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September 10, 2020

Hardyston Township Administration  
Municipal Building  
149 Wheatsworth Road  
Hardyston, New Jersey 07419  
Attn: Ann Marie Wilhelm

RE: Amended Preliminary and Final Subdivision  
Cloverdale West and Highgrove at Crystal Springs/Coventry Road

Dear Ms. Wilhelm:

In connection with the above matter this office represents the interests of LAM Development. Our client is filing an application to amend a previously approved subdivision. Enclosed for filing please find:

1. 17 copies of a fully completed Application as well as Affidavit of Ownership and Authorizations to inspect;
2. Copies of the Administrative checklist, Preliminary Site Plan checklist, Preliminary Subdivision checklist, Final Subdivision checklist and Waiver Summary.
3. 17 copies of the Stormwater Management Calculations have been previously supplied as part of the original approval;
4. 17 copies of revised Subdivision Engineering Plans as well as 17 copies of the Architectural Plans and 17 copies of an updated General Development Plan.
5. 17 copies of the engineering cost estimate.
6. The application fee in the amount of \$2,840.00 as well as the tax map maintenance fee in the amount of \$1,450 and Escrow fee in the amount of \$5,000.00 will be delivered to the Municipality by separate cover. The ordinance calculation fee sheet for same is also attached for your ready reference and approval

7. The history of the property and prior approvals is summarized at Note 5 of the Engineering Plan cover sheet.
8. Corporate Disclosure Forms are attached.
9. Waiver request list attached/there will be no variance requests
10. Certification of paid taxes attached.
11. Legal Notice attached.
12. No other agency approvals are required other than Sussex County Soil Erosion which application will be made provided the Municipality approves the Application. As such a temporary waiver for completeness only has been requested.
13. The Amendments made to the original approval have been detailed at Note 3 on the cover sheet of the engineering plans;
14. Affordable housing compliance was addressed as part of the original approval and will be complied with in terms of the required contributions;
15. Correspondence to the tax assessor confirming lot numbers is attached and we are waiting a response from the Assessor confirming same.
16. A CD containing the application materials is attached.

I would ask that you kindly review the application for final completeness and confirm a public hearing date so that we may appear at your next regularly scheduled meeting. Kindly contact my offices in the event you require any additional information relative to the Application or the hearing.

Thank you for your courtesies and consideration

Very truly yours,



BERND E. HEFELE, ESQ.

BEH/sg

cc: LAM Development  
Ryan Homes  
Rt 94 Development Corp  
Dykstra Walker

**TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION**

TO: Zoning Board of Adjustment

DATE: 9/10/20

Planning Board

**PROJECT NAME:**

Amended and Preliminary and Final Subdivision Plan Cloverdale West at Crystal Springs

Block: See attached Plans Lot: See attached Plans Tax Map Page (s):

Physical Address: **Coventry Rd at Crystal Springs**

Zone: *Please check the appropriate box below to identify the application's zone.*

Midd-10	Minimum Impact Development District	Midd-5	Minimum Impact Development District	Midd-3	Minimum Impact Development District	
GC	Golf Course	OSGU	Open Space/Gov. Use	R-3	Lakeside Residential	
R-4	Medium Density Residential	R-C	Residential Commercial	C-R	Commercial Recreation	X
C-R (VC)	Village Center	B-1	Neighborhood Commercial	B-2	Highway Business	
TC-SCD	Town Center Shopping District	I-1	Limited Industrial	I-2	Medium Industrial	
R-5	Attached Single-Family/Mult-family Residential District					

**Section I. APPLICATION TYPE:**

*Please check the appropriate box to identify the application type.*

Concept Plan	Minor Subdivision	C Variance	
Minor Site Plan	Preliminary Subdivision	D Variance	
Preliminary Site Plan	Final Subdivision	Conditional Use	
Amended Preliminary Site Plan	Amended Preliminary Subdivision	X Certificate of Non-Conforming Use*	
Final Site Plan	Amended Final Subdivision	X Appeal	
Extension of Approval	Amended Final Site Plan	Interpretation	
General Development Plan			

*\*Applications for a Certificate of Non-Conformity must also include the prior zoning designation.*

Previous Zone:



TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION

**Section II. DEVELOPMENT TEAM CONTACT INFORMATION:**

	Name	Address	Telephone	Fax	Email
Applicant	Lam Development Group LLC	115 River Rd Suite 103 Edgewater NJ 07020	201 399 7777		anthonylam usa@gmail. com
Owner	same as applicant				
Engineer	Dykstra Walker Design Group	21 Bowling Green Pkway Lake Hopatacong NJ 07849	973 663 6540		tgraham@ dykstrawalker .com
Attorney	Bernd E. Hefele Esq.	21 Bowling Green Pkway Lake Hopatacong NJ 07849	973 663 5595		hefelelaw@ optonline. net
Planner					
Surveyor	Ken Dykstra				
Other					

*To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.*



TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION

**Section III. Fees and Escrow** *(Separate checks are required)*

Amount enclosed for fees: 2840.<sup>00</sup> Check No.

Amount enclosed for escrow: 5000.<sup>00</sup> Check No.

**Section IV. Required Documents:**

1.

**CERTIFICATION**

The undersigned has submitted the accompanying plans, applications, (public notice documents can be submitted under separate cover) and other necessary supporting data, and hereby certifies that all information submitted is accurate and complete.

Applicant's Signature Anthony Jam Date: 9/10/20  
*(Please Include Title)*

STATE OF NEW JERSEY  
COUNTY OF

SWORN TO AND SUBSCRIBED, before me,  
this 10 day of Sept, 2020

[Signature]

**Bernad E. Hefele, ESQ.**  
21 Bowling Green Plwy. Suite 200  
Lake Hopatcong, NJ 07849



Notary Public, State of New Jersey

*To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.*



3.

**OWNER'S AUTHORIZATION**

If anyone other than the owner is making this application, the following authorization must be executed:

is hereby authorized to make the within application.

Dated: \_\_\_\_\_  
*(Owner's Signature/ Title)*

4.

