

BRADY & CORREALE, L.L.P.

ATTORNEYS AT LAW

P. O. BOX 2136

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MICHAEL P. BROWN

Located At:
100 East Hanover Avenue, Suite 201
Cedar Knolls, New Jersey 07927

December 20, 2023

Via Hand Delivery

Harding Township Land Use Board
21 Blue Mill Road,
New Vernon, NJ 07976
Attention: Lori Taglairino, Board Secretary

**RE: 88 Glen Alpin, LLC
88 Glen Alpin Road, Block 26, Lot 11
Harding Township, New Jersey**

Dear Lori:

As we discussed, this firm represents 88 Glen Alpin LLC, the owner of the above property. We are hereby submitting an application for bulk variances regarding construction of a new house and renovation of other buildings at the property. The details are set forth in the Statement of Application.

Per our conversation, I am delivering herewith the following:

- a) Application with Statement of Application attached;
- b) Checklist;
- c) Escrow Agreement;
- d) Escrow Fee in the amount of \$2,500.00;
- e) Application Fee in the amount of \$889.00;
- f) W-9;
- g) Consent Forms;
- h) Tax Certification (requested on December 7, 2023 and will be provided upon receipt);
- i) 200 Foot Property List (requested on December 7, 2023 and will be provided upon receipt);
- j) Variance Plan;
- k) Lot Development Plan; and
- l) Architectural Plan.

BRADY & CORREALE, L.L.P.

Ms. Taglairino
December 20, 2023
Page 2

I will send you electronic copies of the enclosed. If you need anything further, please contact me.

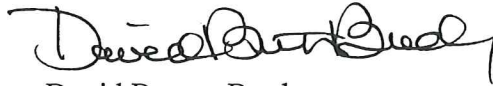
Our client has submitted a zoning permit application to the Zoning Officer. I will send the response upon receipt of the same.

As to the Board of Health, I am working with Steve Parker, PE on submitting it as soon as possible.

As to the Historic Preservation Commission, I understand the protocol proposed in this case is to process the application before the Board of Adjustment before going to the HPC and ultimately the Township regarding the historic easement.

Very truly yours,

BRADY & CORREALE, L.L.P.



David Burton Brady

DBB/lmb

Enclosures

Cc: Mads Jepsen (via email - mads@scandicbuilders.com)
Kimo Jepsen (via email - kimo@scandicbuilders.com)



**TOWNSHIP OF HARDING
LAND USE APPLICATION**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 723

Appendix 1A

APPLICANT 88 Glen Alpin LLC

BLOCK: 26 **LOT:** 11

APPLICATION FOR DEVELOPMENT

☐ Planning Board Date of First Submission: _____
☒ Board of Adjustment Adequate Application Date: _____
Application Number: _____ Completeness Date: _____

1. NATURE OF THE APPLICATION (Check all applicable items)

<input type="checkbox"/> Conceptual subdivision plan	<input type="checkbox"/> Amendment to approved site plan
<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Conditional use
<input type="checkbox"/> Lot line adjustment	<input type="checkbox"/> Variance, residential, fence, patio or deck
<input type="checkbox"/> Major subdivision, preliminary	<input checked="" type="checkbox"/> Variance, other residential
<input type="checkbox"/> Major subdivision, final	<input type="checkbox"/> Use or other (d) variance
<input type="checkbox"/> Amendment to approved plat	<input type="checkbox"/> Variance, other non-residential
<input type="checkbox"/> Conceptual site plan	<input type="checkbox"/> Appeal from administrative decision
<input type="checkbox"/> Site plan approval, preliminary	<input type="checkbox"/> Interpretation of zoning ordinance
<input type="checkbox"/> Site plan approval, final	<input type="checkbox"/> Special flood hazard development permit
<input type="checkbox"/> Other _____	

2. PROPERTY INFORMATION

Property location: 88 Glen Alpin Road
Block: 26 Lot: 11 Zone: R-1
Existing use: Two vacant single-family houses, garage, shed
Proposed use: See Statement of Application.

