the property in question.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
						✓	✓		R. Written verification of proposed tax lot numbers as obtained from the Town of Clinton Tax Assessor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
			✓	✓		✓	✓		S. Four (4) copies and a digital copy of drainage calculations analyzing existing and proposed condition required to comply with Town's Stormwater Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
			✓	✓		✓	✓		T. Four (4) copies and a digital copy of flood hazard calculation with cross sections of existing stream if applicant is not relying upon published survey of flood hazard delineation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
		✓		✓			✓		U. Four (4) copies and a digital copy of the Environmental Impact Statement/Natural Resource Inventory (reference ordinance requirement under Chapter 88). Reference Town of Clinton Environmental Resource Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

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		✓		✓		✓	✓		✓ REQUIRED DOCUMENTS (TO BE SUBMITTED WITH APPLICATION)						
									V. Four (4) copies and a digital copy of the Wetlands report prepared by a Professional Wetlands Consultant pursuant to the NJ Wetlands Protection Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	✓	✓	✓	✓		✓	✓		W. Valid LOI issued by the NJDEP for entire project or FOD LOI issued by the NJDEP for area of proposed development. Board will consider a request for waiver if sufficient evidence is presented to determine that there is no impact on any wetland area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓	✓	✓	✓	✓	✓	✓	✓	✓	X. Written statement submitted by applicant identifying request for waiver of any checklist requirement (if any).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓	✓	✓	✓	✓	✓	✓	✓	✓	Y. Properties located in the designated Carbonate Drainage Area or Carbonate Rock District (referenced ordinance requirements under Chapter 88.64) shall undertake a geologic investigation assessment and submit Four (4) copies and a digital copy of a Phase 1 Checklist.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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(a), (b)	(c)	(d)	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final		PROVIDED	N/A	WAIVER REQUESTED	PROVIDED Y/N	REQUEST WAIVER	WAIVER GRANTED
									✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)						
									1. Eighteen (18) copies and a digital copy of all plans. Documents properly certified and sealed by the appropriate N.J. Licensed professional persons (P.E., P.L.S., P.P., C.L.A., R.A.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									2. Name and address of the owner, application and preparer of plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									3. Names of all current property owners within 200' of the property and identify source information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									4. Plans must identify the following:						
									a. Name of Development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									b. Total area of development property in acres and square feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									c. Date of original preparation and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									d. North arrow and reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									e. Graphic and written scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									f. Number of proposed lots or size of building.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
									g. Tract zone and schedule of existing zoning criteria and proposed conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
									h. Tax map sheet, block and lot numbers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									i. Reference bench mark identified and shown.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
									j. Name of the firms and person preparing plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									5. Certification of owner noted on the plans (if other than the applicant) as follows: "I certify that I am the owner of this property and consent to the filing of this application".	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									6. Review block for signature of Town Engineer, Board Secretary and Chairperson.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									7. Required Hunterdon County Signature Block in accordance to their regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	30'	30'	30'	30'	30'	50'	50'	50'	8. Map drawn at scale of not less than (1"=as noted) sheet size of 18"x24", 24"x36" or 30"x42". All plans must be folded with the title block, date and revision date showing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									9. Key map drawn at a scale of not less than 400' showing the development and surrounding properties with 1000' radius including zoning boundaries and traffic circulation elements from Master Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									10. Existing Topography shown as follows:						
									a. Contours at 5' intervals. Interpolated for USC and GS Map for entire tract.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
									b. Contours at 2' intervals for area of proposed lots or proposed development (verified in field).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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(a) (b)	(c)	(d)	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final	REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)		PROVIDED	N/A	WAIVER REQUESTED	PROVIDED Y/N	REQUEST WAIVER	WAIVER GRANTED
				✓	✓			✓	c. Contours at 2' intervals for entire tract (verified in field).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
				✓	✓			✓	d. All elevations based on NAVD 88.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
11. Plans showing existing and proposed streets including:																
				✓	✓	✓	✓	✓	a. Field cross-sections at 50' intervals drawn at a scale of 1"=5' vertical; 1"-1'-horizontal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
				✓	✓	✓	✓	✓	b. Centerline plan and profiles drawn at a scale of 1"=50' horizontal; 1"=5' vertical based upon field survey data. Corresponding Plan and Profile Information must be shown on the same sheet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
				✓	✓	✓	✓	✓	c. Centerline curve data including central angle, tangent distance, radius, arc length, chord distance and chord bearing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		✓							12. Existing property lines showing bearings, distanced and radius with indication of source data and approximate dimensions of proposed lot lines. Based upon deed plotting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
✓			✓	✓	✓	✓	✓	✓	13. Existing and proposed lot boundary and easement information shown based on NAD 83 with accurate bearing and distance to the nearest 1/100th ft. prepared by a licensed surveyor. All curves shall show radius, arc length, chord bearings and distance, tangent	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
		✓							14. Approximate net and gross lot areas to the nearest 1/10 acre.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
✓	✓		✓	✓	✓	✓	✓	✓	15. Net/gross lot areas for existing and proposed lots calculated in sq.ft and 1/1000 acre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
			✓	✓	✓	✓	✓	✓	16. Area of all proposed easement calculations in square feet.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
✓	✓		✓	✓	✓	✓	✓	✓	17. Location of existing wells and septic systems on site and within 100' of property.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
		✓	✓	✓	✓	✓	✓	✓	18. Location of all man-made and natural features including but not limited to: list historic buildings within 200', dedicated open space, culverts, structures, drain pipes, water courses, railroads, bridges, wooded areas, rock outcrops,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		✓	✓			✓			19. Plan drawings of all existing and concept of all proposed drainage and utility layouts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
				✓	✓			✓	20. Plan and profile drawings of all existing and proposed drainage and utility layouts, drawn at a scale of 1"=50' vertical.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
				✓	✓			✓	21. Plan drawings of all existing and proposed public water if applicable OR show proposed well location with geologist report verifying a sufficient supply of available potable water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

