

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FO	OR DEVELOPMENT
PROPERTY ADDRESS 645 Valley Rd. Gillette, NJ 0	07933
BLOCK(S, 1080) LOT(S) 1.01	<b>ZONE</b> B-120
APPLICANT Doar LLC	TELEPHONE 732-429-2180
ADDDRESS (if different from above)	EMAIL lindikuci@gmail.com
PROPERTY OWNER (if different from above)	TELEPHONE
ADDRESS	EMAIL
ATTORNEY* Devek Orth - Inglesino, Webster *REQUIRED for Corporations, LLC or Limited Partnerships	
ADDRESS 600 Parsippeny RZ. Persippeny	
ENGINEER or SURVEYOR Murphy & Hollows Associated	iates, LLC <sub>TELEPHONE</sub> 908-580-1255
ADDRESS 192 Central Avenue Stirling, NJ 079	80 <u>EMAIL</u> murphyhollows@gmail.con
ARCHITECT WESKetch Architecture	TELEPHONE 908-647-8200
ADDRESS 1932 Long Hill Rd. Millington, NJ 07	
OTHER	TELEPHONE
ADDRESS	EMAIL
	EMENT OF FACTS IN SUPPORT OF THE APPLICATION. vided stating what the Applicant is proposing to do, what variances
	velopment application (i.e. site plan, subdivision or conditional use)
Is the property in a density modification subdivision? YES	NO ✓
THIS BOX FOR O	OFFICE USE ONLY
DATE OF SUBMISSION: 3 162	APPLICATION NUMBER: 2-07-2
SITE PLAN SUBDIVISION BULK VARIA	NCESUSE VARIANCEOTHER
PLANNING BOARD ZONING BOARD	MEETING DATE: 10/19/21



COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS	and that directly the create	
BLOCK(S) 10801	LOT(S) 1.01	
APPLICANT Doar LLC		
I affirm that all statements in	this submitted application are true.	
	Arlind Kuci	2/22/2021
Signature of Applicant	Print Name	Date

645 Valley Rd. Gillette, N.I. 07933

#### SUBMISSION REQUIREMENT

For all applications, <u>FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms</u> are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

#### ESCROW DEPOSITS

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.



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GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

# ADDENDUM Statement of Facts in Support of an Application

Applicant: Doar LLC

Property Address: 645 Valley Rd. Gillette, NJ 07933

Block. 10

10801

Lot(s): 1.01

Date: 2/22/2021

### Statement of Facts to include the following:

- > Present and/or previous use of the building(s) and premises.
- > Detailed description of the proposed use.
- > Detailed description of the proposed improvements to the building(s) and premises.
- > What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

The existign building is a 1 story masonry structure. The existing use of the building is A-2 (Restaurant) serving Ancona Bistro.

The original restaurant, Stewart's Restaurant added a 1450 SF single story addition.

# The proposed use of the building is to add R-2 Occupancy.

The proposed improvements of the building is to construct two floors of a total of 4 new apartments

above the existing restaurant and add exterior awnings over the existing patios for outdoor dining.

Conditions that are preventing the applicant from complying with the zoning ordinance are:

# Exg. Front Yard Set Back non conforming

Exg. Lot Coverage non conforming

# of building stories

**Density** 



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GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

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App	lican	t: Do	ar L	LC							Property Address: 645 Valley Rd. Gillette, NJ		3		
	ner: [										Block: 645 Valley Rd Lot(s):  0 80	Zone		1	
Pro	ject N	ame	Doa	ar LL	С						Application #:	Date: 2/22/2021			
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	VER	10000	NOR		MAJ LIM	OR	VAL	4000	RIANO:55D-			Wa Wa	= iver	NOTES / LAND USE	
ITEM#	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c	d	ITEM DESCRIPTION	APPLICANT	TOWNSHIP	ORDINANCE REFERENCE	
1	X	Х	X	X	х	х	Х	х	Х	х	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	<b>√</b>			
2	Х	Х	х	X	х	x	х	х	х	х	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	$\checkmark$			
3	Х	х	Х	Х	Х	x	х	х	Х	х	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	$\leq$			
4	Х	Х	Х	X	Х	x	х	Х	х	х	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	✓		Waiver	
5	Х	х	Х	X	х	x	х	х	х	х	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	<b>√</b>		Waiver	
6	х	х	х	Х	х	х	х	х	х	х	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	<b>√</b>			
7	х	х	х	Х	х	х	х		х	х	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	<b>√</b>			
8	х	х	Х	X	х	х	х		х	х	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in				