Has there been any previous application involving these premises by the applicant or any other prior owner of the property? ☐ Yes ☐ No ☒ Unknown If yes, nature of application, date and determination: _____

Does the applicant own adjacent property? ☐ Yes ☒ No If yes, address of adjacent property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
☒ Yes [attach copies] ☐ No ☐ Proposed

Is the property included within a Historic District as shown in the Harding Township Master Plan? ☒ Yes ☐ No
If yes, which district? _____
If yes, please fill out BOA Appendix 1L and make arrangements with the Historic Preservation Commission.

Were any buildings on the property constructed prior to 1915? ☒ Yes ☐ No
If the property is located in the RR, R-1 or R-2 Zone, were any accessory buildings constructed prior to 1945?
☒ Yes ☐ No If yes, please fill out BOA Appendix 1L and make arrangements with the Historic Preservation Commission.

3. APPLICANT INFORMATION

Name of Applicant: 88 Glen Alpin LLC
Mailing Address: 55 South Finley Avenue
City/State/Zip/: Basking Ridge, NJ 07920
Phone #: 973-425-1228 Email: mads@scandicbuilders.com
Applicant's Interest in the Property: Owner
Applicant is a(n): ☐ Individual ☐ Partnership ☐ Corporation ☒ LLC

4. CONTACT FOR APPLICANTName: Mads JepsenAddress: 55 South Finley AveCity/State/Zip: Basking Ridge, NJ 07920Phone #: 973-425-1228Email: mads@scandicbuilders.com**5. APPLICANT OWNER DISCLOSURE (if applicable)**

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons or entities possessing a 10% or greater interest in an applicant that is a corporation, partnership or other entity must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to all person or entities possessing a 10% or greater interest in any such entity followed up in the chain of ownership until the names and addresses of all persons or entities possessing a 10% or greater interest have been disclosed. (Attach pages as necessary to comply).

Name: Mads JepsenAddress: 55 South Finley Ave., Basking RidgeInterest: 33 & 1/3Name: Sari JepsenAddress: 55 South Finley Ave., Basking RidgeInterest: 33 & 1/3Name: Kimo JepsenAddress: 55 South Finley Ave, Basking RidgeInterest: 33 & 1/3

Name: _____

Address: _____

Interest: _____

6. APPLICANT'S ATTORNEY (Entities must be represented by an attorney)Name: David Burton Brady, Esq.Address: P.O. Box 2136, Morristown, NJ 07962Phone #: 908-725-4400Email: parkeres@aol.com**7. APPLICANT'S ENGINEER**Name: Steve ParkerAddress: 370 East Main Street, Somerville, NJ 08876Phone #: 908-766-4549Email: petrilloarchitecture.com**8. APPLICANT'S PLANNER**Name: To be determined

Address: _____

Phone #: _____

Email: _____

9. APPLICANT'S ARCHITECTName: Chris Gilbert, Studio 1200 LLCAddress: 511 Millburn Ave, Short Hills, NJ 07078Phone #: 973-376-5111, Ext. 210Email: CAG@studio1200.com**10. BRIEF DESCRIPTION OF PROJECT**

Indicate type of improvement, alteration, structure, or use proposed and describes all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provides hours of operation, number of employees, number of parking spaces, and other information important for consideration: _____

See Statement of Application: _____

11. REQUESTED ZONING VARIANCES:

Identify each deviation and the Township Code section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Officer or any other Township representative which has been issued to you regarding this proposal.

See Statement of Application

Garage addition



TOWNSHIP OF HARDING **BOARD OF ADJUSTMENT** **VARIANCE CHECKLIST**

21 Blue Mill Road, P.O. Box 666
 New Vernon, New Jersey 07976
 (973) 267-8000 Ext. 723

This checklist is required for all applications to the Board of Adjustment for a variance pursuant to NJSA 40:55D-70 (c) or (d). This checklist is also required for any other type of application to the Board of Adjustment other than for subdivision or site plan approval (for which Checklist A is also required), including appeals from decisions of the Zoning or Tree Conservation Officer, requests for interpretation of a zoning ordinance or requests pursuant to NJSA 40:55D-34 through 36. All plats or plans shall be prepared, signed and sealed by a NJ licensed land surveyor, engineer, professional planner, registered architect, or registered landscape architect, subject to the restrictions of such license or registration.