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(a)	(b)	(c)	(d)	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final		REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)	PROVIDED	NA	WAIVER REQUESTED	PROVIDED Y/N	REQUEST WAIVER
					✓	✓		✓		22. Plan and Profile drawings of all existing and proposed storm sewer including drainage swales.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
					✓	✓		✓		23. Plan drawings of all existing and proposed gas services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
					✓	✓		✓		24. Plan drawings of all existing electric service with proposed underground service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓	✓	✓		25. Locations of all attempted percolation and soil log data certified by a licensed Professional Engineer. "Corresponding to submission Item S."	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓	✓		✓	✓	✓	✓	✓	✓	✓	26. Location of any flood hazard areas with delineation and elevation of 100-year flood boundary. Include noted source of flood plain delineation documentation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
										27. Detailed Landscaping plan indicating:						
	✓			✓	✓			✓		a. Existing trees which will remain or be removed including tree preservation details.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				✓	✓	✓		✓		b. Proposed landscaping including location, botanical name, common names, size, quantity, planting and staking/guying details, mulched areas specifying type thickness and edge of mulched area. Specify whether	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	✓			✓	✓	✓	✓	✓		c. Landscaping plan for street shade trees noting location, material type and sizes, planting details and tree preservation details.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
							✓			28. Plans meets requirements of Map Filing Law if map rather than deeds are to be filed with the Hunterdon County Clerk's office.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
								✓		29. Certification as indicated in the Map Filing Law. Plan meets requirements of the Map Filing Law with all required certifications included.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓		✓	✓	30. Appropriate details to TOWN, County and State Standards including, but not limited to: sidewalks, curbs, paving, street signs, drainage, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
					✓	✓	✓	✓		31. Soil erosion and sediment control plans. If more than 5,000 s.f. of disturbance is proposed as part of this application, show soil types and boundaries pursuant to Hunterdon County Soil Survey, including analysis for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
✓	✓		✓	✓	✓	✓	✓	✓	✓	32. Plan indicating location and complete purpose of restrictions of any easement or land reserved for any use.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
			✓	✓	✓	✓	✓	✓		33. Stormwater Management Plans and Watershed Maps. Corresponding to submission Item T.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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				✓	✓	✓	✓	✓	✓	✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)						
	✓			✓	✓	✓	✓	✓	✓	34. Plan drawn from actual boundary survey of property and certified as being accurate and true by a licensed New Jersey Land Surveyor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				✓	✓	✓		✓		35. Proposed grading plan including finished floor elevations, elevations at corners of building and paved areas. All proposed grading shown using 2" contour intervals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓		✓		36. Locations, size and details of all existing and proposed signs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓		✓		37. Lighting plans, including location, type, wattage, height pattern and floor candles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	✓	✓		✓	✓	✓				38. Architectural Plans should include preliminary floor plans and elevations of each new altered building, façade and height of proposed structure. Also indicated existing/proposed building square footage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
										39. Parking and Loading:						
				✓	✓	✓				a. Specifications and location of proposed surface paving and curbing, including streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				✓	✓	✓				b. Location capacity and dimensions of existing and proposed off-street parking and loading areas including documentation of ADA compliance for handicap stalls and accessible route.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				✓	✓	✓				c. Calculations of the number of parking spaces required by the Ordinance for standard and ADA parking.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓				d. Aisle widths.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓				e. Entrance and exit arrangement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓		✓		f. Details of traffic control devices with direction of traffic flow.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓		✓		g. Location of fire lanes and other parking restrictions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
				✓	✓	✓				40. Location of solid waste storage, screening and means of disposal including amount of pick up per week and recycling facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
					✓	✓		✓		41. Calculation location, identifications of proposed open spaces, parks and other recreational areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
		✓		✓	✓	✓	✓	✓		42. Land reserved or dedicated to public use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
							✓	✓		43. Indicate total number of lots, area of entire tract and area of roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		✓		✓			✓	✓		44. Identify location and description of all physical survey evidence as found in the field, including encroachments, must be noted. Provide a legend indicating monuments found and to be set.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON
DEVELOPMENT REVIEW CHECKLIST

