

## Commercial Agent Complete Report



MLS#:	<b>3892728</b>	Section:		LP:	<b>\$585,000 / PSqFt:\$48.00</b>
Status:	<b>Active</b>	ZN:	<b>B-2</b>	OLP:	<b>\$700,000</b>
ZIP:	<b>07460-1335*</b>	BSqFt:	<b>14535</b>	SP:	
RZIP:		ASqF:	<b>14535</b>	SpSqf:	<b>\$0.00</b>
Block:	<b>41*</b>	OSqFt:	<b>3000</b>	FSOL:	<b>S</b>
Lot:	<b>18.01*</b>	Acres:	<b>2.68*</b>	LD:	<b>03/26/2024</b>
Suite #:	<b>1</b>	LtSz:	<b>2.681</b>	XD:	<b>09/08/2024</b>
Bldg #:			<b>AC*</b>	FSD:	
#Units:	<b>6</b>	CLR:	<b>Tan-Stone</b>	UCD:	
#Apts:		ZnCpl:		AntCd:	
TFB:		GSMLS.com:	<b>Yes</b>	ADM:	<b>37</b>
#1Br:		THB:	<b>1</b>	DOM:	<b>36</b>
#3Br:	<b>1</b>	#2Br:	<b>1</b>	OCD:	
YB/Desc/Ren:	<b>1927 / Historical / 1970</b>	#4Br:		SDA:	<b>No</b>
Type:	<b>Mixed Use, Office/Apartments, Restaurant/Bar</b>				

Directions: **Route 23 North - At intersection of Route 515.**

Remarks: **This property holds a rich history dating back to its establishment in 1927!Originally built as a General store, Post Office, the property later transformed into a beloved inn & Restaurant serving travelers and locals alike.As time progressed, The Inn adapted to meet the needs of its patrons, evolving its services and amenities while preserving its historic charm. However, as with many historic properties, the inn is now offered for sale, presenting a unique opportunity for preservationists or entrepreneurs to carry on its legacy or reimagine its future.New Vinyl Siding and cultured Stone Exterior, 2 Residential Apartments, 1 Completely Renovated Office Rental, Owners Office with Large Private Bar and Stone Fireplace. Main entrance w/ Hostess station, Lounge Area and 5 Dinning Halls with 2 Large Bar areas, Stunning Brick Fireplaces, Wood Floors, Massive hand when beams. Massive potential for the Right visionary / entrepreneur. T-Mobile Cell Phone Tower Not Included in Sale. Approval for outdoor storage, accommodating up to 10 large commercial trucks. Provision for 2x 30-yard storage containers. Permission for a 30-yard open waste container, facilitating waste management needs. SURVEY, SITE PLAN, ADDITIONAL DOCS AVAILABLE.**

Agent Remarks: **MUST HAVE CONFIRMED APPT. VIA SHOWING TIME. LISTING AGENT TO ACCOMPANY. POF or PreApproval Required.PRESENT ALL OFFERS: BUYER TO PERFORM ALL DUE DILLIGENCE.**

## GENERAL INFORMATION

#Lav: <b>8</b>	MaxHt: <b>20</b>	Bay: <b>1</b>	Ceil: <b>25</b>	#Docks: <b>1</b>
			#Strs: <b>2</b>	
Bsmt: <b>Yes/Full, Storage, Unfinished, Walkout</b>	Locat: <b>Freestanding, Highway Location</b>			
Const: <b>Wood</b>	Parking: <b>Crushed Stone, Gravel, Off-Street Parking, Parking Lot-Exclusive</b>			
DocSav: <b>Building Plans, Site Plan, Survey</b>	Roof: <b>Asphalt Shingle, Flat</b>			
Equip: <b>Fire Alarm, Fixtures, Kitchen Area, Refrigeration Unit, Restrooms - Public, Security System, Sign - Freestanding, Storage Area(s)</b>	Salinc: <b>Building &amp; Land</b>			
Exter: <b>Brick/Block, Vinyl Siding</b>				
Floor: <b>Concrete, Tile, Wood</b>				
Prior Use: <b>Storage / Apartments / Restaurant /</b>				

## UTILITIES

Heat: <b>4+ Units, Baseboard - Hotwater</b>	Sewer: <b>Septic</b>
Cool: <b>Central Air, Wall A/C Unit(s), Window A/C(s)</b>	Utilities: <b>Electric, Gas-Propane</b>
Fuel: <b>Electric, Gas-Propane Leased</b>	Water: <b>Well</b>

## FINANCIAL INFORMATION / TAX INFORMATION

Taxes: <b>\$29,414* / 2023*</b>	TaxRt: <b>3.045* / 2023</b>	BldAsmt: <b>\$711,900*</b>	LndAsmt: <b>\$254,100*</b>	TotAsmt: <b>\$966,000*</b>
GOL: <b>\$</b>	TOE: <b>\$</b>	NOI:	UtilPay:	MFE:
CapRt: <b>\$</b>	CAM:	FarmAsm:	OTP: <b>Fee Simple</b>	Easement: <b>Unknown /</b>
LenderApprvReq: <b>No</b>				