SU	SUBMISSION REQUIREMENTS (Continued)  PLANNING BOARD OR ZONING							Cont	inue	d)		STA	TUS	
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ITEM#	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	С	d			TOWNSHIP	REFERENCE
9		x	x	х	х	х	х	х	x	х	Five (5) copies of requisite plans prepared, signed and sealed by a NJ Licensed professional in compliance with N.J.A.C. 13:40-7.1 et sec. folded with title block exposed to view. Drawings shall be no larger than 24"x36". Title block in accordance with the rules governing the title blocks for professional engineers and land surveyors including: Name of Applicant, Township of Long Hill and Morris County with each sheet specifically titled with appropriately descriptive words. Name, title, address and license number of the professional or professionals who prepared the plan. Written and graphic scale. Date of original drawing and a list of specific revisions and dates.			
10		x	x	x	х	х	x	x	х	x	The names, lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor shown on the plan.			
11	x	x	x	x	х	x	x		х	x	For applications involving signs: a sign application; the location of existing and proposed signs; scale drawings of all proposed signage; a summary of the dimensions and area of all existing and proposed signs; and other plan notes indicating sign materials, lighting, landscaping and all other information needed to review the application.	<b>√</b>		
12		Х	X	X	Х	х	х		х	х	Proof of submission to the Morris County Soil Conservation District as applicable.			
13		<del>-x</del> -	<del>-X</del> -	<del>-x</del> -	<del>-x-</del>	X	X		<del>-x-</del>	X	A completed Township soil erosion and sediment control certification form as may be required.	<b>▼</b>		Waiver
14		х	х	х	х	х	х		х	x	Any information required by Ordinance Chapter 143 – Flood Damage Prevention Ordinance, including an application for Development Permit if applicable.	V		Waiver
15		X	Х	Х	X	х	X		Х	Х	Plan information for a Tree Removal Permit.	<b>√</b>		Waiver
16		x	х	X	х	х	х		X	x	Photograph of photographs showing the property as it currently exists and all structures thereon.	<b>✓</b>		
17		x	x	х	х	x	x		x	x	Proof of approval or proof of submission for approval, to Long Hill Board of Health and/or other agency of jurisdiction approval for any application proposing, or potentially requiring modification to a septic system.	$\searrow$		Waiver
18		x	x	X	х	x	x		x	x	A listing of approvals required by other governmental agencies, and completed copies of applications made to any other governmental agency with jurisdiction over the application and/or status reports of said applications.	<b>✓</b>		Waiver
19		x	х	х	х	x	х		х	х	The following legends on any site plan or subdivision plan: (a) Owner Consent Legend; (b) Site Plan / Subdivision Identification Legend; (c) Plan Preparer Legend; (d) Board Approval Legend; (e) Township Engineer Legend; (f) Township Clerk Legend; and (g) Certificate of Occupancy Legend. Legends found at the end of this Ordinance Section.	<b>√</b>		
20		х	x	х	х	x	x		х	х	Owner/Applicant information on plan, including name, title, address and telephone number. If Owner/Applicant is a corporation or partnership, the names and addresses of all shareholders owning ten (10) percent or more of any class of stock of the corporation must be shown.	<b>√</b>		
21		х	x	х	х	x	x		x	х	A key map showing the entire tract and its relation to the surrounding area, including at least one roadway intersection, and including all zone district boundaries within 200' of the property at a scale of one (1) inch equals not more than five hundred (500) feet.	<b>√</b>		

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ITEM#	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	NOISIAIGEAS	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	C	d		APPLICANT	TOWNSHIP	ORDINANCE REFERENCE
22		х	х	х	х	х	х		х	х	Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	V		
23	,	x	x	х	х	х	x		х	x	Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	<b>√</b>		Waiver
24		x	х	X	x	х	х		Х	х	North arrow and tract boundary line in heavy line.	V		,
25	<u>;                                    </u>	x	х	х	х	х	Х		X	х	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	V		
26	5	Х	Х	Х	Х	х	Х		Х	Х	A site grading plan where changes in grading are proposed.			Waiver
27	'	x	х	Х	Х	х	х		X	Х	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	S		
28		x	х	х	х	х	x		х	х	The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.			
29	)	х	х	х	х	x	x		x	x	The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	V		
30	)	х	х	Х	х	х	х		х	х	Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	<b>√</b>		
31		x	х	х	х	х	х		х	x	Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	V		
32	2	X	x	х	х	x	x		x	х	For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	<b>✓</b>		
33	}	x	x	x	x	x	x		х	x	For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	<b>√</b>		