**SITE INSPECTION AUTHORIZATION FORM**

*Anthony Lam Managing Member Lam Development LLC*

I hereby give permission for Hardyston Township Municipal Agencies and their agents upon and inspect these premises with respect to this application for

*Block 16.30 Lots 1 & 1.9 - 1.16  
Block 16.34 Lots 1.05 - 1.08 & 1.10 - 1.12  
Block 16.36 Lot 1*

on Block (s)                      Lot (s)

Applicant's Signature: *Anthony Lam*  
*(Please Include Title)*

Date: *9/10/20*

*To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.*



TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION

5.

**CORPORATION OR PARTNERSHIP FORM**

Applications before the Planning Board/Zoning Board of Adjustment by a Corporation or Partnership for a subdivision of 6 or more lots or 25 or more family units or for approval of a site plan to be used for commercial purposes shall list below the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the Partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

Name: *Anthony Lam 50%* Address:

Name: *Michael Lam 50%* Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Please note: "No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with the Act" as per N.J.S.A. 40:55D-048.1 et seq., P.L. 1977, Chapter 336, Section 3.

*To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.*



TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION

2.

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY

COUNTY OF Morris

Anthony Lam

of full age, being duly sworn according to

law on oath deposes and says, that the deponent resides at

Coventry Rd at Crystal Springs

in the municipality of Hardyston

in the County of Sussex and

the State of NJ

, that

LAH Development LLC

is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the

municipality aforesaid, and known and designated as

Block 16.30 Lots 1, 1.9-1.16

Block 16.34 Lots 1.05-1.08 & 1.10-1.12  
Block 16.36 Lot 1

Block(s) See attached Plans

Lot(s)

**See attached Plans**

Owner's Signature

Anthony Lam  
(Please Include Title)

Date:

9/10/20

STATE OF NEW JERSEY

COUNTY OF Morris

SWORN TO AND SUBSCRIBED, before me,

this 10 day of Sept, 2020



B Hefele

Notary Public, State of New Jersey

**Bernd E. Hefele, ESQ.**

21 Bowling Green Pkwy. Suite 200

Lake Hopatcong, NJ 07849

*To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.*



**Section V. APPLICATION SUMMARY:**

1. Present provide a description of the current and proposed use

See Note 3 on Plan Cover Sheet

2. Has there been any previous appeal, request, or application to this or any other Township, Board, Court, or the Construction Official involving these premises? If yes, state the nature, date, and disposition of said matter.

See Note 5 on Plan Cover Sheet

*To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.*



**ADMINISTRATIVE CHECKLIST  
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY**

<b>CASE NUMBER:</b>		<b>DATE:</b> 9/10/20	
<b>PREPARED BY:</b> Bernd E Hefele Esq. Attorney for the Applicant			
<b>PROJECT NAME:</b> Amended Preliminary and Final Subdivision Plan Cloverdale West at CS			
		<b>YES</b>	<b>WAIVER REQUESTED AND LISTED ON WAIVER SUMMARY LIST</b>
<b>I. ALL APPLICATIONS:</b>			
1.	Application fees *		YES
2.	Escrow account deposit *		YES
3.	Written explanation of fee and escrow calculation		YES
4.	One original application package consisting of the completed application form with original signatures, completed Administrative Checklist, completed Schedule A Checklist(s), associated documents**, required plan(s), any additional requirements as noted below, and 17 collated copies of this application package.		YES
5.	One current quarter certification from the tax collector verifying payment of taxes, liens, and assessments.		YES
6.	One copy of the legal notice		YES
7.	List of other agency approvals required and one copy of the application to or approval from each agency. Attach one original list to the original application packet and one copy of the list to each of the 17 packets.		YES
8.	List of any variances requested including a reference to the ordinance section and a description of the variance (s) requested. Attach one original list to the original application packet and one copy of the list to each of the 17 packets.		YES
9.	List of waivers being requested from the Administrative Checklist and Schedule A Checklist (technical). Attach one original list to the original application packet and one copy of the list to each of the 17 packets.		YES
<b>II. ADDITIONAL REQUIREMENT: ALL SITE PLAN APPLICATIONS</b>			
1.	18 copies of building plans showing elevations and floor plans of any proposed building		NO
<b>III. ADDITIONAL REQUIREMENT: AMENDED SITE PLAN AND/OR AMENDED SUBDIVISION</b>			
1.	Identify, describe, and list the changes made to the original application form and plans. Attach one original list to the original application and one copy to each of the 17 application packets.		YES
<b>IV. ADDITIONAL REQUIREMENT: ALL SUBDIVISIONS</b>			
1.	Provide one original and 17 copies of an Affordable Housing Compliance Plan. Attach the original plan to the original application, and attach one copy to each of the 17 application packets.		NO
<b>V. ADDITIONAL REQUIREMENT: FINAL SUBDIVISIONS</b>			
1.	Provide confirmation from the tax assessor that the proposed lot numbers and street addresses are correct. Attach the original confirmation to the original application, and attach one copy to each of the 17 application packets.		YES

\* Fees and escrow require separate checks

\*\* Stormwater Management Plan – 4 Copies required



SCHEDULE A CHECKLIST  
 PRELIMINARY SITE PLAN / *Construction Plan*  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

<b>CASE NUMBER:</b>	<b>DATE:</b> <i>8/20/20</i>		
<b>PREPARED BY:</b> <i>Thomas Graham PE</i>			
<b>PROJECT NAME:</b> <i>Cloverdale West at Crystal Springs</i>			
ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Plans drawn, signed, and sealed by appropriate New Jersey licensed professional persons(s) pursuant to N.J.A.C. 13:40-7 et. seq.	✓	
2.	Scale to be not smaller than 1"= 50'	✓	
3.	Key map showing the subject property and all lands within 500' thereof with existing streets and zone boundaries	✓	
4.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"	✓	
5.	Name of the development, name and address of the owner and the applicant, the date of preparation, street address and block and lot numbers of the subject property, a graphic and written scale, a reference meridian, a Table of Contents, and a revision box containing the chronology of revisions	✓	
6.	Zone data box showing zone district, applicable bulk requirements of the zone, and showing how the proposal conforms to the bulk requirements of the zone.	✓	
7.	Plans shall include the following signature box: Approved by the Hardyston Planning (Zoning) Board Planning (Zoning) Board Chairman _____ Date _____  Planning (Zoning) Board Secretary _____ Date _____  Planning (Zoning) Board Engineer _____ Date _____	✓	
8.	A list of all property owners within 200' of the limits of any lot or lots included as part of the site plan as disclosed by the most recent tax records	✓	
9.	Any municipal limits within 200' of the development and the names of the adjoining municipalities	✓	
10.	Survey of the entire tract or property prepared by a NJ licensed surveyor conforming to all requirements of N.J.A.C. 13:40-5.1.	✓	
11.	Existing physical features both on-site and within 100' of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees, and utilities	✓	
12.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise	✓	