Variance 40:55D.70			Site Plan			Subdivision			All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.	TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN		
(a)	(b)	(c)	(d)	Minor	Major Prelim	Major Final	Minor	Major Prelim		Major Final	PROVIDED	N/A	WAIVER REQUESTED	PROVIDED Y/N	REQUEST WAIVER
✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)															
					✓		✓	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
						✓			✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Application deemed incomplete for noted deficiencies under items

Date: _____

Date: _____

Date: _____

Application Deemed Complete:

By: _____ Date: _____

Site Plan Committee

Completeness Review and Recommendation by Robert J Clerico PE Board Engineer on _____

SPECIFIC COMMENTS

LEDGEND

NA - Checklist Item - Information NOT APPLICABLE to this Application

NR - Checklist Item NOT REQUIRED for this type of Application

RA-W - RECOMMEND APPROVAL of request as Permanent WAIVER

RD-W - RECOMMEND DENIAL of requested WAIVER

RA-TW - RECOMMEND APPROVAL of request as TEMPORARY WAIVER

CERTIFICATE OF PAID TAXES

TO: Tax Collector of the Town of Clinton

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

Location: Block 11 Lot 11

Name of Owners: Legacy Intax LLC

I CERTIFY THAT THE REAL ESTATE TAXES ON THE ABOVE-MENTIONED PROPERTY HAVE BEEN PAID THROUGH 11/1/2021

NEXT TAX PAYMENT DUE: 2/1/2022

Tax Collector of
Town of Clinton
Hunterdon County

Dated: 11/4/2021

By: Kathy Olsen

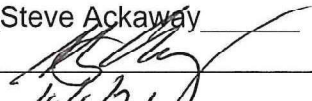
LEGACY INTAX LLC
BLOCK 11 LOT 11

TOWN OF CLINTON

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 LEGACY INTAX LLC:

Steven Ackaway P.O. Box 3366 Wayne, N.J. 07474

Name: _____ Steve Ackaway _____
Signature: _____  _____
Date: _____ 10/12/10 _____

SITE INSPECTION AUTHORIZATION

I, Steve Ackaway, the undersigned property owner or lessee, do hereby authorize Town of Clinton officials to enter upon and inspect the property owned/leased by me with reasonable notice at 37 Main Street, Clinton, New Jersey 08809, in conjunction with my application to the Land Use Board of Town of Clinton.

Name: Steve Ackaway
Signature: 
Date: 4/1/21

TOWN OF CLINTON
COUNTY OF HUNTERDON

ESCROW AGREEMENT

THIS AGREEMENT made this 1 day of NOVEMBER, 20 21
between Legacy Intax LLC
hereinafter referred to as "Applicant"; and the Land Use Board and/or
THE TOWN OF CLINTON, hereinafter referred to as the "Municipality".