## LEASE INFORMATION

## SHOWING INFORMATION

Owner: <b>2700 Route 23, LLC,</b>	Posses: <b>Closing</b>
Instr: <b>Listing Agent to Accompany. Very Unique Building layout.</b>	Sign <b>Yes</b>
Show: <b>Call Listing Agent, Listing Agent to Accompany, GSMLS Lockbox</b>	

## LISTING OFFICE INFORMATION

ListOff: <b>CLEARVIEW REALTY (3193)</b>	Ph: <b>973-948-4004</b>	Email: <b>eva@royalgray.com</b>
ListAgt1: <b>EVA BONNER (299913)</b>	Ph: <b>973-460-4330</b>	Fax: <b>973-948-4004</b>
BB: <b>2.5-175</b>	SA: <b>0</b>	TB: <b>0</b>
LType: <b>Exclusive Right to Sell</b>	BREL: <b>Disclosed Dual Agent</b>	VarComm: <b>No</b>

ARTICLE IX  
**B-2 Highway-Business Service District**

**§ 185-36. Use regulations.**

- A. Principal uses and structures permitted. The following uses and structures shall be permitted in the B-2 Highway-Business Service District:
- (1) Any uses permitted in the B-1 District.
  - (2) Banks and financial institutions.
  - (3) Hotels and motels.
  - (4) Public garages.
  - (5) Service stations automotive.
- B. Permitted accessory uses. The following accessory uses shall be permitted in the B-2 Zone or District:
- (1) Accessory uses in the B-1 District shall be permitted in the B-2 District.
- C. Conditionally permitted uses. The following uses are permitted only after review and approval by the Planning Board pursuant to the standards and criteria set forth in Article XVI:
- (1) All conditional uses permitted in the B-1 District shall be permitted in the B-2 Districts.
  - (2) Drive-in drinking and eating establishments.
  - (3) Residence uses located in the same building housing a business use.
  - (4) Vehicular sales.
  - (5) Light industrial uses on parcels not to exceed three acres in area.

**§ 185-37. Bulk requirements and other conditions.**

The following requirements are applicable in the B-2 Highway-Business Service District:

- A. Minimum area and width of a business lot shall be determined by the off-street parking requirements, off-street loading requirements and lot coverage provisions of this section, but in no event shall lot area be less than 40,000 square feet with a minimum width of 200 feet.
- B. Yards.
- (1) Front yards shall have a minimum depth of 40 feet if off-street parking is to be provided at the side or rear of the building and a minimum of 150 feet if off-street parking is to be provided in front of the building. Gasoline pumps shall be permitted within the required front yard space but not closer than 20 feet to the street line.
  - (2) Side yards shall have a minimum of 20 feet if parking is to be provided in the rear of the

building, otherwise no side yards shall be required, unless required by the Planning Board as part of site plan review.

- (3) Rear yards shall have a minimum depth of 250 feet if off-street parking and loading is to be provided in the rear of the building and shall have a minimum depth of 20 feet in any case.
  - (4) An attached group of store buildings may be considered as one building and one lot in applying the requirements of this section.
- C. Height. The height of the principal structure shall not exceed 40 feet. **[Amended 6-1-2004 by Ord. No. 2004-7 ]**
  - D. Maximum percent of lot coverage by impervious surfaces shall be 40%.
  - E. Accessory structures shall not be located closer than 10 feet to any rear or side property line, shall not be permitted in front yard areas and shall not exceed 25 feet in height.
  - F. Off-street parking shall be provided as required by Article XX.

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

<b>CASE NUMBER:</b>		<b>DATE:</b>	
<b>PREPARED BY:</b> John M. Barbarula, Esq.			
<b>PROJECT NAME:</b> 2700 Route 23, LLC			
		<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 *		NO
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		NO
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 See attached
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 See attached
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.</b>	<b>ADDITIONAL REQUIREMENT: ALL SITE PLAN APPLICATIONS</b>		
1.	18 copies of building plans showing elevations and floor plans of any proposed building		YES
<b>III.</b>	<b>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.		N/A
<b>IV.</b>	<b>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.</b>	<b>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.		N/A

\* Fees and escrow require separate checks

\*\* Stormwater Management Plan – 4 Copies required



Administrative Checklist  
Township of Hardyston, Sussex County, New Jersey  
Continuation

7. Agency approvals required:

Highlands Exception – see attached.

NJDOT – Letter of No Interest

8. Variances requested:

C1 parking variance, Section 185-77 off-street parking and loading. Property line setback 5' 2.7(v).

Use Variance for mixed use in B-D Highway-Business District which does not permit said use.

