

SUBDIVISION APPLICATION

BOROUGH OF DEMAREST

~~PLANNING BOARD~~ Joint Planning Board

118 Serpentine Road, Demarest, NJ 07627



Date: _____

Application is hereby made for approval of the subdivision of the land herein described and shown on the accompanying survey in accordance with the Ordinances of the Borough of Demarest, New Jersey.

Please indicate the purpose of this application:

- Minor Subdivision
 Major Subdivision
 Variances Requested _____
See attached Rider.

Subject Property:

Block: 27 Lot: 269
Street Address: 30 Hardenburgh Avenue, Demarest NJ
Nearest Cross Streets: _____
Zone: R-D

Applicant Information:

Name of Applicant: M&M Developers LLC c/o Matthew G. Capizzi, Esq.
Address of Applicant: 205 Fairview Avenue, Westwood, NJ 07675
Phone: 201-266-8300
Email: Matthew@capizzilaw.com

Is the above listed applicant:

- An Individual
 A Partnership
 A Corporation
 Or Other _____

**If partnership or corporation, state 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:*
Niketh Muthusamy (100%) - 600 Sylvan Avenue, Suite 303, Englewood Cliffs NJ 07632

SUBDIVISION INFORMATION

BOROUGH OF DEMAREST

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1. Description of land to be subdivided:
 - a. Block: 27 Lot: 269
 - b. Street Location: 30 Hardenburgh Avenue
 - c. Size of existing plot: 29,000 SF
 - d. Size of lots after subdivision: See attached Rider.
 - e. On how many streets do lots face? See attached Rider.
 - f. Are the following utilities existing:

Paved Street <u>XX</u>	Storm Sewers <u>XX</u>
Curbs <u>XX</u>	Water <u>XX</u>
Sidewalks <u>XX</u>	Gas <u>XX</u>
Sanitary Sewers <u>XX</u>	Electric <u>XX</u>
 - g. In what zone district is the property located? R-D
 - h. Are there any existing structures on the property? Yes.
 - i. If structures are on the property, what is their use? Mixed-use; doctor's office and apartment unit.
2. What is the purpose of the subdivision? The Applicant seeks to subdivide the property into three (3) single-family building lots.
3. If new structures are to be erected on the property, what will be their use? Single-Family Residences
4. Are there any violations of municipal zoning ordinances presently affecting the premises? If yes, please list all violations: See attached Rider.
5. Are there any deed restrictions affecting the premises? (Refer to title search) No.
If yes, list all restrictions:
6. Are there any easements affecting the premises? No.
If yes, list all easements:
7. Will the granting of this application create any violation of municipal ordinances? Yes.
If yes, please list: See attached Rider.
8. Have any applications for subdivision, site plan or variance involving this property been previously filed? No.
If yes, list approximate dates:
9. What is the character of the proposed development? Three (3) new single-family dwellings.
 - a. Total Number of lots to be created including remaining parcel? 3
 - b. How many houses or structures are anticipated? 3

- c. Are any new streets to be constructed? No.
d. Does the subdivision anticipate the extension of municipal or utility service? Yes.

Signed: MCS Matthew G. Capizzi, Esq.
Attorney for Applicant
(applicant)

see attached certification of ownership
(owner) * Authorization to
Make Application

Received Subdivision Application, maps and fees in the amount of \$ _____

On _____

Joint Planning Board Secretary