



PLANNING BOARD
BOROUGH OF MOUNTAIN SIDE

1385 ROUTE 22
MOUNTAIN SIDE NEW JERSEY 07092
TEL (908) 232-2409
FAX (908) 232-6831

APPLICATION FOR LAND USE

(Please print or type)

Date: 9/10/2024

Applicant's Name John DiBella Phone No. 201-637-3218

Applicant's Address 1543 Dear Path Zip 07092

Building or Land Owner John DiBella Phone No. 201-637-3218

Owner's Address 1543 Dear Path Zip 07092

Address of site for proposed use: 1543 Dear Path

Block 13.4 Lot(s) 10 Zone R1

Present use of property (describe) Residential single family

Proposed use of property (describe) Residential single family

Type of service or product (describe) NA

Check the purpose(s) for this application:

- Preliminary Site Plan
- Final Site Plan
- Preliminary Subdivision
- Final Subdivision
- Addition
- Change of Tenancy

- Sketch Plat
- Alterations/Renovations
- Repairs
- Sign
- Other

Describe: Land disturbance greater than 5,000 SF

**STATEMENT OF OWNERSHIP
FORM FOR CORPORATIONS AND PARTNERSHIPS
CHAPTER 336, LAWS OF 1977**

An Act requiring corporations and partnerships applying for certain subdivisions and variances to disclose all owners of 10 percent or more of their stock, or in the case of a partnership, owning a 10 percent or greater interest therein, and providing penalties for the violation thereof.

Be in enacted by the Senate and General Assembly of
the State of New Jersey.

1. A corporation or partnership applying to a Planning Board or a Board of Adjustment or to the Governing Body of a municipality for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be.
2. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclose pursuant to Section 1 of the Act, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership until the names and addresses of the noncorporate stockholders and individual partners, exceeding the 10 percent ownership criterion established in this Act, have been listed.
3. No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of corporation or partnership which does not comply with the Act.
4. Any corporation or partnership which conceals the names of the stockholders owning 10 percent or more of its stock or the individual partners owning a 10 percent or greater interest in the partnership, as the case may be, shall be subject to a fine of \$1,000.00 to \$10,000.00, which shall be recovered in the name of the municipality in any court of record in the State, in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S. 2A:58-1 et seq.).

5. This Act shall take effect immediately:

NAME AND ADDRESS	NUMBER OF SHARES	PERCENTAGE OF STOCK OR PARTNERSHIPS
John DiBella 1543 Dear Path Mountainside, NJ 07092		

If one or more of the above stockholders or partners is in itself a corporation or partnership, then the names and addresses of the stockholders or partners owning at least 10 percent or more of the latter corporation or partnership must likewise be listed.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY

SITE PLAN



PLANNING BOARD
BOROUGH OF MOUNTAINSIDE

1385 ROUTE 22
MOUNTAINSIDE NEW JERSEY 07092
TEL (908) 232-2409
FAX (908) 232-6831

SITE PLAN APPLICATION

For Staff Use Only
 Preliminary
 Final
 Revision
 Resubdivision

Date:

COPIES OF COMPLETED APPLICATION MUST BE FILED WITH CONSTRUCTION OFFICIAL THREE WEEKS PRIOR TO REGULAR MEETING, PENDING REVIEW.

Application must be accompanied by 15 copies of site plan and must be drawn by a licensed New Jersey Professional Engineer, Land Surveyor, Professional Planner, or Architect.

