

**TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION**

TO: Zoning Board of Adjustment

DATE: 11/20/19

Planning Board

PROJECT NAME: *Boomerang Parking Lot  
Grand Cascades Lodge at Crystal Springs*

Block: 16      Lot: 1.09 "Crystal"  
 16.32      1 "Crystal"  
 16.32      1.17 "Lam"  
 16.32      1.18 "Lam"

Tax Map Page (s):

Physical Address:

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	<u>C-R</u>	Commercial Recreation ✓
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/Multifamily 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	<u>Preliminary Subdivision</u>	D Variance
<u>Preliminary Site Plan</u>	<u>Final Subdivision</u>	Conditional Use
Amended Preliminary Site Plan	Amended Preliminary Subdivision	Certificate of Non-Conforming Use*
<u>Final Site Plan</u>	Amended Final Subdivision	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:



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Section II. DEVELOPMENT TEAM CONTACT INFORMATION:

	Name	Address	Telephone	Fax	Email
Applicant	Grand Cascades Lodge at Crystal Springs	3621 RT 94 Hamburg NJ 07419	973 445 8635		amulvihill@ crystalgolfdesort .com
Owner	Grand Cascades Lodge at Crystal Springs Lam Development	115 River Rd Suite 103 Edgewater NJ 07020	201 399 7777		Anthony.lam.usa @gmail.com
Engineer	Dylestra Walker Design Thomas Graham PE	21 Bowling Green Suite 204 Lk. Hopatcong NJ 07849	973 663 6540	0024	tgraham@ dykstrawalker .com
Attorney	Bernd Hefele GSS	21 Bowling Green Lk Hopatcong NJ 07849	973 663 5595	5596	hefelelaw@ optonline.net
Planner					
Surveyor					
Other					

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



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

Amount enclosed for fees: \$1341.82 Check No.

Amount enclosed for escrow: \$8075.00 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 [Signature] Date: 11/20/19  
Please Include Title

Bernad Hebele Esq.  
Attorney for Applicant

STATE OF NEW JERSEY  
COUNTY OF

SWORN TO AND SUBSCRIBED, before me,  
this 20 day of November, 2019

Susan Gambuti



**SUSAN GAMBUTI**  
Notary Public of New Jersey  
My Commission Expires 05/22/2024

Notary Public, State of New Jersey

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



STATE OF NEW JERSEY

COUNTY OF Sussex

*Julie Mulvihill Pres. of Grand Cascades Lodge at Crystal Springs* of full age, being duly sworn according to law on oath deposes and says, that the deponent resides at 3621 Rt 94 Hamburg NJ 07449

in the municipality of

in the County of

and

the State of , that

*Grand Cascades Lodge at Crystal Springs 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(s) 16 Lot(s) 1.09  
16.32 1

Owner's Signature *[Signature]* Date: *11/20/19*  
*Julie Mulvihill Pres*  
(Please Include Title)

STATE OF NEW JERSEY

COUNTY OF Sussex

SWORN TO AND SUBSCRIBED, before me, this 20 day of November, 2019



*Maureen J. Cowell*

Notary Public, State of New Jersey

MAUREEN J. COWELL  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires June 16, 2020

TOWNSHIP OF HARDYSTON  
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2.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF Sussex

*Anthony Lam Managing Member*  
*of Lam Development LLC* of full age, being duly sworn according to  
law on oath deposes and says, that the deponent resides at *115 River Rd Suite 103*  
*Edgewater NJ 07020*

in the municipality of

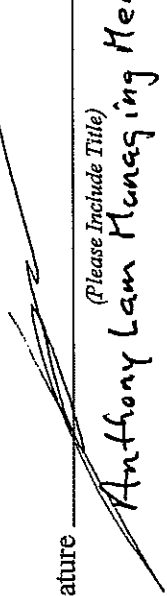
and in the County of

the State of *Lam 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(s) *16.32* Lot(s) *1.17*  
*16.32* *1.18*

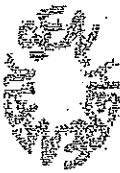
Owner's Signature

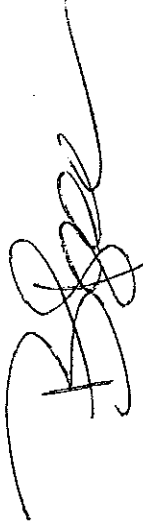
  
*Anthony Lam Managing Member* Date: *11/20/19*  
(Please Include Title)

STATE OF NEW JERSEY

COUNTY OF *Morris*

SWORN TO AND SUBSCRIBED, before me,  
this *21* day of *November 2019*





Notary Public, State of New Jersey

**Bernd E. Hefele, ESC.**  
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.



TOWNSHIP OF HARDYSTON  
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3.