Including outside storage of equipment ancillary to the construction business of the owner.

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EXPLANATION OF FEE AND ESCROW CALCULATIONS  
2700 Route 23, LLC

1. Preliminary Site Plan	\$200.00
2. Final Site Plan	\$969.62
3. Variances	
Bulk Commercial	\$350.00
Use	\$500.00
4. Preliminary Site Plan	
Additional Fees	
\$10.00 per 100 sq. ft.	
Building 15,176 sq. ft.	\$1,517.60
.50 per 1,000 sq. ft. of	
Disturbed land 43,285 sq. ft.	<u>\$ 21.64</u>
	\$3,358.86



## TOWNSHIP OF HARDYSTON

### Highlands Exemption Determination Application

149 Wheatsworth Road, Suite A  
Hardyston, NJ 07419  
(973) 823-7020 Fax: (973) 823-7021

The purpose of this application is to determine whether or not a proposed project is exempt from the provisions of the Highlands Water Protection and Planning Act (see note below).

#### Instructions for Completing Form

1. Complete page 1.
2. Review the seven exemptions eligible for municipal determinations (see pages 2-3) to determine which may be applicable to the proposed project. Applicants need only qualify for one of the exemptions, although more than one may apply. Below each exemption is a list of documentation that is required to determine whether the exemption applies.
3. Initial as indicated by the applicable exemption.
4. Sign the application form.
5. Submit completed application along with all supporting documentation to the municipal office at the address above.
6. Submit application fee of \$50.

#### Important Note

This application will be evaluated by the municipality to determine whether a proposed activity, improvement or development project involving lands within the Highlands Region is exempt from the provisions of the Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq., "Highlands Act"). Any proposal that is exempt from the Highlands Act is also exempt from the Highlands Water Protection and Planning Act Rules ("Highlands Rules," N.J.A.C. 7:38-1 et seq.) and from any Highlands Area land use ordinance adopted by the municipality pursuant to approval of its Petition for Plan Conformance by the Highlands Water Protection and Planning Council ("Highlands Council"). The municipality has been authorized and certified by the Highlands Council to issue Highlands Exemption Determinations, pursuant to a July 19, 2012 Memorandum of Understanding (MOU) between the Highlands Council and the New Jersey Department of Environmental Protection (NJDEP). The local ordinance effectuating this delegation of authority is Ordinance #2014-08, "Township of Hardyston Highlands Preservation Area Exemption Ordinance," adopted July 9, 2014.

Please note that all references to professional preparers indicated in this application shall be construed to include any and all qualified individuals licensed, certified, or otherwise eligible and authorized to complete such work, in accordance with the applicable laws and legal requirements of the State of New Jersey, including but not limited to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq) and Title 13 of the New Jersey Administrative Code, Law and Public Safety.

Please note that this application only addresses whether or not your project is exempt from Highlands regulations (as listed above). Certification that a project is exempt from the Highlands Act does not relieve one from other regulatory requirements that may apply, including the need to apply for any other permits, whether under municipal, state or other jurisdictional authority. Please also note that in accordance with the MOU, Ordinance #2014-08 requires that the municipal Exemption Designee retain Highlands Council certification to exercise the authority to issue Municipal Exemption Determinations. In the event of personnel changes or other extenuating circumstances that leave the municipality without the services of a certified municipal Exemption Designee, applicants seeking a Highlands Act Exemption Determination may apply to the NJDEP for projects located in the Preservation Area.

**TOWNSHIP OF HARDYSTON**

Highlands Exemption Determination Application  
149 Wheatsworth Road, Suite A  
Hardyston, NJ 07419  
(973) 823-7020 Fax: (973) 823-7021



Receipt Stamp - Municipal Use Only

Date:

Application #:

Applicant Name: 2700 Route 23, LLC

## Property Information

Street Address: 2700 Route 23

Block(s) &amp; Lot(s): Block 41, Lot 18.01

Date Lot Created:

☒ Prior to August 10, 2004

If after August 10, 2004:

Existing Uses:

Apartment, restaurant, club and offices.

## Property Owner Information

☒ Same as Applicant

Owner Name:

2700 Route 23, LLC

Owner Address:

## Applicant Information

Applicant Address: 2 Cobblestone Way, Fairfield, New Jersey

Phone #: 973-986-2244

Fax #:

email:

## Engineer, Attorney or Other Principal Contact Information

Name:

John M. Barbarula, Esq. 973-492-1190 john@barbarulalaw.com

Address:

Houser Engineering, LLC 973-728-2945 tyler@housereng.com

Phone #:

Fax #:

email:

## Project Information

Brief Project  
Description  
(Attach  
Additional as  
Necessary):

Convert the existing restaurant and apartment building, to a mixed use of two apartments, offices and storage facility, including outside storage for the owner's construction company.