WHEREAS, the applicant is proceeding under the Development-
Ordinances for approval of a subdivision and/or site plan and/or
variance, on Block 11, Lot 11, Street 37 Main Street
and

WHEREAS, the Applicant desires to establish an Escrow Account
whereby work required to be performed by professionals employed by the
Municipality, will be paid for by the Applicant as required under the
provisions of the State Statute and Town Ordinances.

NOW THEREFORE, IT IS mutually agreed between parties that:

Section 1. Purposes.

The Municipality authorizes its professional staff to review,
inspect, report, and study all plans, documents, statements,
improvements, and provisions made by the Applicant relating to this
development and conforming to the requirements of the Development
Ordinances of the Town of Clinton and attend and participate in such
meetings as part of a continuing review of the application. The
Municipality directs its professional staff to make all oral and/or
written reports and Resolutions to the Municipality of its conclusions
and findings derived from the review, study, investigation and like or
similar duties performed as elsewhere authorized. The Applicant agrees
to pay all reasonable and professional fees incurred by the Municipality
for the performance of the duties outlined above.

Section 2. Escrow Established.

The Applicant and the Municipality, in accordance with the provisions
of this Agreement, hereby create an Escrow Account to be established with
the Financial Officer of the Town of Clinton.

Section 3. Escrow Funded.

Applicant by execution of this Agreement, undertakes and shall pay
to the Town, to be deposited with the Financial Officer referred to in

Section 2 above, such sums as are required by its Escrow Ordinance. Execution of this Agreement by the Town, acknowledges receipt of the sums referred under this section.

Section 4. Increase in Escrow.

If during the existence of this Escrow Account, the funds held in Escrow shall be reduced to 35% of the initial deposit, the Applicant shall upon Notice from the Financial Officer, replenish such funds within 14 days of such Notice. Additionally, until such funds are fully replenished, no further consideration, review, processing or inspections shall be performed by or on behalf of the Municipality until the additional Escrow has been deposited.

The written Notice referred to in this Section shall be sent to:

Name. Steve Ackaway Address: PO Box 3366
Wayne, NJ 07474

Receipt shall be presumed to have occurred three days after mailing of the Notice to the above address by regular mail. Notice required under this Section shall be given by the Administrative Officer of the Municipality.

Section 5. Time of Payment.

The professionals referred to in this Agreement, upon the conclusion of their services, or periodically during the performance of their service, shall submit vouchers conforming to the requirements established by the Town for vouchers of the type and kind referred to under this Section. Said vouchers shall include the amounts of all fees; and costs incurred as a result of the services set forth under Section 1 of this Agreement.

Section 6. Municipality Review.

The Municipality shall review the vouchers submitted by the professionals and Upon making a determination that said services have been performed, the Municipality shall process and pay said vouchers in the same manner and under the same terms as are normally employed for vouchers submitted for work performed on behalf of the Town. At the conclusion of this processing, the amounts specified in said vouchers shall be deducted by the Financial Officer from the Escrow established pursuant to this Agreement.

Section 7. Applicant's Review.

The Applicant shall have the right to make periodic inspections of the records maintained by the Town to determine the status of the Escrow Account and vouchers charged against such account.

Section 8. Interest Allocations.

Any and all interest which results from or arises out of the deposit of the Escrow by the Town shall be disbursed in accordance with N.J.S.A 40:55D-53.1 (Deposits with Municipalities; Escrow; Interest.)

Section 9. Return of Escrow Balances.

Upon completion of the project and the payment of all outstanding bills for professional services on behalf of the Town, any remaining balances shall be returned to the applicant as follows:


-Minor Subdivision-upon filing of new Deeds;

-Major Subdivision-completion and acceptance by the Town of required improvements;

-Site Plan-issuance of a Certificate of Occupancy;

and then only after recommendation by the Land Use Board to the Town Council; and authorization of release of the funds by appropriate resolution of the Town Council.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the date first written' above.