SCHEDULE A CHECKLIST  
PRELIMINARY SITE PLAN  
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
13.	Location, use, and width of all existing and proposed easements, and a note on the plan as to whether each is public or private	✓	
14.	Location of all structures and driveways within 50' of the development	✓	
15.	Existing property lines with metes and bounds description	✓	
16.	Setback lines based on zone requirements	✓	
17.	Circulation Plan showing pedestrian and vehicular traffic circulation through the development	✓	
18.	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way	✓	
19.	Existing and proposed sidewalks and driveways within the site	✓	
20.	Existing and proposed parking spaces and loading areas	✓	
21.	Public improvements and construction plans for all new streets and improvements to existing streets including centerline geometry, road profiles, road cross sections 50' on-center; and grading plan showing existing and proposed contours		✓
22.	Erosion and Sediment Control Plan	✓	
23.	Sign Plan showing location of existing and proposed traffic control signs, street signs, development signs including details showing size, height, and material for each sign	✓	
24.	Lighting Plan showing location of site lights, height, isolux lighting footprints, average maintained foot candle level, maximum to minimum lighting ratio, and construction details	✓	
25.	A Stormwater Management Plan in accordance with Residential Site Improvement Standards and/or municipal ordinances		✓
26.	Plans and profiles for existing and proposed storm sewers, sanitary sewers, and water mains		✓
27.	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands or wetlands transition areas exist on the property	✓	
28.	Sufficient existing and proposed elevations or contours on-site and up to 25' beyond the property lines. Contours are to be shown at a two foot interval for slopes up to 20% and can be shown at a 10 foot interval for slopes in excess of 20%	✓	
29.	Landscape Plan clearly delineating the limits of disturbance and showing all proposed plantings including species and size of plant materials	✓	
30.	Location of any fences with associated construction details	✓	
31.	Preliminary elevations and floor plans of any proposed buildings showing windows and doors, and roof treatments proposed for the buildings	✓	
32.	Construction details for all site improvements	✓	
33.	A written estimate of construction costs for all site improvements excluding buildings	✓	



SCHEDULE A CHECKLIST  
 PRELIMINARY SITE PLAN  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
34.	Environmental Impact Assessment including the following: a.) Plan and description of the proposed development b.) Inventory of existing natural resources c.) Assessment of environmental impacts d.) Unavoidable adverse environmental impacts e.) Steps to minimize adverse environmental impacts f.) Additional issues to be evaluated and addressed include sewage facilities, water supply, storm water, stream encroachments, flood plains, wetlands, solid waste disposal, air pollution, traffic, social and economic impacts, aesthetics, and licenses, permits, etc.		✓
35.	For sites located within the Highlands Preservation Area, an exemption letter, waiver, or a permit from the NJ Department of Environmental Protection or the Highlands Council for the proposed activity		N/A



SCHEDULE A CHECKLIST  
 PRELIMINARY MAJOR SUBDIVISION  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE: 9/20/20	
PREPARED BY: Thomas Graham PE			
PROJECT NAME: <u>CLONVILLE WEST AT CRYSTAL SPRINGS</u>			
ITEM NO.	PRELIMINARY SUBDIVISION REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Plans drawn, signed, and sealed by appropriate New Jersey licensed professional persons(s) pursuant to N.J.A.C. 13:40-7 et. seq.	✓	
2.	Scale to be not smaller than 1"=100'	✓	
3.	Key map showing the subject property and all lands within 500' thereof with existing streets and zone boundaries	✓	
4.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"	✓	
5.	Zone data box showing zone district, applicable bulk requirements of the zone, and showing how each proposed lot conforms with the bulk requirements of the zone	✓	
6.	Survey of the entire tract or property prepared by a NJ licensed surveyor conforming to all requirements of N.J.A.C. 13:40-5.1		✓
7.	A list of all property owners within 200' of the limits of any lot or lots included as part of the subdivision as disclosed by the most recent tax records	✓	
8.	Any municipal limits within 200' of the development and the names of the adjoining municipalities	✓	
9.	Area of existing and proposed lots	✓	
10.	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way	✓	
11.	Existing improvements on each proposed lot with a note as to whether the improvements are to remain	✓	
12.	Location, use, and width of all existing and proposed easements and a note on the plan as to whether each is public or private	✓	
13.	Existing physical features both on-site and within 50' of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees, and utilities	✓	
14.	Sufficient elevations or contours on-site and up to 50' beyond the property lines. Contours are to be shown at a two-foot interval for slopes up to 20% and can be shown at a 10 foot interval for slopes in excess of 20%	✓	
15.	Location of all structures and driveways within 50' of the development	✓	
16.	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands or wetlands transition areas exist on the property	✓	



SCHEDULE A CHECKLIST  
 PRELIMINARY MAJOR SUBDIVISION  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SUBDIVISION REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
17.	Setback lines for each proposed lot based on zone requirements	✓	
18.	Plans shall include the following signature box:  Approved by the Hardyston Planning (Zoning) Board Planning (Zoning) Board Chairman _____ Date _____ Planning (Zoning) Board Secretary _____ Date _____ Planning (Zoning) Board Engineer _____ Date _____	✓	
19.	A Stormwater Management Plan in accordance with Residential Site Improvement Standards and/or municipal ordinances		✓
20.	Erosion and Sediment Control Plan	✓	
21.	A written estimate of construction costs for all site improvements excluding buildings	✓	
22.	Percolation or permeability test results including soil logs for each proposed lot. Soil logs shall be witnessed by the municipal health officer		N/A
23.	Sketch of proposed layout or disposition of any remaining lands within the project limits	✓	
24.	For plats involving any corner lots, the required site easement shall be shown and described with metes & bounds	✓	
25.	Location of existing utilities onsite and within 50' of the site including but not limited to sanitary sewers, septic systems, storm sewers, water lines or wells, existing gas, telephone, electric and cable television	✓	
26.	Landscaping Plan showing proposed shade trees and other landscaping including species and size of plant materials. Buffer element showing berms, vegetation, and fences including all appropriate construction details	✓	
27.	Lighting Plan showing location of street lights including the height of the proposed lights. Details of the proposed lights should be provided	✓	
28.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise	✓	
29.	Plans and profiles for existing and proposed storm sewers, sanitary sewers, and water mains.	✓	
30.	Public improvements and construction plans for all new streets and improvements to existing streets including centerline geometry, road profiles, road cross sections 50' on-center; and grading plan showing existing and proposed contours		✓
31.	Construction details for all site improvements	✓	