1. Applicant's Name John DiBella Phone No. 201-637-3218

Address 1543 Dear Path Mountainside, NJ 07092

2. Owner's Name John DiBella Phone No. 201-637-3218

Address 1543 Dear Path Mountainside, NJ 07092

3. Authorized Representative _____ Phone No. _____

Address _____

4. Check purpose(s) for this application:

a. New Building

b. Outside Building Addition

c. Building Alteration

d. Building Renovation

e. Proposed On-Site Improvements

f. Increase in Area or Use

g. Change to Permitted Use

h. Satellite Antenna

i. Other (describe)
Land disturbance
greater than
5000 sq Ft

5. Address of Premises 1543 Dear Path Mountainside, NJ 07092 Block 3.14 Lot(s) 10

6. Zone Classification R1

7. Present use of building or space (describe) Residential single family

8. Proposed use of building or space (describe) Residential single family

9. If Change of Tenancy, attach floor plan showing all other areas and their uses.

10. Type of product or service NA

11. Existing number of employees NA

12. Proposed number of employees NA

13. Number of parking spaces:
NA Existing NA Required NA Proposed

14. Plan Data: Record square footage of the following

a. Total lot area 107,239 Sq Ft

b. Present building area 4094 Sq Ft

c. Proposed building addition area N/A

d. Proposed total building area ~~N/A~~ No Change

e. Existing height of building No Change

f. Area to be occupied by applicant N/A

15. List building materials:

	<u>Existing</u>	<u>Proposed</u>
Front:	_____	_____
Right:	_____	_____
Left:	_____	_____
Rear:	_____	_____
Roof:	_____	_____

16. Record building setbacks from property line:

Front: 9110 ft. Rear: 543.87 ft.
Right: 1710 ft. Left: 24.7 ft.

17. Briefly describe the project and how it will affect the site and surrounding area:

Install clean fill to accommodate a level yard space. New grades have no effect on surrounding properties

18. Applications for conditional use:

a. Proposed or continued use is in compliance with the standards set forth in the Zoning Ordinance.

Yes X No _____

b. Has conditional use previously been allowed for this property?

Yes _____ No X

If yes, state date of filing and disposition: _____

19. Application for variance(s):

Request is hereby made for variance(s):

<u>Variance(s)</u>	<u>Ordinance Section</u>
<u>Land disturbance</u>	<u>1509</u>
<u>Greater than 5000 sq ft</u>	

20. Professional Engineer, Architect, Surveyor, and Planner:

Wayne Applegate PLS 328 Park Ave Scotch Plains Mountainside 07076 908-322-2030 35347

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>	<u>License</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



PLANNING BOARD
BOROUGH OF MOUNTAINSIDE

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**SITE PLAN REQUIREMENTS WITH CHECKLIST
FOR
MOUNTAINSIDE PLANNING BOARD**

The following is designed to assist applicants in preparing site plans for board review. Site plans must be in compliance with the requirements noted. Applicant should check off each item on the checklist to ensure that it is included on the plan. Items omitted may delay review by the board. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets.

REQUIRED:

1. The site plan shall be drawn at a scale of not more than fifty (50) feet to the inch. The site plan shall include all necessary details required for review purposes.
2. Site plans involving any new buildings or additions thereto, or any site improvements shall be drawn by a licensed New Jersey professional engineer, land surveyor, architect, or professional planner, in accordance with the statute.
3. The original and two copies of the entire attached packet as well as the site plan must be completed and filed with the Zoning Official for review.
4. After review by the Zoning Official, an additional 12 copies of the site plan, completed packet and required fees must be submitted to the secretary of the board prior to being placed on the agenda.
5. One (1) copy of the affidavit must be completed and submitted to the secretary, along with the original certified receipts that were stamped by the post office.

The secretary of the board will supply the applicant with the following:

1. Date of hearing.
2. Names and addresses of property owners within 200 feet, who are to be notified of the application.
3. The Form of Notice

The applications and the site plan may be subject to review by the Site Plan Committee, Land Use Official and/or the Borough Engineer. Applicant will be notified of the comments and any request for modification, correction, or additional detail which applicant must provide the board secretary prior to the board's hearing. Revisions on original documents will be approved only if they conform to the Administrator's standard for legibility.

Revised: 2/13/02

BOROUGH OF MOUNTAINSIDE
PLANNING BOARD OR BOARD OF ADJUSTMENT

Site Plan Requirements

The following checklist is designed to assist applicants in preparing Site Plans for Board review. Applicant should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY REVIEW BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets.