SUBMISSION REQUIREMENTS	Submitted (check off)	N/A	Waiver Requested
A. DOCUMENTS TO BE SUBMITTED			
1. <u>Application Form</u> : 16 copies of the fully completed application form/notice of appeal along with 16 copies of this checklist.	X		
2. <u>Application and Technical Review Fees</u> : Application and technical review fees in accordance with Chapter 171 of the Harding Township Code.	X		
3. <u>Applicant Ownership List</u> : If the applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least 10% of any class of its stock or at least 10% of the partnership interest.	X		
4. <u>Board of Health Approval</u> : 16 copies of the written approval of the Township Board of Health of the adequacy of any existing individual sewage disposal system or of plans for sewage disposal, or its acceptance of soil log and percolation test data indicating suitability for an individual sewage disposal system(s).	TBS		
5. <u>Surrounding Owners List</u> : A list, certified by the Township Tax Assessor, of the names and address of all property owners, municipalities (other than the township), counties (other than Morris County), and township-registered cable television and utility companies within 200' of the property.	TBS		
6. <u>Tax Certification</u> : A certification from the Tax Collector that all property taxes and assessments currently due have been paid, or provision for payment of such taxes and assessments.	TBS		
B. PLANS TO BE SUBMITTED			
1. Submit 16 copies of any available architectural drawings, sketches or other materials showing elevations of the proposed building or structure and/or improvements, and floor plans, if applicable, including all building dimensions, building height, and scale of the map.	X		
2. Submit 16 copies of a survey or plan based on a survey identifying the proposed project for which relief is sought, containing the following items:	X		
a. On each plan sheet, the title block containing the name of the property owner, existing lot and block numbers, the name, address and telephone number of the plan preparer, the date prepared, the date and purpose of the last revision.	X		
b. The scale of the map, both written and graphic.	x		
c. North arrow, giving the reference meridian on all plans.	x		
d. The names, addresses and telephone numbers of all applicants and owners.	x		
e. A list of the names and address of all property owners within 200' of the property.	TBS		
f. The zone district and zone boundaries of the subject property and adjoining property.	x		
g. The location and use of all existing and proposed buildings and structures and any proposed additions, fences, walls, walkways, driveways, parking areas, and other improvements on the site, indicating setbacks from all lot and road lines. Indicate any buildings, structures or other improvements that are proposed to be removed or relocated as part of the application.	X		
h. All lot dimensions and lot area, the location of all setback lines and adjoining public and private roads, including the location of road right-of-way lines and edge of pavement.	X		
i. The location of all existing subsurface wastewater disposal systems, stormwater and potable water lines and wells, and setbacks required by the Board of Health.	X		
j. If the property is proposed to be served by a new or expanded individual sewage disposal system, show the location of the disposal area(s) and all setbacks required by the Board of Health.	X		
k. The location of the Tree Conservation Area along all perimeter lot lines of lots located in the RR, R-1, R-2, R-3 and R-4 Zones.	X		
l. The location of any existing/proposed landscaped areas or bridle trails.		x	
m. A statement as to any existing protective covenants, deed restrictions, easements and rights-of-way affecting the use of the property.	X		



**TOWNSHIP OF HARDING
BOARD OF ADJUSTMENT
ZONING REQUIREMENTS**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext.723

Appendix 1E

If multiple districts apply to the property or if more space is needed, please attach additional copies of this table to your application.

IMPORTANT NOTICE: All figures inserted in this table must be based on and consistent with site plans and any architectural plans, which also must be consistent with each other.