SCHEDULE A CHECKLIST  
 PRELIMINARY MAJOR SUBDIVISION  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SUBDIVISION REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
32.	Sign Plan showing location of existing and proposed traffic control signs, street signs, and any development signs. Details showing size, height, materials, and lighting to be provided	✓	
33.	All public property and property in the tract proposed to be dedicated to the municipality, accurately outlined and described with existing or proposed uses designated		N/A
34.	Environmental Impact Assessment including the following: a.) Plan and description of the proposed development b.) Inventory of existing natural resources c.) Assessment of environmental impacts d.) Unavoidable adverse environmental impacts e.) Steps to minimize adverse environmental impacts f.) Additional issues to be evaluated and addressed include sewage facilities, water supply, storm water, stream encroachments, flood plains, wetlands, solid waste disposal, air pollution, traffic, social and economic impacts, aesthetics, and licenses, permits, etc.		✓
35.	For sites located within the Highlands Preservation Area, an exemption letter, waiver, or a permit from the NJ Department of Environmental Protection or the Highlands Council for the proposed activity		N/A
36.	A copy of all existing and proposed protective covenants or deed restrictions affecting the subject property including a statement as to whether such deeds or covenants are of record		N/A
37.	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated		N/A
38.	Proposed conceptual grading plan for each proposed lot in any MIDD district to show how the lot can be developed in accordance with the requirements of the zone		N/A
39.	For sites in any MIDD District, the delineation of the limit of disturbance on each proposed lot including the area of disturbance on each		N/A
40.	For sites in any MIDD District, a Preliminary Design Assessment Report in accordance with Section 185-21A		N/A
41.	For sites within any MIDD District with an area in excess of 100 acres, a Wildlife Management Plan in accordance with 185-21B		N/A
42.	For sites in any MIDD District that include a lake or pond of five acres or more, a Lake Management Plan in accordance with 185 -21C		N/A
43.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise		N/A
44.	Location of temporary construction or sales office and storage trailers, including temporary facilities for parking, landscaping, drainage, fencing, lighting, and signs	✓	



SCHEDULE A CHECKLIST  
FINAL SUBDIVISION  
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE: 9/20/20	
PREPARED BY: THOMAS GRAMM PE			
PROJECT NAME: COURSEY WEST AT CRYSTAL SPRINGS			
ITEM NO.	FINAL SUBDIVISION REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Plans drawn signed and sealed by appropriate New Jersey licensed professional pursuant to NJAC 13:40-7 et.seq.	✓	
2.	Final plat shall be drawn in conformance with all requirements and provide all information as required by the New Jersey Map Filing Law (P.L. 1960,c.141 as amended)	✓	
3.	As-Built plans drawn at a scale no smaller than 1" = 50', which includes all information noted in items 4 through 12		✓
4.	Name of the development, name and address of the owner and the applicant, the date of preparation, lot lines for each new lots, street address and block and lot numbers of each new lot as has been assigned by the tax assessor, a key map showing the subject property, a graphic and written scale, a reference meridian, and a revision box containing the chronology of revisions	✓	
5.	Existing physical features on the property including streams, wetlands, wetland buffers, floodplains, floodways, bridges, railroads, and bridges	✓	
6.	Location of all public and common private improvements constructed in conjunction with subdivision including: curbs, sidewalks, roadway, street lights, traffic control and street signs, and landscaping provided for common areas	✓	
7.	Centerline profiles of all streets. The profiles should include the storm sewer, sanitary sewer and water mains. Profiles for all utilities constructed outside of roadways should also be provided		✓
8.	Storm drainage system shall include a description of each structure the elevation of all manhole rims and inlet grate, size and slope of all pipes, invert elevation of the pipes entering and exiting each structure and all other appurtenances relating to the system	✓	
9.	Stormwater management facilities such as drywells, detention basins, infiltration basins, etc., including all as-built features to substantiate conformance with the approved design. In addition a certification shall be provided from the design engineer indicating that the stormwater management facilities have been constructed in accordance with the approved design and conform to all applicable stormwater management requirements		✓
10.	Information to be provided for the water system shall include the location of the well or wells servicing the system, the location size, height and elevation of any water storage facilities, the size, material and location of all pipes, location of fire hydrants and valves, location of water services for each lot including the location of curb boxes and shut-offs and all other appurtenances relating to the system	✓	



SCHEDULE A CHECKLIST  
FINAL SUBDIVISION  
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	FINAL SUBDIVISION REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
11.	Information to be provided for the sanitary sewer system shall include the elevation of all manhole rims, size and slope of all pipes, invert elevation of the pipes entering and exiting each structure, location of force mains, pump stations, building laterals including cleanouts and all other appurtenances	✓	
12.	Sight triangle easement on all corner lots	✓	
13.	Stormwater Management Maintenance Plan addressing all provisions of Chapter 8 of the New Jersey Stormwater Best Management Practices Manual		✓
14.	Written estimate of construction costs for all required site improvements that have not been completed at the time of application	✓	
15.	A deed, including a legal description of all lands to be dedicated for public use, i.e. right-of-ways, easements, etc.	N/A	
16.	Copy of all existing and proposed protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record	N/A	
17.	If there is no homeowner's association, condominium association or similar arrangement for maintenance of common facilities, the developer shall furnish an agreement under which all common facilities will be maintained and other supplementary services provided. Deeds for common lots, lots with easements and detention basin lots shall have their associated maintenance agreements attached	N/A	
18.	Affidavit from applicant with reasonable supporting documentation verifying compliance with all terms and conditions of the preliminary approval		✓
19.	Affidavit from applicant certifying that the final subdivision is identical to the preliminary subdivision plan. If not, list specific changes with respect to any deviations		✓
20.	Copy of all existing and proposed protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record	N/A	
21.	An electronic copy, prepared with AutoCAD, of the as-built and final plat shall be provided		✓



**Amendment to Shotmeyer Tract for Cloverdale West Waiver Summary List:**

**Administrative Checklist:**

- Item I5. This is a temporary waiver request as the data will be provided with proof of notice.
- Item II1. The data was submitted as part of the original application, this application proposes no changes to the approved plan.
- Item V1. Tax assessor had previously assigned lot numbers for the entire Shotmeyer project.