OWNER'S AUTHORIZATION

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

*Grand Cascades Lodge at Crystal Springs LLC*  
is hereby authorized to make the within application.

Dated: 11/20/19

X \_\_\_\_\_  
(Owner's Signature/ Title)  
*Anthony Lam Managing Member*

4.

SITE INSPECTION AUTHORIZATION FORM

*Anthony Lam*  
I *Managing Member* hereby give permission for Hardyston Township Municipal Agencies and their agencies to inspect these premises with respect to this application for *Law Development*

*Grand Cascades Lodge at Crystal Springs LLC*

on Block (s) *16.32* Lot (s) *1.17*  
*16.32* *1.18*

Applicant's Signature: X \_\_\_\_\_  
(Please Include Title)  
*Anthony Lam Managing Member*

Date: 11/20/19



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

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

is hereby authorized to make the within application.

*N/A Same as applicant.*

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

4.

**SITE INSPECTION AUTHORIZATION FORM**

I *Julie Mulvihill Pres of Grand Cascades Lodge at Crystal Springs*

hereby give permission for Hardyston Township Municipal Agencies and their :

upon and inspect these premises with respect to this application for

*Grand Cascades Lodge at Crystal Springs*

on Block (s)	16	Lot (s)	1.09
	16.32		1

Applicant's Signature: *X Julie Mulvihill*  
(Please include Title)  
*Julie Mulvihill Pres.*

Date: *11/20/19*

*Maureen J. Cowell 11/20/19*

**MAUREEN J. COWELL**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires June 16, 2020

TOWNSHIP OF HARDYSTON  
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5. *Lam Development*  
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 100%* Address: *115 River Rd Suite 103*  
*Edgewater NJ 07020*

Name: 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.





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LAND USE APPLICATION

5. *Grand Cascades Lodge at Crystal Springs*  
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: *50% Gail Mulvihill 2014 GST  
Non Exempt Irrevocable Trust* Address: *3624 RF 94  
Hamburg NJ 07419*

Name: *50% Rosalind Davidowitz* Address: *362 RF 84  
Hamburg NJ 07419*

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.



Section V. APPLICATION SUMMARY:

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

Application for an increase of 60 parking spaces  
to the existing Boomerang Parking Lot

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.

PTW Approval of the Boomerang Parking Garage  
and Surface Parking Lot.

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



TOWNSHIP OF HARDYSTON  
ORDINANCE #2011-14

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CERTAIN PORTIONS OF CHAPTER 88, FEES, OF THE REVISED GENERAL ORDINANCES TO INCLUDE FEES FOR RESUBMISSIONS, REAPPROVALS AND AMENDMENTS TO SITE PLANS AND GENERAL DEVELOPMENT PLANS, AND AMENDING THE REQUIREMENTS FOR MINIMUM ESCROW DEPOSITS

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

**SECTION 1.** Chapter 88, Fees Section 88-3, Land Use Fees, Subsection A. (3) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

(3) Site plans - application fees.

- \* (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 re-vegetated).
- \* (b) Final site plan application: 50% of preliminary site plan application fee.
- (c) *Resubmission, re-approval 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 re-vegetated.) Minimum application fee shall be \$500.00*
- (d) Minor Site Plans: \$100.00

**SECTION 2.** Chapter 88, Fees, Section 88-3, Land Use Fees, Subsection H. (1) (d) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

- (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:

Area of Land Disturbance	Escrow Fund
* Over 5,000 square feet	0.1 x area of disturbance \$500

$$\begin{aligned}
 (a) &= \$200 + \frac{\$10}{100sf} (0.5 \times 10000) + \frac{\$0.50}{1000sf} (55,750 \text{ SF DISTURBANCE}) \\
 &= \$200 + \$10 + \$27.50 \\
 &= \$227.50 \\
 (b) &= (0.50)(\$227.50) = \$113.75 > \text{Application Fee Total } \underline{\underline{\$341.82}} \\
 (d) &= (0.1)(55,750) = \$5,575 > \text{Escrow Fee Total } \underline{\underline{\$8,075.00}} \\
 (e) &= (1500) + (1000) = \$2,500
 \end{aligned}$$

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

		Minimum Escrow Deposit	
<b>Subdivision:</b>	Initial subdivision	Minor	\$1,000
		Preliminary	\$1,500
	Final	\$1,000	
Amendment	Minor	\$500	
	Preliminary	\$750	
	Final	\$500	
<b>Site plan:</b>	Initial subdivision	Minor	\$1,000
		Preliminary	\$1,500
	Final	\$1,000	
Amendment	Minor	\$500	
	Preliminary	\$750	
	Final	\$500	
<b>Conditional Use:</b>	Only	\$750	
	As part of another application	\$200	
<b>Variance:</b>	Only a, b, c, 35/36	\$700	
	As part of another application	\$200	
	Only "d" variance		