*Exemption 1: For the construction of a single-family dwelling for an individual's own use or the use of an immediate family member, on a lot owned by the individual on August 10, 2004, or on a lot for which the individual entered into a binding contract of sale to purchase on or before May 17, 2004.*

☐ I hereby certify that the single-family dwelling proposed for construction on the subject lot is intended for my own use or the use of the following immediate family member (as defined by ORDINANCE #2014-08).

Applicant Initial:

Name of Family Member:

Relationship of Family Member:

**Lot Legally Owned by the Applicant on August 10, 2004:**

☐ Copy of a deed, closing or settlement statement, title policy, tax record, mortgage statement or any other official document showing that the lot was legally owned by the applicant as of August 10, 2004 and indicating the lot and block as designated by the municipal tax mapping, the municipality and county in which the lot is located, and the street address.

☐ I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of August 10, 2004

Applicant Initial:

**Lot Under Contract of Sale to Applicant as of May 17, 2004:**

☐ Copy of the binding contract of sale executed by the seller and the applicant on or before May 17, 2004 for the lot on which the house is to be constructed.

☐ I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of the date of the executed contract of sale.

Applicant Initial:

*Exemption 2: For the construction of a single-family dwelling on a lot that lawfully existed as of August 10, 2004, provided that construction does not result in the ultimate disturbance of 1 or more acres of land or a cumulative increase in impervious surface by 1/4 acre or more.*

☐ A copy of the recorded deed or plat showing that the lot was created on or before August 10, 2004.

☐ A property survey certified by a licensed New Jersey professional indicating the property boundary lines and overall lot size, and showing what structures currently exist on the lot, if any.

☐ A parcel plan certified by a qualified licensed New Jersey Professional showing all existing and proposed development, including all structures, grading, clearing, impervious surface and disturbance, areas of existing disturbance to be restored (if any), and including calculations demonstrating that impervious surfaces and areas of disturbance are within the 1/4 acre and 1 acre limit as prescribed.

☐ A metes and bounds description by a qualified licensed New Jersey professional showing the area of the lot to be disturbed, limited to less than one acre.

☐ I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of August 10, 2004.

Applicant Initial:

*Exemption 4: For the reconstruction of any building or structure for any reason within 125% of the footprint of the lawfully existing impervious surfaces\* on the site, provided that the reconstruction does not increase the lawfully existing impervious surface by 1/4 acre or more. \*The date of lawfully existing impervious surface is August 10, 2004 in the Preservation Area.*

☒ A parcel plan certified by a qualified Licensed New Jersey professional showing all existing property improvements, including all structures, grading, clearing, impervious surfaces and limits of disturbance, existing on the site as of August 10, 2004 for the Preservation Area; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading. Also include supporting calculated values for existing and proposed impervious surfaces for the project/activity.

☒ A copy of any official documentation indicating the original date of construction of the existing buildings and/or structures, or otherwise establishing the lawfulness of their existence, inclusive of that of existing impervious surfaces.

(PR)

*Municipal Use Only*  
*Exemption Review Worksheet*

Information  
Submitted:

Project  
Summary:

Exemption  
Review:

Comments:

As the Certified Municipal Exemption Designee, I hereby  
certify the following finding for this application:

Date:

Signature:

**TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION**

TO: Zoning Board of Adjustment ☒

DATE:

Planning Board ☐

PROJECT NAME:

**2700 Route 23, LLC**

Block: **41**

Lot: **18.01**

Tax Map Page (s):

Physical Address: **2700 Route 23, Hardyston, New Jersey**

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	
C-R (VC)	Village Center	B-1	Neighborhood Commercial	B-2	Highway Business	<input checked="" type="checkbox"/>
TC-SCD	Town Center Shopping District	I-1	Limited Industrial	I-2	Medium Industrial	
R-S	Attached Single-Family/Multi-family Residential District					

**Section I. APPLICATION TYPE:**

Please check the appropriate box to identify the application type.

Concept Plan	Minor Subdivision	C Variance	<input checked="" type="checkbox"/>
Minor Site Plan	Preliminary Subdivision	D Variance	<input checked="" type="checkbox"/>
Preliminary Site Plan	<input checked="" type="checkbox"/> Final Subdivision	Conditional Use	
Amended Preliminary Site Plan	Amended Preliminary Subdivision	Certificate of Non-Conforming Use*	
Final Site Plan	<input checked="" type="checkbox"/> 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:



**TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION**

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

	Name	Address	Telephone	Fax	Email
Applicant	2700 Route 23, LLC	2 Cobblestone Way, Fairfield, NJ 07004	973-986-2244		
Owner	2700 Route 23, LLC	3 Cobblestone Way, Fairfield, NJ 07004			
Engineer	Houser Engineering, LLC	1141 Greenwood Lake Turnpike, Ringwood, NJ 07456	973-728-2945		tyler@housereng.com
Attorney	John M. Barbarula, Esq.	1242 Route 23 North, Butler, New Jersey 07405	973-492-1190		john@barbarulalaw.com
Planner	To be advised				
Surveyor	Arthur J. Schappell	P.O.Box 924 Hewitt, NJ 07421	973-853-1619		ajspis@optonline.net
Other	Mark A. Stefanelli, RA	230 Madison Avenue, Hasbrouck Heights, NJ 07604	201-727-9578		markatect2@gmail.com