**Construction / Preliminary Site Plan Checklist:**

- Item 10. Surveys for properties have previously been submitted to the municipality for prior applications on the affected lots.
- Item 21. Waiver is requested for providing road cross-sections at 50 foot intervals, there is sufficient information provided reflecting the grading of the project. This item was previously waived as part of the original application.
- Item 25. The data was submitted as part of the original overall development application for the Shotmeyer application, this application proposes no substantial changes to the approved plan.
- Item 26. The data was submitted as part of the original overall development application for the Shotmeyer application, this application proposes no substantial changes to the approved plan.
- Item 34. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the approved plan.

**Preliminary Subdivision Checklist:**

- Item 6. Surveys for properties have previously been submitted to the municipality for prior applications on the affected lots.
- Item 19. The data was submitted as part of the original overall development application for the Shotmeyer application, this application proposes no substantial changes to the approved plan.

- Item 30. Waiver is requested for providing road cross-sections at 50 foot intervals, there is sufficient information provided reflecting the grading of the project. This item was previously waived as part of the original application.
- Item 34. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the approved plan.

**Final Subdivision Checklist:**

- Item 3. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 7. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 9. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 10. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 13. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 18. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 19. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 21. This is a temporary waiver request as the data will be provided upon completion of construction.

# Transmittal

<b>To:</b>	Scott Holzhauer Township of Hardyston 149 Wheatsworth Road, Suite A Hamburg, NJ 07419
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**From:** Thomas F. Graham PE

**Date:** September 21, 2020

**Re:** **Lam Deveopment Crystal Springs**

**Project No:** **18064**

We are sending the following: US Post

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Number	Date	Description
1		Cloverdale West Final Subdivision Plat -1 sheet showing the previously approved lot numbering for this section

Scott,

The attached are being sent as directed by Anne Marie Wilhelm. Please provide a letter indicating the lot designations are acceptable to your department. We followed the numbering system previously approved for the lots.

Thank you for your attention to this matter.

Tom

# DYKSTRA WALKER DESIGN GROUP

PROFESSIONAL ENGINEERS, PLANNERS, SURVEYORS & ENVIRONMENTAL SERVICES

## Engineer's Estimate

*For*

## LAM DEVELOPMENT

### Cloverdale West

Township of Hardyston, Sussex County

Project No. 18064

Date : September 20, 2020

Item	Description	Quantity	Units	Unit Cost	Total
1	Bituminous Concrete Roadway Pavement	4,980	SY		
a.	4" Bituminous Concrete Base Course Mix I-2	930	Tons	\$ 95.00	\$88,350.00
b.	2" Bituminous Concrete Surface Course Mix I-5	572	Tons	\$ 95.00	\$54,340.00
2	Roadway And Interior Monuments	4	Unit	\$ 500.00	\$2,000.00
3	Traffic Control/Street Identification Signs	2	Unit	\$ 150.00	\$300.00
4	Pole Mounted Street Light	1	Unit	\$ 2,500.00	\$2,500.00
5	Shade Trees	37	Unit	\$ 200.00	\$7,400.00
6	Topsoil, Seed, Fertilizer & Mulch	3,600	SY	\$ 4.00	\$14,400.00

<b>Total</b>	<b>\$169,290.00</b>
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This estimate covers

Coventry Road Sta 8+00 to 24+00

Sta 8+00 thru Sta 11+00 has been constructed except for surface course of pavement.

THIS ESTIMATE HAS BEEN PREPARED FOR "AMENDED PRELIMINARY AND FINAL SUBDIVISION, CLOVERDALE WEST AT CRYSTAL SPRINGS, BLOCK 16.30 LOTS 1 & 1.09-1.16 , BLOCK 16.34 LOTS 1.05-1.08 & 1.10-1.12, AND BLOCK 16.36 LOT 1, COVENTRY ROAD, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 8/13/20. APPLICATION FOR THE MODIFICATION OF LOTS FROM ZERO LOT LINEZONING TO SINGLE FAMILY ZONING.



THOMAS F. GRAHAM  
PROFESSIONAL ENGINEER  
NJ LICENSE NUMBER 24GE03788100

Township of Hardyston, NJ  
Friday, December 21, 2018

## Chapter 88. Fees

### § 88-3. Land use fees.

- A. Base application fees of municipal agency. Base application fees shall be payable to the Township of Hardyston for application to the municipal agency as hereinafter provided. Such payment shall be made to the administrative officer with whom the application for development or other application is filed at the time of filing said application. The municipal agency shall have the sole authority to determine whether a substantial amendment has been made to the original submission. [Amended 3-1-2011 by Ord. No. 2011-01]
- (1) Minor subdivision - base application fees.
    - (a) Upon original submission of minor subdivision application for all minor subdivisions: \$350.
    - (b) Each resubmission and/or reapproval on an original application or any map for a minor subdivision which has expired pursuant to N.J.S.A. 40:55D-47: 1/2 of the original submission fee effective as of the date of resubmission.
  - (2) Major subdivisions - base application fees.
    - (a) Preliminary plat - original submission: minimum application fee, \$250, plus an additional fee of \$50 for each lot shown on plat. *39 Lots \$2200.00*
    - (b) Preliminary plat - resubmission, reapproval or substantial amendment: minimum application fee, 1/2 of the original submission fee as of the date of the resubmission and/or reapproval, and provided that the resubmission is filed within six months of disapproval of the original subdivision.
    - (c) Final plat - original submission: minimum application fee of \$250, plus an additional \$10 for each lot shown on the plat. *39 Lots \$640.00*
    - (d) Final plat - resubmission or reapproval: 1/2 of the original application fee, but not less than \$75 if it encompasses the same land as the original final subdivision, and provided that the resubmission is filed within three years of preliminary approval.
  - (3) Site plans - application fees. [Amended 10-4-2011 by Ord. No. 2011-14]
    - (a) Preliminary site plan application: \$200 base fee plus \$10 per 100 square feet of proposed building space plus \$0.50 per 1,000 square feet of disturbed land area (including areas to be revegetated).
    - (b) Final site plan application: 50% of preliminary site plan application fee.
    - (c) Resubmission, reapproval or substantial amendment to prior approval: \$2.50 per 100 square feet of the proposed total building space if any changes are proposed to buildings plus \$0.25 per 1,000 square feet of the land area to be disturbed based on the amendment (including areas to be revegetated). Minimum application fee shall be \$500.