	SUBMISSION REQUIREMENTS (Continued)  PLANNING BOARD OR ZONING						ÆN.	TS (	Cont	inue	d)		STA	TUS	
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		SITE PLAN WAIVER	SUBDIVISION	LAN	SUBDIVISION	LIM L'AN	SUBDIVISION	LAN P	a &	:55D- c	70 d	ITEM DESCRIPTION		iver	LAND USE ORDINANCE REFERENCE
ITEM#		SITEP	SUBDI	SITE PLAN	SUBDI	SITE PLAN	SUBDI	SITE PLAN	b		_		APPLICANT	TOWNSHIP	
34		х		X	x	х	x	x		X	х	Dimensioned architectural plans for existing and proposed buildings and structures including floor plans for all levels and complete elevation views. Dimensioning shall be sufficient to verify floor area ratio, building height, parking requirements, etc. Plans shall be prepared by an Architect licensed by the State of NJ. Preparation by architect shall be optional for Site Plan Waivers to be determined by the reviewing authority at the time of application.	<b>✓</b>		
35		х		х		Х			х	X	х	Rapid access key boxes (aka Knox Box) on non-residential properties if applicable.	V		
36	<u>;                                    </u>		х	X	Х	Х	x	х				Certification of submittal to the Morris County Planning Board as applicable.	<b>✓</b>		
37	<u>'</u>		х	х	X	Х	х	х				Proposed elevations of each floor level, the top of foundation and roof line of all principal buildings.	$\square$		
38			х	x	х	x	x	x				The location and size of all existing and proposed utilities for both undeveloped and developed lots that are part of the application; detailed description of any and all easements and the manner in which they will be controlled.	V		
39			x	×	x	x	x	x			i	Topographic map of the subject tract detailing existing and proposed contours with intervals of two (2) feet where slopes are less than fifteen (15) percent and with intervals of five (5) feet where slopes exceed fifteen (15) percent. A reference benchmark shall be as related to the United States	<b>✓</b>		Waiver
							•					Geological Survey and United States Coast and Geodetic Survey. Existing contours shall be shown by a dashed line; proposed contours shall be shown as a solid line.			
40			x	x	x	x	x	x				All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, site triangles, required right-of-way dedication areas and other proposed devices necessary to promote a safe traffic circulation pattern.	<b>✓</b>		waiver
41			х	х	х	X	х	x				Calculations verifying suitable capacity of proposed pipes, swales, and other drainage features.			Waiver
42				х	х	х	x	х		х	х	Depiction of the colors, textures, and other related features of all proposed buildings and structures.	<b>√</b>		
43				x	x	х	x	х		X	х	The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles, light fixtures and foot candle limits.	Y		Waiver
44					x	х	х	х				A section or staging plan, if proposed, indicating the portion of the tract to be considered for approval as part of the current application and the relationship of the portion of the tract to the remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots	<b>√</b>		Waiver
45					x	х	х	х				Details and locations of all accessory structures including fences, trash enclosures, recycling areas, etc.	$\square$		Waiver
46					х	х	х	х				The location and design of any off-street parking and loading areas, showing size and location of parking stalls, loading area, aisles and barriers, curbing, sidewalks and paving specifications.	<b>✓</b>		Waiver