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



*Exemption 5: For any improvement to a single family dwelling in existence as of August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system. (Such improvements include only those that maintain the use as a single family dwelling; the exemption does not apply to or permit the creation of multiple dwelling units.)*

<input type="checkbox"/>	A copy of any official documentation proving the single family dwelling was in existence on August 10, 2004.
<input type="checkbox"/>	A description of the proposed improvements.
<input type="checkbox"/>	I hereby affirm that the subject property was in existence as of August 10, 2004 and that all proposed improvements are intended and will continue to be used for single family dwelling purposes. Applicant Initial: <input type="text"/>

*Exemption 6: For any improvement for non-residential purposes, to a place of worship owned by a non-profit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence on August 10, 2004, including, but not limited to new structures, an addition to an existing building or structure, a site improvement, or a sanitary facility.*

<input type="checkbox"/>	A copy of any official documentation indicating that the place of worship, public or private school or hospital was in existence on August 10, 2004.
<input type="checkbox"/>	For improvements to a place of worship, documentation showing that the entity, society or association, or association organized primarily for religious purposes has non profit status.
<input type="checkbox"/>	A site plan plan certified by a qualified Licensed New Jersey Professional showing all existing property improvements, including all structures, grading, clearing, impervious surface and limits of disturbance, existing on the site on August 10, 2004; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading.

*Exemption 7: For any activity conducted by a landowner in accordance with an approved woodland management plan issued pursuant to Section 3 of the Farmland Assessment Act, N.J.S.A. 54:4-23.3 or the normal harvesting of forest products in accordance with a forest management plan approved by the State Forester.*

<input type="checkbox"/>	A brief description of the total area of woodlands that is the subject of the approved woodland management plan and indication of the length of time that the area has been in woodland management (may be submitted in this form).
<input type="checkbox"/>	A brief description of the activities for which the exemption is claimed (may be submitted in this form).

For a private landowner with an approved woodlot management plan:

<input type="checkbox"/>	A copy of the applicant's tax bill showing that the site has farmland assessment tax status under the New Jersey Farmland Assessment Act, N.J.S.A. 54:4-23.1 et seq. if applicable.
<input type="checkbox"/>	A copy of the approved woodland management plan.

For a forest management plan approved by the State Forester:

<input type="checkbox"/>	A copy of the forest management plan approved by the State Forester.
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*Exemption 8: For the construction or extension of trails with non-impervious surfaces on publicly owned lands or on privately owned lands where a conservation or recreational use easement has been established.*

<input type="checkbox"/>	A site plan certified by the appropriate qualified Licensed New Jersey professional showing the proposed trail construction with details including the location and width of existing and proposed trails and those off-site trails to which they connect, if any.
<input type="checkbox"/>	A written description of the non-impervious materials to be used.
<input type="checkbox"/>	For privately owned property, a copy of a deed for the property, including the language establishing the conservation or recreational use easement on the property.

I, the undersigned, hereby certify that the information given herein is correct to the best of my knowledge.

Applicant Signature:  Date:

I, the undersigned, hereby grant permission for the submission of this application for the property reference herein.

Owner Signature:  Date:

TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION

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

Amount enclosed for fees:

Check No.

Amount enclosed for escrow: \$5,000.00

Check No.

**Section IV. Required Documents:**

1.

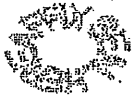
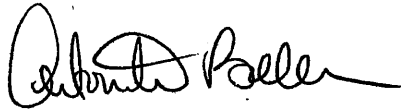
**CERTIFICATION**

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 Paul Ricciardi member Date: 2/22/22  
Please Include Title)  
Paul Ricciardi, Sole Member of  
2700 Route 23, LLC

STATE OF NEW JERSEY  
COUNTY OF Morris

SWORN TO AND SUBSCRIBED, before me,  
this 22<sup>nd</sup> day of February 2022



Notary Public, State of New Jersey  
**Antoinette Gina Bakker**  
Notary Public of New Jersey  
My Commission Expires  
May 20, 2023

*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 **Essex**

Paul Ricciardi, Sole Member of full age, being duly sworn according to  
law on oath deposes and says, that the deponent resides at **2 Cobblestone Way**

in the municipality of **Fairfield** in the County of **Essex** and

the State of **New Jersey**, that

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) **41** Lot(s) **18.01**

Owner's Signature Paul Ricciardi member Date: 2/22/2022  
(Please Include Title)

Paul Ricciardi, Sole Member of  
2700 Route 23, LLC

STATE OF NEW JERSEY

COUNTY OF **Morris**

SWORN TO AND SUBSCRIBED, before me,  
this 22nd day of February, 2022



Antoinette Gina Bakker  
Notary Public, State of New Jersey

**Antoinette Gina Bakker**  
**Notary Public of New Jersey**  
**My Commission Expires**  
**May 29, 2023**

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



TOWNSHIP OF HARDYSTON  
LAND USE APPLICATION

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)

Paul Ricciardi, Sole Member of  
2700 Route 23, LLC

4.