(d) Minor site plans: \$100

(4) Variances - base application fees.

(a) For each application requesting variance relief pursuant to N.J.S.A. 40:55D-70(a), (b), (c) and/or (d), the following application fees shall apply:

	Residential	Commercial	Industrial
(a) Appeal	\$250	\$350	\$350
(b) Interpretation	\$250	\$350	\$350
(c) Bulk variance	\$250	\$350	\$350
(d) Use variance	\$400	\$500	\$1,000
35/36 street	\$250	\$250	\$250
Conditional use	\$300		

(b) In the event that more than one variance is sought, the applicant shall pay a maximum amount for the first variance and then the minimum amount contained in the column herein for each additional variance sought on the property.

(5) Tax Map maintenance fees. The following fees shall be paid by the applicant for the cost of making updates and modifications to the Township Tax Maps as a result of subdivision applications approved by the Planning Board or Zoning Board of Adjustment. The fee shall be paid at the time that the deed and/or plot plan is signed on behalf of the Board.

Type of Approval	Fee
Minor subdivision/boundary line adjustment	\$250
Major subdivision	\$250, plus \$25 per lot
Subdivision involving condominium units	\$250, plus \$25 per unit

- B. Request for a zone change. For each zone change request, the applicant shall pay an application fee of \$50, plus a fee of \$5,000 to be deposited in an escrow account.
- C. Request for an extension of approval. For each extension request, the applicant shall pay a fee of \$50 plus a fee of \$500 to be deposited in an escrow account.
- D. Request for a certificate of nonconforming use. For each request, the applicant shall pay an application fee of \$50, plus a fee of \$500 to be deposited in an escrow account.
- E. Informal review of a concept plan. The application for an informal review of a concept plan, pursuant to N.J.S.A. 40:55D-10.1, shall be 1/2 of the regular fee attributable to submitting a formal application for development. The applicant shall receive full credit for all fees paid in connection with such formal review of a concept plan, which credit shall be applied against the base application fees due thereafter and payable upon the filing of such formal application.
- F. Certificate of approval and release of performance bond or maintenance bond. The fee for obtaining a certificate of approval and/or release of performance bond or a maintenance bond shall be equal to \$10 for each lot shown on the plat for which such certificate of approval and/or release is sought. These moneys shall be paid at the time of final application.
- G. Certified list of adjacent property owners. See now § 88-6.
- H. Review fee escrow deposits to municipal agency. The applicant shall deposit, with the municipality, in addition to base application fees, moneys to be used to offset the expenses of professionals, retained by the municipality, to provide technical reviews of all applications for development, in order to assist the reviewing municipal agency in its decision making process. These fees shall

include the preparation of any resolutions required to be adopted by law. These funds shall be held in a Township escrow account, by the municipality, as hereinafter set forth.

(1) Calculation to determine the amount of funds to be deposited. The committee or designated official of the reviewing municipal agency, at the time an application for development is reviewed for completeness, shall determine the amount to be deposited with the municipality. The amount of escrow funds to be deposited with the municipality shall be determined in accordance with the following:

(a) **Preliminary subdivision or construction approval.** The escrow funds for review of preliminary subdivisions shall be based on a percentage of the estimated construction costs of improvements associated with the project, excluding building construction (i.e., roads, drainage, detention basins, sidewalks, etc.).

[1] The basis for determining these funds shall be calculated as follows:

<b>Estimated Construction Costs</b>	<b>Escrow Fund</b>
0 to \$500,000	2% of construction costs
\$500,000 to \$1,000,000	\$10,000 plus 1.5% of construction costs over \$500,000
Over \$1,000,000	\$17,500 plus 1.5% of construction costs over \$1,000,000

[2] The construction costs shall be estimated by the developer's engineer and shall be based upon the total estimated construction costs the municipality could reasonably expect to pay a contractor to perform the work.

[3] The developer's estimated cost of improvements and fee calculated thereby shall be subject to review and modification by the municipal engineer whose determination shall be conclusive.

(b) **Preliminary site plans and construction approvals.** The escrow funds for review of preliminary site plans shall be based on a percentage of the estimated construction costs of improvements associated with the project excluding building construction or the gross floor area of the building, whichever is greater.

[1] The basis for determining these funds shall be calculated as follows:

<b>Estimated Construction Costs</b>	<b>Escrow Fund</b>
0 to \$50,000	3.5% of construction costs
\$50,000 to \$100,000	\$1,750 plus 2.5% of construction costs over \$50,000
\$100,000 to \$500,000	\$3,000 plus 2% of construction costs over \$100,000
Over \$500,000	\$11,000 plus 1% of construction costs over \$500,000

<b>Gross Floor Area</b>	<b>Escrow Fund</b>
0 to 10,000 square feet	0.20 x gross floor area
10,000 to 50,000 square feet	\$2,000 plus 0.01 x gross floor area over 10,000 square feet
Over 50,000 square feet	\$6,000 plus 0.05 x gross floor area over 50,000 square feet

1.9363/3

- [2] The construction costs shall be estimated by the developer's engineer and shall be based upon the total estimated construction costs the municipality could reasonably expect to pay a contractor to perform the work.
- [3] The developer's estimated cost of improvements and fee calculated thereby shall be subject to review and modification by the municipal engineer whose determination shall be conclusive.