Block: 26	Lot: 11	Address: 88 Glen Alpin Road		Date:	
Zoning Requirement or Limitation		Requirement or Limitation	Existing	Proposed	Check off if VARIANCE Requested
Lot size (measured to right of way line)		3.0 acre	2.42 acre	2.42 acre	<input type="checkbox"/>
Lot frontage or lot width		308 ft	308.75 ft	308.75 ft	<input type="checkbox"/>
Principal Structure					
Front yard setback (Existing Garage to be removed.)		100 ft	40.35 ft	106.34 ft	<input type="checkbox"/>
Side yard (1) setback		100 ft	37.55 ft	56.21 ft	<input checked="" type="checkbox"/>
Side yard (2) setback					<input type="checkbox"/>
Rear yard setback		100 ft	> 100 ft	104 ft	<input type="checkbox"/>
Maximum height		35 ft	24.37 ft	30.12 ft	<input type="checkbox"/>
Accessory Structure(s)					
Front yard setback					<input type="checkbox"/>
Side yard (1) setback		100 ft	92.1 ft	< 92.1 ft	<input checked="" type="checkbox"/>
Side yard (2) setback					<input type="checkbox"/>
Rear yard setback		100 ft	21.1 ft	21.1 ft	<input type="checkbox"/>
Maximum height		35 ft	24.37 ft	30.12	<input type="checkbox"/>
Maximum building area ratio or floor area ratio (FAR applies in B-1, B-2 and OB zones), as applicable (list all buildings and existing and proposed square footage (SF) for any additions or new structures)					
1. Residence (or other main structure)			SF	2,030	SF
2. Barn/garage			SF	544.46	SF
3. Garage addition			SF	212	SF
4. Shed			SF	574.35	SF
5. Cottage			SF	920.25	SF
6.			SF		SF
Total building area (if applicable)		SF	SF	4,281.06	SF
Maximum building area ratio or FAR (as applicable)		3 %	3.14 %	4.08 %	<input checked="" type="checkbox"/>
Maximum lot coverage, if applicable (list all impervious surfaces such as pools, patios, walkways, driveways, recreation courts, etc.) Maximum lot coverage excludes R-2, R-3 and R-4 zones.					
1. Total building area (insert SF from above)			SF		SF
2. Driveway			SF		SF
3. Patio			SF		SF
4. Walks			SF		SF
5.			SF		SF
6.			SF		SF
7.			SF		SF
8.		10,561 sq. ft	9,345.92	SF	10,523.52
Total lot coverage		10 %	8.8 %	9.96 %	<input type="checkbox"/>
<input type="checkbox"/> Other (specify below or add additional sheet)					
					<input type="checkbox"/>
					<input type="checkbox"/>

12. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

13. APPLICANT CERTIFICATION

I hereby affirm that all of the statements above and contained in the papers submitted herewith are true.

Signature of the Applicant: _____

Date: 12/19/23

14. OWNER INFORMATION (If not the Applicant)

Name: _____

Address: _____

Phone #: _____

Email: _____

15. OWNER'S CONSENT TO APPLICATION

I certify that I am the owner of the property that is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Owner: 

Sworn to and subscribed before me this

20 day of December, 2023


Notary Public of the State of New Jersey

PERMISSION BY OWNER FOR ACCESS TO THE PROPERTY

The undersigned Owner, having made or consented to an application for development to the Harding Township Planning Board or Board of Adjustment, understands that Board members and others must have an opportunity upon reasonable advance notice to go onto the property and examine the same in order to be able to fully understand and evaluate the application.

We therefore grant permission to members of the Board and others to go onto our property during daylight hours upon reasonable advance notice to make a thorough examination of the same for the purpose of more effectively deciding the application.

Date: 12/19/23

Owner: 

Date: _____

Owner: _____

Applicant: 88 Glen Alpin LLC
Property: 88 Glen Alpin Road
Block: 26, Lot: 11

Statement of Application

88 Glen Alpin LLC (Glen Alpin) is the owner of 88 Glen Alpin Road, Block 26, Lot 11, Harding Township, New Jersey. The property is located in the R-1 Zoning District. Lot 11 currently contains 2.42 acres with frontage on Glen Alpin Road. To the right side of Lot 11 is a private drive which applicant has no right to use.

Lot 11 was created by a subdivision processed by Donald and Madeline Ploetner over 20 years ago. That subdivision created 3 lots, namely this Lot 11, which contained two houses and two outbuildings, two vacant lots (Nos. 11.01 and 11.02), and a lot containing a private cul-de-sac (Lot 11.03). The subdivision was perfected, thereby creating the four lots, but the anticipated improvements to the lots and the cul-de-sac were never constructed. Eventually, all of the lots were foreclosed on by the two Lenders to Ploetner. In 2020, Applicant acquired title to Lot 11.

At the time of the Ploetner approval, the houses and outbuildings on Lot 11 were in substantial disrepair. The proposal at the time of that application was to expand the main house in the southwest corner of the property, convert the other house to an accessory structure for use as a pool-house / studio or similar use where it would not serve as a residence, renovate and expand the garage and renovate the shed.