**SITE INSPECTION AUTHORIZATION FORM**

I Paul Ricciardi,  
Sole Member hereby give permission for Hardyston Township Municipal Agencies and their agent  
upon and inspect these premises with respect to this application for

on Block (s) 41

Lot (s) 18.01

Applicant's Signature: \_\_\_\_\_

Paul Ricciardi member

(Please Include Title)

Paul Ricciardi, Sole Member of  
2700 Route 23, LLC

Date: 2/12/2022

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: Not Applicable

Address:

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.

*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 V. APPLICATION SUMMARY:**

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

Convert the existing restaurant and apartment building, to to a mixed use of two apartments, offices and storage facility, including outside storage for the owner's construction company.

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.

Not applicable.

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



SCHEDULE A CHECKLIST  
 "C" VARIANCE  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

<b>NAME OF APPLICANT:</b> 2700 Route 23, LLC		<b>DATE:</b>	
<b>PROJECT NAME:</b> 2700 Route 23, LLC			
<b>BLOCK(S) &amp; LOT(S):</b> Block 41, Lot 18.01			
Please check the appropriate box			
ITEM NO.	PLAN REQUIREMENT	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Map, either in conformance with Sections 33-33 of the ordinance or if the application is to be bifurcated, a separate map, signed and sealed by an Professional Architect, Engineer, Planner, or Surveyor, which provides sufficient data, i.e., setbacks, lot area, existing or proposed structures, etc.) upon which a decision can be based		
2.	A graphic or written description of the area surrounding the subject property		
3.	A description of alternatives that were considered		X see response below
4.	A statement or legal brief that clarifies why the "C" Variance should be granted and the specific hardship involved. Particular attention should be paid to relevant Township ordinances, applicable case law and other New Jersey Statutes		X see response below

3. There are no alternatives based upon the unusual shape of the property and the City of Newark's refusal to consider any rental or purchase of property.

4. Standard of proof is the exceptional narrowness, shallowness or shape of a specific piece of property. Here, the property is text book exceptional, based upon its unusual shape, its bordering on State Highway 23 and backed by the NYSRR and Newark Watershed.

The positive aspect and no impact on residential uses and provides teh needed rental housing.



SCHEDULE A CHECKLIST  
 "D" VARIANCE  
 TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

<b>NAME OF APPLICANT:</b> 2700 Route 23, LLC		<b>DATE:</b>	
<b>PROJECT NAME:</b> 2700 Route 23, LLC			
<b>BLOCK(S) &amp; LOT(S):</b> Block 41, Lot 18.01			
Please check the appropriate box			
<b>ITEM NO.</b>	<b>PLAN REQUIREMENT</b>	<b>PROVIDED</b>	<b>WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST</b>
1.	Map, either in conformance to Section 33-33 of the ordinance or if the application is to be bifurcated, a separate map, signed and sealed by a professional architect, engineer, planner or surveyor that provides sufficient data (i.e. setbacks, lot area, existing or proposed structures, etc.) upon which a decision can be based		
2.	A graphic or written description of the area surrounding the subject property		
3.	A description of alternatives that were considered		
4.	A statement or legal brief that clarifies why the "D" Variance should be granted and the specific hardship involved. Particular attention should be paid to relevant Township ordinances, applicable case law, and other New Jersey statutes.		X see response below

4. The Applicant shall rely on the planner to show the proofs required for a use variance as well as its effect on the master plan.

The mixed use proposal provides for a regional need, such as the proposed apartments. It also provides a viable use for the pre-existing structure, that is no longer viable.

The building has been essentially empty and not operating the permitted use for numerous years. Rehabilitation back to retail or restaurant use would not only be cost prohibited by contrary to current trends. The balancing test of positive and negative criteria is supported by the application and within the powers of the Board, under N.J.S.A. 40:55D-70, et seq.



March 2, 2022

**HARDYSTON TOWNSHIP PLANNING BOARD**

149 Wheatsworth Rd  
Hamburg, NJ 07419

**Regarding: 2700 ROUTE 23, LLC  
2700 NJ ROUTE 23  
BLOCK: 41, LOT: 18.01  
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY  
HOUSER JOB NO.: 2865.19**

The following lists summarize the requested variances and checklist waivers associated with this application.