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ITEM#	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	NOISIAIGENS	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c	đ			<b>HINMOL</b>	ORDINANCE REFERENCE
47						x	x		х	х	All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.	$\sum$		
48								х	х	х	Statement of facts in support of an application pursuant to NJAC 40:55D-70.	<b>✓</b>	,	
49				x	х						Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curing, sidewalks, storm drains, drainage structures and cross-sections every fifty (50) feet of all proposed streets and of all existing streets abutting the tract. Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.	<b>\</b>		Waiver
50				х		х					A Final Plat prepared in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9. All dimensions, angles and bearings must be tied to at least two (2) permanent monuments not less than three hundred (300) feet apart and all information shall be indicated on the plat. At least one corner of any subdivision shall be tied horizontally to the NJ State Plane Coordinate system and vertically to the US Geodetic Survey System, with the data on the plat as to how the bearings were determined.			Waiver
24						<u></u>	-32-				All additional details required at the time of preliminary			
51						X	X				approval including a copy of the resolution of approval by the approving authority.	V		
52						x	х				Detailed engineering data including; (a) final cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways and construction documents) plans and specifications or reference to) for all public improvements and (b) final plans and profiles of all storm and sanitary sewers and water mains.	<b>√</b>		Waiver
53						х	х				Copies of any organization documents applicable to homeowners or condominium association or open space organization established to maintain common elements, such as articles of incorporation, the Master Deed, any membership rules, regulations and/or by-laws, if same is to be used to guarantee the maintenance of common elements.	<b>√</b>		Waiver
54						x	х				Upon the completion of the installation of all utilities, the Applicant shall provide the Township with four (4) copies of "as built" plans showing the installed location of all structures and utilities to be distributed to the Planning & Zoning coordinator, Township Engineer, Construction Official and Zoning Officer.	<b>✓</b>		
55	х										Any proposed changes to the building façade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.	V		

NOTES:					
<ol> <li>the Boar</li> </ol>	roving authority may request additional informated to make an informed opinion on the application incomplete.				
	proving authority may waive submission of any ions, after first considering the opinion of the Technology				
MAN				02/22	/2021
Signature an	d Title of Preparer of Checklist				Date
Applicant;	Doar LLC	Property	Address: 1.0	1	
Owner: Ar	and Kuci	Block:	10801	Lot(s): 1.01	Zone: B-120
Project Na	ime: Doar LLC	Applicat	ion#:		Date: 02/22/2021
I CO BOA	DNSENT TO THE FILING OF THIS SARD / ZONING BOARD OF ADJUSTME 02/22/2021  Cant Signature Date  Date  October 1988	NT OF T	HE TOWNSH	GIP OF LONG HILL Signature Date	
Addr			Address	,	
	e completed before submission:				
	E PLAN / SUBDIVISION OF:			10001	
Block	k:10801Lot(s):_1.01		Tax Ma	p Number: 10801	
Date	of Plan:		Scale: 1	" = 20'	
	E signed before submission:		1960 PM 1963 Sans 1		
	EREBY CERTIFY THAT I HAVE ENSIONS AND INFORMATION ARE CONTROL OF THE PROPERTY	CORRECT		TE PLAN / SUBE	DIVISION AND THAT ALL
	e signed before issuance of a building permi				
APPI	ROVED BY THE PLANNING BOARD / Z	ONING BO	DARD OF AD	JUSTMENT OF THE	TOWNSHIP OF LONG HILL:
Boar	d Secretary:		Date:		
Boar	d Chair:		Date:		
(e). To be	e signed before the issuance of a building pe	ermit (wher	e applicable):		
IMP	THE RECOMMENDATION OF THE T ROVEMENTS HAVE BEEN INSTALLI CORDANCE WITH THE APPLICABLE	ED OR TE	IAT A PERFO	ORMANCE GUARA	TIFY THAT ALL REQUIRED ANTY HAS BEEN POSTED IN
Town	nship Clerk:		Date:		
(f). CER	TIFICATE OF OCCUPANCY ISSUED:				
Cons	struction Official:		Date:		

Application #:\_\_\_



COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

# CHECKLIST WAINER REQUEST FORM Use for Checklists A, B,& SPW

Applicant: Doar LLC

Property Address: 645 Valley Rd. Gillette, NJ 07933

Block: 10801 Lot(s): 1.01 Date: 02/22/2021

ITEM#	EXPLANATION FOR WAINER REQUEST
4	Verification of denial to be provided by Zoning Officer
5	There are not any protective covenants or deed restrictions
8	All landscaping will remain existing
13	Soil erosion and sediment not applicable
14	Flood Damage Prevention ordinance not applicable
15	Tree removal not applicable. Existing lot and site to remain
17	Septic not applicable. Existing sewer to remain
18	Other governmental agencies not applicable
23	Subdivision not applicable. Existing lot and site to remain
26	Site grading plan not applicable. Existing grading to remain
39	Topographic map not applicable. Existing grading to remain
40	Vehicular access and egress to site not applicable. Existing to remain

If additional waivers are requested, please use another form to continue.



COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

# CHECKLIST WAIVER REQUEST FORM Use for Checklists A, B,& SPW

Applicant: Doar LLC

Property Address: 645 Valley Rd. Gillette, NJ 07933

Block: 10801 Lot(s): 1.01 Date: 02/22/2021

ITEM#	EXPLANATION FOR WAIVER REQUEST
41	Pipe calculations not applicable. Existing to remain
43	Existing Site Lighting to remain
44	Staging Plan not applicable. Existing site plan to remain
45	Accessory Structures not applicable. No accessory Structures
46	Off site parking, loading area, aisles, curbs, and sidewalks all existing
49	Subdivision not applicable. All existing streets, sidewalks, and storm drains to remain
50	Subdivision not applicable
52	All existing streets and grades to remain
53	Not applicable

If additional waivers are requested, please use another form to continue.



COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

### **ZONING TABLE**

### FILL IN ALL APPLICABLE BOXES

Property Address: 645 Valley Ro	I. Gillette, NJ 07	933		
Block:  080	<i>Lot</i> : 1.01	<i>zone:</i> B-120	Total Square Fee	<sub>t:</sub> 25,927
Is this property in a density modifi-		? YES	NO 🗸	
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	20,000	25,927		
Lot Width (Feet)	100'	166.53'		
Floor Area (Square Feet)	800	2409		
Building Width (Feet)	20'	30'		
Front Yard Setback (Feet)	50'	33.33' / 32.5	33.33' / 27.33'	Yes
Side Yard Setback (Feet)	50'	76.6' / 62.2'	76.6' / 62.1'	
Rear Yard Setback (Feet)	N/A			
Building Height (Stories & Feet)	2 / 35'	1 / 17.5'	3 / 35'	Yes
Building Coverage (Percent)	20%	9.39%	10.29%	
Lot Coverage (Percent)	40%	67.89%	68.22%	Yes
Floor Area Ratio (FAR – Percent)	40%	9.29%	27%	
Buffer (Feet)	25'	97.58'		

### LAND DEVELOPMENT REVIEW APPLICATION

Mail To: MORRIS COUNTY PLANNING BOARD P.O. Box 900 Morristown, NJ 07963-0900



Office Location:
30 Schuyler Place
4<sup>th</sup> Floor
Morristown, New Jersey

### ALL FILINGS TO THE PLANNING BOARD SHOULD BE IN $\underline{DUPLICATE}$ WITH APPROPRIATE FILING FEE

Section I. Submission Requirement	ts (TWO COPIES OF ALL DO	CUMENTS SHOU	JLD BE SUBMIT	TED)
Submission:	□ Planning Board		□ Review fee	enclosed
□ Revised	☐ Board of Adjustment		□ No review	
Section II. Project Information				
Project Name: Doar LLC		Block(s)	0801	Lot(s) 1.01
Municipality: Long Hill Township		Road Frontage N	Name: Valley Road	d & Mountain Avenue
Applicant's Name: Arlind Kucci				Fax:
Applicant's Name: Arlind Kucci Mailing Address: 645 Valley Rd. Gillette, NJ	07933			
Section III. Site Data What is being proposed? Apartments				
Zone District(s) in which property is le	ocated · B-120			
Present Use(s) A-2 Restaurant		Proposed Use(s)	) A-2 & R-2	
Proposed Water Source: Existing		Sewage Disposa		
Gross Area of Subdivision Tract  ■ Site Plan: Lot Area 25927 Acres  If Residential: # of Dwelling Units 4	acres Net Lot A  If Non-Residential New Floor Area 4592 New Parking Spaces 0 New Impervious Surface		Total Floor Ar Total Parking	rea 7001
Section IV: Review Fees (not require	red for revised submissions)			
Applicant hereby applies for: (check or	ne)			
<b>Municipal Classification</b>	Rate			Fees
☐ Subdivision: Sketch	no charge			2
□ Subdivision: Minor	\$100.00			\$
☐ Subdivision: Preliminary	\$500.00 + \$25.00 per lot			\$
□ Subdivision: Final	\$100.00	vallina unit		\$ \$
■ Site Plan: Multi-Family  □ Site Plan: Non-Residential	\$500.00 + \$25.00 per dw \$500.00 + \$5.00 per new			\$ 600
Total enclosed (payable to "Treasure				. \$ 600
Application completed by: WESKetch	or morns county )			□ attorney / ■ engineer
(please print)				,
a: A			D 4 1 00	1/22/2021
Signature:			Dated: <u>02</u>	1/2/12/1