Applicant Signature:  11/1/21

Amount Received 1000 Check # 5001

Bank: Provident Bank

For Office Use Only

MUNICIPALITY: Town of Clinton

DATE SUBMISSION ACCEPTED: _____

BLOCK: 11

HCPB APPLICATION NUMBER: _____

LOT: 11

**DEVELOPMENT REVIEW APPLICATION
HUNTERDON COUNTY PLANNING BOARD
PO BOX 2900
Flemington, New Jersey 08822-1200
Telephone: (908) 788-1490 FAX: (908) 788-1662
email: planning@co.hunterdon.nj.us**

NOTE: A COPY OF THIS CHECKLIST MUST ACCOMPANY ALL SUBMISSIONS

All subdivision applications submitted to a municipality must also be submitted to the County Planning Board for review. In addition, all site plan applications with frontage on a County road and/or having an impervious surface of one (1) acre or more must be submitted to the County Planning Board.

The County will not accept an application for review until the items listed below are completed:

Development Review Application Form* (If the applicant/property owner is a corporation or partnership, page 3 must be completed)

Application Fee
Per County Ordinance 2015-02 (adopted December 15, 2015) - All Subdivision and Site Plan Application Fees have been waived until further notice

- Minor Subdivision: No Fee
- Sketch Plan: No Fee
- Preliminary Subdivision: No Fee
- Final Subdivision: No Fee
- Residential Site Plan: No Fee
- Nonresidential Site Plan: No Fee

Two sets of plans (*with signature and seal of licensed professional*)

- Final Subdivisions and Site Plans must be accompanied by the .dxf drawing with three property corners identified in NAD83 coordinates per section 304 of the Hunterdon County Land Development Standards.

N/A Drainage Calculations (*per Section 404 of Hunterdon County Land Development Standards*)

- All subdivision applications with four (4) or more new lots
- All site plan applications with one (1) acre or more of impervious surface

N/A Traffic Study (*per Section 502 of Hunterdon County Land Development Standards*)

- All subdivision applications with twelve (12) or more new lots
- All site plan applications with County road frontage that generate twelve (12) vehicle trips or more per peak hour

*A Development Review Application Form must be submitted with revised plans

MUNICIPALITY: Town of Clinton

BLOCK: 11

LOT: 11

TYPE OF APPLICATION

SITE PLAN

SUBDIVISION

Residential:	<input checked="" type="checkbox"/>	Minor:	<input type="checkbox"/>	Preliminary:	<input type="checkbox"/>
Non-Residential:	<input type="checkbox"/>	Sketch:	<input type="checkbox"/>	Final:	<input type="checkbox"/>

PROJECT NAME: _____

BRIEF DESCRIPTION: Mixed use - retail and residential

APPLICANT: * Legacy Intax LLC

ADDRESS: 37 Main Street, Clinton, NJ 08809

CONTACT PERSON: Steve Ackaway

TELEPHONE: 908-735-4666

PROPERTY OWNER: * Same as Applicant.

ADDRESS: _____

TELEPHONE: _____

ATTORNEY: Michael S. Selvaggi, Esq.

ADDRESS: Lavery, Selvaggi, Abromitis & Cohen, P.C.

1001 Route 517, Hackettstown, New Jersey 07840

TELEPHONE: 908-852-2600

ARCHITECT ~~ENGINEER~~: Jacob Solomon Architect

ADDRESS: 14-25 Plaza Road, Suite S35, Fairlawn, NJ 07410

TELEPHONE: 201-797-0294

** If applicant/property owner is a corporation or partnership, please also complete proper section on page 4 of application.*

MUNICIPALITY: Town of Clinton

BLOCK: 11

LOT: 11

SUBDIVISION INFORMATION ONLY

NO. OF NEW LOTS PROPOSED: _____ COUNTY ROUTE NUMBER: _____

ACREAGE OF LANDS REMAINING: _____ (ONLY If applicable)

ACREAGE OF ENTIRE TRACT: _____

SITE PLAN INFORMATION ONLY

NON-RESIDENTIAL

RESIDENTIAL

PROPOSED GROSS FLOOR AREA: (SF) _____ NO. OF PROPOSED DWELLING UNITS: 4 Units

BUILDING FOOTPRINT: (SF) _____ IMPERVIOUS SURFACE: (SF) _____

IMPERVIOUS SURFACE: (SF) _____ ACREAGE OF TRACT: 0.106

NO. OF NEW EMPLOYEES: _____ COUNTY ROUTE NUMBER: _____
(ONLY if applicable)

NO. OF NEW PARKING SPACES: _____

ACREAGE OF TRACT: _____

COUNTY ROUTE NUMBER: _____
(ONLY if applicable)