**Variances**

- Parking setback to Property line of 2.7' where 5.0' is required. Parking previously existed across the property line on to Lot 18.02. The proposed variance represents an improvement over the pre-existing condition.
- Impervious Coverage of 54.9% where 40% is the maximum permitted. The proposed variance represents an improvement as 63.1% of coverage is existing.

**Preliminary Site Plan Checklist Waivers**

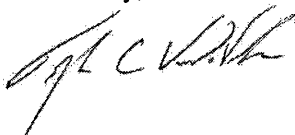
- Item 25 – Stormwater Management Plan: The project results in a decrease in impervious coverage.
- Item 26 – Profiles of storm sewer piping: The drainage improvements are minimal.
- Item 33 – Construction cost estimate: A waiver is requested for purpose of the hearing only. A cost estimate can be provided for bonding purposes if the application is approved.
- Item 34 – Environmental Impact Statement: The site largely utilizes existing improvements such as the existing impervious areas and building. Minimal changes are proposed.
- Item 35 – Highlands Exemption: A waiver is requested for purpose of the hearing only. An exemption will be obtained as a condition of approval. Analysis is provided on the plans which indicates the project qualifies for exemption #4.

**Final Site Plan Checklist Waivers**

- Items 1, 24 & 25 – These will be provided at the appropriate time.
- Item 20 – Construction cost estimate: A waiver is requested for purpose of the hearing only. A cost estimate can be provided for bonding purposes if the application is approved.

Feel free to contact me at 973-728-2945 or [tvandervalk@housereng.com](mailto:tvandervalk@housereng.com) with any questions or comments.

Sincerely,



Tyler C. VanderValk, P.E.  
Director of Land Development

# 2700 STATE RT 23 STOCKHOLM NJ 07460

Commercial (General)  
2700 ROUTE 23 LLC

Owned 4.7 years

## KEY STATS

<b>Occupancy Status</b> No Occupants	<b>Corporate Ownership</b> Yes	<b>Absentee Owner</b> Yes
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**Mailing Address**  
3 COBBLESTONE WAY  
FAIRFIELD NJ 07004

<b>County</b> Sussex County	<b>Legal Description</b> ADDITIONAL LOTS: L17.02, 19, 20
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## BUILDING FEATURES

<b>Total SqFt</b> 14535	<b>Tax Living Area</b> 14535	<b>Year Built</b> 1970
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## STRUCTURE

<b>Construction</b> Frame	<b>Stories</b> 2
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## FLOOD ZONE

<b>FEMA Map Date</b> 09/29/2011	<b>FEMA Map Number</b> 34037C0335E	<b>Flood Zone Code</b> X	<b>Flood Risk</b> Low/Medium Risk
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## LOT

<b>Lot Acres</b> 2.681	<b>Lot SqFt</b> 116784	<b>Land Use</b> Commercial (General)	<b>Zoning</b> B-2
<b>Lat, Long</b> 41.09, -74.51	<b>Block</b> 41	<b>Lot Number</b> 18.01	--



## APNs

11 00041-0000-00018- 110004100000001801  
01

## HOME VALUE

Value	Loan Balance	Net Equity	Percent Equity
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## ACTIVE MORTGAGES

<b>Original Amount</b> \$380,000	<b>Date</b> 05/17/19	<b>Rate</b> 4.1%	<b>Est. Payment</b> \$2
<b>Lender</b> SCOTT ELLIOTT ETAL	<b>Term</b> 0 yrs	<b>Type</b> Other	<b>Type Details</b> Arms-length Residential transactions

## PROPERTY HISTORY

<b>Date</b> 01/12/00	<b>Document</b> Bargain and Sale Deed	<b>Event</b> Sold \$1,100,000
<b>Seller</b> JORGENSEN RICHARD V JORGENSEN CHARLOTTE E	<b>Buyer</b> G & V AMORATIS HOLDING COMPANY LLC	

<b>Date</b> 05/29/19	<b>Document</b> Deed	<b>Event</b> Sold \$432,000
<b>Seller</b> SERJ ROUTE 23 LIMITED LIABILITY COMPANY	<b>Buyer</b> 2700 ROUTE 23 LLC	

## TAXES

Tax Year	Assessed Total	Assessed Improvement	Tax
2022	\$966,000	\$711,900	\$28,873.74
2021	\$966,000	\$711,900	\$28,951.02
2020	\$966,000	\$711,900	\$27,965.7

Printed 02/21/2024

Information is believed to be accurate, but should not be relied upon without verification.