The Site Plan shall include, but not necessarily be limited to, the following items as well as the requirements listed in the Land Use and Zoning Ordinance:

INCLUDED

YES	NO	N/A	
___	___	___	Name of applicant, owner, and person preparing plans.
___	✓	___	Place for signature of Chairman & Secretary of Planning Board.
___	✓	___	Place for signature of Borough Engineer.
✓	✓	___	Tax map lot and block numbers, and street address of property. (<i>In the Title Block</i>)
✓	___	___	Date, scale and "north" arrow.
___	✓	___	Key map of the site with reference to surrounding areas and to existing street locations, showing properties by lot and block, and ownership.
___	✓	___	Zone district in which property in question falls, zone district of adjoining properties and all property within a 200 foot radius of the property in question.
✓	___	___	All existing and proposed signs and their size, nature of construction and location, and all existing and proposed exterior lighting including size, nature of construction, location, height, and illumination direction and lumen power.
___	✓	___	Provide table showing various setback, buffer, and coverage information.
✓	___	___	Rights-of-way, easements, deed restrictions, covenants, and all lands to be dedicated to the municipality or reserved for specific uses.
✓	___	___	Show entire property in question, even though only a portion of said property is involved in the site plan. Where it is physically impossible to show the entire property on the required sheet, a separate map at a suitable scale may be submitted.

Checklist -2

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearings and distances of property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of abutting street and property lines.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Area of lot.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setback with front, rear and sideyards of adjacent buildings to abutting streets, within 200 feet. Include outlines of any adjacent buildings.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing structures and buildings within 100 feet of property, including setback dimensions and accurate sizes of buildings.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of all required buffer areas and dimensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed contours of site at 2 foot intervals on property and 100 feet outside of property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed spot elevations based upon the National Geodetic Vertical Datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters, parking areas, and other pertinent locations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns, driveways for ingress and egress, and any loading docks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking calculations per zoning ordinance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed building floor plan(s) and front, rear, and side building elevations showing building materials.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and/or plans for proposed surface paving, curbs, sidewalks, bumper guards, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of significant existing physical features including streams, water courses, rock outcroppings, swampy soil, and other natural or man-made features.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm drainage plan showing location of existing and proposed inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, and on-site detention/retention, dry wells and seepage pits per "Stormwater Control Ordinance."
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm drainage computations and map of drainage areas of site and adjacent lands.

Checklist -3

YES	NO	N/A	
—	✓	—	Existing and proposed utilities such as electric, gas, water, water wells, telephone, TV cable, sewers, septic systems, etc.
✓	—	—	Description and location of all proposed and existing fences, retaining walls, etc.
—	✓	—	Retaining wall computations if over 4 feet high.
—	✓	—	Provisions for handicapped, including access, ramps, parking, etc., including logos and required signs.
—	✓	—	Is site in a 100-year Flood Hazard Area.
—	✓	—	Method of solid waste disposal including location and screening of solid waste recycling, storage and pick up area.
—	✓	—	Will this site generate, store, or use any hazardous waste material requiring special storage or disposal.
✓	—	—	Is site in a critical slope area per Section 1003.
—	✓	—	Sight triangle and sight distance information for vehicle visibility.
—	✓	—	Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, and method of planting (base rooted, ball and burlap) as per ordinance.
—	✓	—	Location and information concerning diameter and type of satellite antenna, including screening.
✓	—	—	Plan of soil erosion and sedimentation control in accordance with the requirements of Somerset-Union Soil Conservation District.
—	✓	—	Location of any delineated airport hazard areas.
—	✓	—	Location of fire lanes.
—	✓	—	Provide information concerning water supply for fire protection, including pressure, hydrant location, capacity, etc.
✓	—	—	Provide information on location and size of all existing and proposed decks.
—	✓	—	Bicycle safe grates are used on all catch basins.

Checklist -4

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Official seals and signatures of all Professional Engineers, Land Surveyors, Architects, Planners, and Landscape Architects preparing the plans.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Names of owners of all contiguous land and adjacent property. If property is within 200 feet of another municipality, its Borough Clerk will be notified before final approval of the application by the Board. This information may be on separate forms.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any other pertinent information the applicant feels will help the Board better understand the applicant's site plan application.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A submittal to Union County Planning Board is required if site has frontage along a County road.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A submittal to N. J. Department of Transportation is required if site has frontage along a State highway.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A submittal to N.J.D.E.P.E. is required because of wetlands on site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sanitary sewer permit is required to be obtained from the Rahway Valley Sewerage Authority.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A stream encroachment permit is required from the N.J.D.E.P.E.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sanitary sewer connection permit is required from the N.J.D.E.P.E. for the project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preparation of an Environmental Impact Statement for the project.

NOTE: This checklist does not preclude the Board from requiring other items which they may feel are necessitated for the site application to be accepted for consideration.