(c) Soil removal applications. The escrow funds for review of soil removal applications shall be based on a percentage of the estimated volume of soil to be removed. The basis for determining these funds shall be calculated as follows:

<b>Volume of Soil Removal</b>	<b>Escrow Fund</b>
0 to 10,000 cubic yards	0.025 x cubic yards
Over 10,000 cubic yards	\$2,500 plus 0.01 x cubic yards over 10,000 cubic yards

(d) Escrow amounts for land disturbance. The escrow funds for review of applications involving land disturbance, but not site improvements or review of conceptual plans, shall be calculated as follows:

[Amended 10-4-2011 by Ord. No. 2011-14]

<b>Area of Land Disturbance</b>	<b>Escrow Fund</b>
Over 5,000 square feet	0.1 x area of disturbance
Concept plan review	\$500

(e) Minimum escrow deposits for land use applications shall be as follows:

[Amended 10-4-2011 by Ord. No. 2011-14]

**Type** **Minimum Escrow Deposit**

**Subdivision:**

Initial subdivision	
Minor	\$1,000
Preliminary	\$1,500
Final	\$1,000

**Amendment**

Minor	\$500
Preliminary	\$750
Final	\$500

*5000.<sup>00</sup>  
per A. Wilhelm*

**Site plan:**

Initial subdivision	
Minor	\$1,000
Preliminary	\$1,500
Final	\$1,000

**Amendment**

Minor	\$500
Preliminary	\$750
Final	\$500

**Conditional Use:**

Only	\$750
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<b>Type</b>	<b>Minimum Escrow Deposit</b>
As part of another application	\$200
<b>Variance:</b>	
Only a, b, c, 35/36	\$700
As part of another application	\$200
<b>Only "d" variance</b>	
10 acres or less	\$1,000
More than 10 acres	\$1,500
<b>As part of another application</b>	
10 acres or less	\$250
More than 10 acres	\$400

(2) Method of reimbursement of professional personnel for professional services.

- (a) The term "professional personnel" and/or "professional service" shall include the services of a duly licensed engineer, surveyor, attorney, planner, realtor, appraiser or other expert who would provide professional services to the reviewing municipal agency, to ensure that an application meets all of the performance standards set forth in the municipal ordinances and any other expert, retained by the municipality or the reviewing municipal agency, to comment or to offer testimony with respect to or in rebuttal of such testimony.
- (b) The municipal professionals, and any additional professionals retained by the reviewing municipal agency, shall then submit their bills for services rendered to the reviewing municipal agency in the regular course of business. If a professional's bill for services is less than the amount available in the escrow fund, the professional's bill shall be paid in full from the fund. Any escrow funds remaining at the completion of the application shall be returned to the applicant.
- (c) These escrow fees are based upon the assumption that the plans submitted are designed in accordance with the minimum standards of acceptable engineering and planning practice for the type of development being prepared. If the plans are not at least equal to those minimum standards, the municipal agency may request, based upon its professional's recommendations, that the plans be amended and the application will be deemed a new application, with the exception of checklist requirements, and the applicant shall be responsible for posting an additional escrow fee equal to 50% of the original escrow amount. The municipal agency may take any other action it deems appropriate including transmitting a letter to the appropriate state licensing agency indicating its professional opinion regarding the quality of the plans filed requesting that the state licensing agency take appropriate action.
- (d) Fees or charges shall be based upon a schedule by contract approved by the Township Council or Planning Board by resolution and shall be limited only to professional charges for review of applications, requests for master plan amendments and/or ordinance amendments, review and preparation of developer agreements and any amendment requests, review and preparation of documents and inspection of developments under construction and review by outside consultants when an application or request is of a nature beyond the scope of the expertise of the professional or consultant utilized by the Township. The only costs that shall be added to any such charges shall be actual out-of-pocket expenses of any such professionals or consultants, including normal and typical expenses incurred in processing applications and inspecting improvements. The applicant shall not be charged for any Township clerical or administrative functions, overhead expenses, meeting rooms or any other Township costs and expenses except those provided for herein.

[Added 8-13-2014 by Ord. No. 2014-10]

(e) If the professional services are provided by a Township professional employee, the charge shall not exceed 200% of the sum of the products resulting from multiplying: [1] the hourly base salary, which was established annually by ordinance, of each of the professionals, by [2] the number of hours spent by the respective professional upon review of the applications, requests for master plan amendments and/or ordinance amendment, review and preparation of developer agreements and any amendment requests, review and preparation of documents or inspection of the developer's improvements. For other professionals, the charge shall be the same rate as all other work of the same nature by the professional for the Township when fees are not disbursed or otherwise imposed on applicants or developers.

[Added 8-13-2014 by Ord. No. 2014-10]

- I. Special meetings of the municipal agency. If requested by the applicant in writing, or on the record if made at a hearing before a municipal agency, special meetings of the municipal agency may be held in the Hardyston Township Municipal Building or at such other place within the Township as may be determined by the municipal agency, on such date and at such hour, as may be determined by the municipal agency, upon payment of a special meeting fee of \$1,000, such fee shall accompany request for a special meeting; said amount to cover the cost of publication of any required special notice and any other reasonable costs which may be incurred by the municipal agency with respect to such special meetings, including but not limited to the attendance fee for any required staff, professionals or consultants. If more than one applicant requests a special meeting to be held on the same date, the fee shall be equally divided, so as to ensure that all costs incurred by the municipal agency for that special meeting are paid directly by the applicants requesting that meeting. Such special meeting fees shall be in addition to other application fees or supplemental based application fee and review escrow deposits which may be otherwise applicable. Whether or not a special meeting will be held at the request of an applicant shall be within the sole direction of the municipal agency.
- J. Subdivision and site plan inspection escrow deposits to the municipal agency. In addition to the fees established for the review of development applications, there shall also be an inspection fee paid to the Township for the cost of field inspecting the installation of required improvements. Such fees are payable before a building permit will be issued for the commencement of any construction prior to final approval of the application for development by the municipal agency, whichever occurs first.