 	 	***************************************	

#### APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project DOAR UC	Project Location: Municipality Long	Hill Township
Project Street Address 645 Valley Rt. Gillette NJ 07933	Block 10801	Lot [.0[
Project Owner(s) Name Arlind Kuci + Valmir Kuci	Email Indikucieg mail.com	Phone # 732 - 429 - 2180
Project Owner(s) Street Address (No P.O. Box Numbers) 645 Valley Rd	City Crillette	State N3 Zip 07933
Total Area of Project (Acres)	No. Dwelling or other Units	Fee S
Plans Prepared by* WESketch Architecture		Phone # 908 - 647 - 8200 Fax #
Street Address 1932 Long Hill Rd	City Millington	State N3 Zip 07946
*(Engineering related items of the Soil Erosion and Sediment Control Plan MUST be preplicensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seg.)	pared by or under the direction of and be seal	ed by a Professional Engineer or Architect
Agent Responsible During Construction WESK CM	Email When	ufman e wisketch.com
Street Address 1932 Lons Hill Rd		
City Millington State NJ Zip 07946	Phone 908-647-8200 Fe	ax#

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control In New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

- To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
- To notify the District upon completion of the Project (Note: No certificate
  of occupancy can be granted until a report of compliance is issued by the
  District
- 3. To maintain a copy of the certified plan on the project site during construction.
- 4. To allow District agents to go upon project lands for inspection.
- That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
- To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three and one half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc. submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1 et seq.

Applicant Certification*	3. Plan determined complete:	
Signature: Date: 2/22/	Signature of District Official:	
Applicant Name (Print) ARLIND KUCI		
2. Receipt of fee, plan and supporting documents is hereby acknowledged:	4. Plan certified, denied or other actions noted above. Special Remarks:	
Signature of District Official:Date:	Signature of District Official: Date:	
*If other than project owner, written authorization of owner must be attach	ned. SSCC251 AP10 1/2014	



COUNTY OF MORRIS GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

### INFORMATION REGARDING SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

The State of New Jersey Soil Erosion an Sediment Control Act, Chapter 261, P.L. 1975 defines a project which requires a soil erosion and sediment control certificate as "any disturbance of more than 5,000 square feet of the surface area of land:

- for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of single-family dwelling unit shall not be deemed a "project" under this act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family dwelling units.
- for the demolition of one or more structures, (2)
- for the construction of a parking let, (3)
- for the construction of a public facility, (4)
- for the operation of any mining or quarrying activity, or (5)
- for the clearing or grading of any land for other than agricultural or horticultural purposes." (6)

Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District

Court House

Morristown, New Jersey 07960

Phone: (973) 285-2953 or 538-1552

Fax: (973) 605-8195

Property Address: 645 Valley Gillette, NJ 07933

This project does not involve work for which a Soil Erosion and Sediment Control Plan Certification is required from the Morris County Soil Conservation District.

This project requires a Soil Erosion and Sediment Control Plan Certification from the Morris County Soil Conservation District. I certify that an application has been made to the Morris County Soil Conservation District for this project.

Signature

Print Name

Date



Adjustment.

## TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

# DISCLOSURE OF CORPORATE OWNERS OR PARTNERS Date: 02/22/2021 Arlind Kuci Name of Applicant: Doar LLC Name of Corporation: List all names of corporate stockholders or partners owning at least 10% of its stock or any class or at least 10% of the interest in the partnership, as the case may be. Name Address Percentage Arlind Kuci 635 Valley Rd. Gillette, NJ 07933 Velley RA Gilette NJ 07933 635 PLEASE NOTE: Corporations, LLC or Limited Partnerships must be represented by an

attorney when applying to and appearing before the Planning Board or Zoning Board of



COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

### **OWNER'S LETTER OF CONSENT**

Applicant: Property Address:	Doar LLC 645 Valley Road Gillette, NJ 07933  Block: 1080 Lot(s): 1.01
The second section of the second section of the second section	the owner of record or duly authorized representative of the owner and that I concur and plans presented to the Planning Board or Zoning Board of Adjustment.
Additionally, I giv	e consent to Township of Long Hill Board Members and Consultants to enter and
inspect the subject p	property.
Permission is hereb development.	y granted to Doar LLC as Applicant for the proposed
	02/22/2021
	Owner's Signature & Title Date
	Arlind Kuci
	Owner (Print Name)
	645 Valley Rd. Gillette, NJ 07933
	Address Lindikusi@amail.com
	lindikuci@gmail.com
	Phone & Email Address