· 14535 SF · 2.681 Acres | \$0 Net Equity · Commercial (General)

Owned for 4.7 years · 2700 ROUTE 23 LLC · absentee

Taxes

TAX YEAR	TAX BILL	TOTAL	LAND	IMPROVEMENT	EXEMPTIONS
2022	\$28,873.74	\$966,000 (2022)	\$254,100 (2022)	\$711,900 (2022)	
2021	\$28,951.02	\$966,000 (2021)	\$254,100 (2021)	\$711,900 (2021)	
2020	\$27,965.7	\$966,000 (2020)	\$254,100 (2020)	\$711,900 (2020)	
2019	\$27,357.12	\$966,000 (2019)	\$254,100 (2019)	\$711,900 (2019)	
2018	\$26,999.7	\$966,000 (2018)	\$254,100 (2018)	\$711,900 (2018)	

Public Record DetailsAPN 11 00041-0000-00018- 01

Key Stats

Occupancy Status	No Occupants
Corporate Ownership	Yes
Absentee Owner	Yes
Mailing Address	3 COBBLESTONE WAY FAIRFIELD NJ 07004
County	Sussex County
Legal Description	ADDITIONAL LOTS: L17.02, 19, 20
Census Tract	372600

Parking

Garage Spaces	0
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Flood Risk

FEMA Map Date	09/29/2011
FEMA Map Number	34037C0335E
Flood Risk	Low/Medium

Active Mortgage

Orig. Amount	\$380,000
Origination Date	05/17/2019
Loan Term	0 yrs
Rate	4.1%
Loan Type	Other
Loan Type Details	Arms-length Residential transactions (Purchase/ Resales)
Lender	SCOTT ELLIOTT ETAL

Building Features

Tax Living Area	14535
Full Baths	0
Half Baths	0
Year Built	1970

Structure

Construction	Frame
Stories	2

Lot

Lot Acres	2.681
Lot SqFt	116784
Land Use	Commercial (General)
Zoning	B-2
Lat, Long	41.085807, -74.512435
Block	41
Lot Number	18.01
Municipality	HARDYSTON TWP

Flood Risk

● Unknown ● Low / Medium (500+ yr) ● High (100 yr)

Flood Risk	Flood Zone Code	FEMA Map Date	FEMA Map Number
Low/Medium	X	09/29/2011	34037C0335E

Property History

Transaction	Date	Document	ID	Event	Seller
	05/29/19	Deed	20190529010093770	Sold \$432,000	SERJ ROUTE 23 LIMITED LIABILITY COMPANY
	Buyer 2700 ROUTE 23 LLC				

Listing	Date	Status	MLS	List Price
	02/16/16	XD	3117801	\$850

Transaction	Date	Document	ID	Event	Seller
	02/02/12	Special Warranty Deed	20120202010024180	Sold \$365,000	IB PROPERTY HOLDINGS LLC
	Buyer SERJ ROUTE 23 LIMITED LIABILITY COMPANY				

Transaction	Date	Document	ID	Event	Seller
	02/02/12	Special Warranty Deed	20120202010024180	Sold \$365,000	IB PROPERTY HOLDINGS LLC
	Buyer SERJ ROUTE 23 LIMITED LIABILITY COMPANY				

Transaction	Date	Document	ID	Event	Seller
	02/02/12	Special Warranty Deed	20120202010024180	Sold \$365,000	IB PROPERTY HOLDINGS LLC
	Buyer SERJ ROUTE 23 LIMITED LIABILITY COMPANY				



· 14535 SF · 2.681 Acres | \$0 Net Equity · Commercial (General)

Transaction	Date	Document	ID	Event	Seller
	10/27/06	Deed	06-83180	Sold \$1,100,000	G & V AMORATIS HOLDING CO LLC
	<b>Buyer</b> GREGORY SUSAN GREGORY BRUCE				

Transaction	Date	Document	ID	Event	Seller
	10/27/06	Deed	06-83180	Sold \$1,100,000	G & V AMORATIS HOLDING CO LLC
	<b>Buyer</b> GREGORY SUSAN GREGORY BRUCE				

Transaction	Date	Document	ID	Event	Seller
	10/27/06	Deed	06-83180	Sold \$1,100,000	G & V AMORATIS HOLDING CO LLC
	<b>Buyer</b> GREGORY SUSAN GREGORY BRUCE				

Transaction	Date	Document	ID	Event	Seller
	01/12/00	Bargain and Sale Deed	00-00752	Sold \$1,100,000	JORGENSEN RICHARD V JORGENSEN CHARLOTTE E
	<b>Buyer</b> G & V AMORATIS HOLDING COMPANY LLC				

## Mortgages

DATE	VALUE	MORTGAGE
01/12/00	\$940,000	VALLEY NATIONAL BANK (7.79% New Construction Residential transactions)
10/27/06	\$825,000	INTERBAY FUNDING LLC (6.48% New Construction Residential transactions)
10/27/06	\$825,000	INTERBAY FUNDING LLC (6.48% New Construction Residential transactions)
10/27/06	\$825,000	INTERBAY FUNDING LLC (6.48% New Construction Residential transactions)
05/29/19	\$380,000	SCOTT ELLIOTT ETAL (4.1% Arms-length Residential transactions (Purchase/Resales))