(1) The amount of the fee shall be determined by reference to the following schedule:

<b>Estimated Construction Costs</b>	<b>Escrow Fund</b>
Less than \$5,000	\$350
\$5,001 to \$10,000	\$350 plus 6% of amount over \$5,000
\$10,001 to \$50,000	\$650 plus 5% of amount over \$10,000
Over \$50,000	\$2,650 plus 4.5% of amount over \$50,000

- (2) The construction costs shall be estimated by the developer's engineer and shall be based upon the total estimated construction costs the municipality could reasonably expect to pay a contractor to perform the work.
- (3) The developer's estimated cost of improvements and fee calculated thereby shall be subject to review and modification by the Municipal Engineer, whose determination shall be conclusive.
- (4) In the event that during the course of construction of improvements shown upon plans which have been approved as provided in the subdivision or site plan review sections, and additional improvements are proposed to be constructed which are not shown upon the plans, an inspection fee shall be calculated in accordance with the provisions above for the additional proposed improvement. The additional fee shall be paid prior to the start of its construction.

- (5) In the event that required improvements are not completed and accepted within required performance period, whether established by the terms of a bond or otherwise, the applicant shall pay the Township additional inspection fees to reflect the increase in cost of such inspection.
  - (6) All permits, determinations, resolutions, approvals or certificates of occupancy are subject to payment of all fees required.
- K. Waiver of fees. Notwithstanding any other provision of the chapter to the contrary, the Township Council may, upon request, grant waiver of up to 50% of local permit fees for nonprofit organizations where it is deemed to be in the best interest of the Township of Hardyston; provided, however, that said waiver shall not include state fees or any review fee escrow deposits. The Township Council may, upon request, grant waiver of up to 100% of local permit fees and escrow deposits for the Hardyston Township Fire Department and the Hardyston Township First Aid Squad. Waivers shall be expressed in a formal resolution of the Township Council adopted by 2/3 of the full membership thereof.  
[Amended 6-19-2001 by Ord. No. 2001-06]
- L. Permit fees.  
[Amended 2-15-2005 by Ord. No. 2005-1]
- (1) Zoning permit for existing structures: \$25.
  - (2) Zoning permit for new residential structures: \$100.
  - (3) Zoning permit for new commercial structures: \$150.
  - (4) Temporary use permit: \$25.
  - (5) Sign permit: \$25.
- M. Registration and certification of nonconforming uses application: \$10 (§ 185-63F).
- N. Application fee for general development plan and/or master plan/preliminary approval for planned developments.  
[Added 9-5-2000 by Ord. No. 2000-16; amended 7-2-2007 by Ord. No. 2007-09; 10-4-2011 by Ord. No. 2011-14]
- (1) Fee shall be the total of the following:
    - (a) Five dollars per acre of total project area.
    - (b) Ten dollars per proposed residential unit.
    - (c) Ten dollars per room for hotel or conference center development.
    - (d) Five dollars per 100 square feet of nonresidential buildings, excluding hotels and conference centers.
  - (2) Fee for amendments to the general development plan and/or master plan/preliminary approval for a planned development shall be the total of the following:
    - (a) Two dollars and fifty cents per acre of the additional area which would be disturbed based on the amendment.
    - (b) Five dollars for each residential unit in any residential or multi-use building being added, modified or eliminated from the approved plan.

- (c) Five dollars per room for hotels and conference centers added, modified or eliminated from the approved plan.
  
- (d) Two dollars and fifty cents per 100 square feet of nonresidential building or nonresidential portion of a multi-use building being added, modified or eliminated, excluding hotels and conference centers.

HARDYSTON TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
149 WHEATSWORTH ROAD  
HARDYSTON, NJ 07419

**NOTICE TO PROPERTY OWNERS  
AND OTHERS ENTITLED TO SERVICE**

**PLEASE TAKE NOTICE**, that the undersigned, Lam Development Group, LLC have filed an application with the Hardyston Township Planning Board seeking land use approvals to amend the preliminary and final subdivision and site plan approval and construction plans (AMENDED PRELIMINARY AND FINAL SUBDIVISION PLAN CLOVERDALE WEST AT CRYSTAL COVENTRY ROAD FOR THE PROPERTY KNOWN AS Block 16.30 Lots 1 & 1.09 – 1.16, Block 16.34, Lots 1.05 – 1.08 & 1.10 – 1.12 and Block 16.36 Lot 1. The subject property consists of approximately 26.5 acres which the applicant seeks to subdivide so as to create 39 single family dwellings and which property is identified as Block 16.30 Lots 1 & 1.09 – 1.16, Block 16.34, Lots 1.05 – 1.08 & 1.10 – 1.12 and Block 16.36 Lot 1 on the Tax and Assessment Map of the Township of Hardyston and represents a subdivided portion of the Shotmeyer Subdivision which subdivided portion is designated as “Cloverdale West At Crystal Springs Section”. Within the Township of Hardyston, the site is located in the Commercial Recreation Zone District. The Applicant is seeking approval from the Hardyston Township Planning Board in order to amend the prior subdivision and site plan approval and change building types and configurations, modify lot numbers and sizes and bulk dimensions, all as more specifically set forth on the plans.

The Applicant seeks the following:

1) Amended preliminary and final subdivision plan approval under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-48 and N.J.S.A. 40:55D-52 as well as the Land Use and Zoning Ordinances of the Township of Hardyston.

2) Amended preliminary and final site plan approval under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 as well as the Land Use and Zoning Ordinances of the Township of Hardyston.

The Applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board and which may arise during the course of the hearing process.

This application is on the calendar for the Planning Board for the Township of Hardyston. The initial public hearing in regard to this application will take place on Thursday, October 22, 2020 at 7:30 p.m. at the Hardyston Township Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419. When the case is called, you may appear either in person or by an attorney to present any evidence which you may have regarding the application. This case may be heard on the above date or any adjourned date designated by the Land Use Board at this public meeting without additional notice. The maps, plans, plats and applications for approval of this matter are on file with the Office of the Planning Department and are available for inspection at the Planning Department located within the Hardyston Township Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419 during normal business hours.

This Notice is being published in accordance with the requirements of the Municipal Land Use Law and the Ordinances of the Township of Hardyston.

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Bernd E. Hefele, Esq.  
Attorney for the Applicant,  
Lam Development Group, LLC