The resolution required that construction be consistent with the footprints on the plans. It also required a historic conservation easement be placed on the lot which was, in fact, recorded.

From the time of the subdivision approval in 2001 to Glen Alpin's acquisition in 2020, the property continued to deteriorate. The main house in particular reached a state where the structural and environmental issues such as mold have made it infeasible to renovate.

Glen Alpin proposes to remove the existing main house and construct a new house situated further back from Glen Alpin Road (100 ft vs. 40 ft) and from the private drive (56 ft vs. 34 ft). With regard to the other buildings, Glen Alpin proposes to renovate and expand slightly the garage, renovate the shed and renovate the second house into an accessory building with a pool. The proposal regarding these buildings is consistent with the 2001 proposed uses and renovations.

The proposal requires several bulk variances as follows:

- a. The existing garage is 92.1 ft from the sideline of the lot where 100 ft is required.
- b. The small addition to the front of the garage, so that it is functional for modern cars reduces that setback slightly.

Applicant: 88 Glen Alpin LLC
Property: 88 Glen Alpin Road
Block: 26, Lot: 11

- c. The new house will be 56 ft from the sideline where 100 ft is required. That will be an improvement over the current 34 ft. Additionally, the house will now be a compliant 100 ft from Glen Alpin Road whereas the existing house is only 40 ft.
- d. The maximum building coverage in the R-1 Zone is 3%. Currently, the coverage is 3.14%. The proposal increases that figure to 4.08%. That figure is consistent with the coverage proposed in the plans submitted by Ploetner and approved in 2001.

The zoning justification for the variances is multi-faceted. First, the subdivision in 2001 included a proposal to renovate and use the existing structures on the property. This plan also does so, except for the main house which has reached an untenable level of deterioration. However, that house will be replaced with a new house having a style that is consistent with the style of the existing house while, at the same time, relocating it to a more desirable location with more compliant setbacks.

Second, the retention of the three accessory structures places restrictions on the location of the new house.

Third, the size of the lot and the retention of existing structures makes compliance with coverage limits difficult. However, it is consistent with the 2001 plans.

The proposal achieves the goals of the 2001 approval. It will not have a negative impact on the general welfare or a substantial negative effect on the Zoning Ordinance or Zone Plan.

Glen Alpin recognizes that it will need to seek approval from the Historic Preservation Commission and ultimately a modification of the Historic Preservation Easement held by the Township. Glen Alpin has met with the Historic Preservation Commission. The current architectural plans reflect concerns raised by the Historic Preservation Commission.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Spandic Builders Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☒ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

55 South Finary Ave, B

6 City, state, and ZIP code

Basking Ridge NJ 07920

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

22 - 3753277

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

12/19/19

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

CONSENT FORMS

(THIS SECTION TO BE COMPLETED FOR ALL APPLICATIONS)

I/We as owners of Block 26, Lot 11 at the address of 88 Glen Alpin Road

Hereby grant permission of the Harding Township Historic Preservation Commission to walk upon and to inspect the property and exterior of the buildings on the property.

HOMEOWNER'S NAME (print): 88 Glen Alpin Road LLC

SIGNATURE: [Signature] Managing Member

ADDRESS: 55 South Fairly Avenue, Berkeley Ridge NJ 07420

PHONE: 973-425-1228 EMAIL: muds@scandrbuilder.com

DATE: 12/19/23

STATEMENT OF OWNER IF APPLICANT IS NOT THE OWNER

(THIS SECTION TO BE COMPLETED ONLY IF APPLICANT IS NOT THE OWNER)

I, _____, being the owner in fee of certain lot, piece or parcel of land situate, lying and being in the Township of Harding, Morris County, State of New Jersey and designated as Block _____, Lot _____, hereby acknowledge that the application of

APPLICANT NAME: _____

ADDRESS: _____ PHONE: _____

for a meeting to review the architectural and site plans with the Historic Preservation Commission regarding said property is made with my complete understanding and permission in accordance with and agreement of purchase, lease or option between the application and me. If owned by a corporation, attach a copy of a resolution authorizing application and officer signatures.

NAME OF OWNER (please print): _____ DATE: _____

SIGNATURE OF OWNER: _____



**TOWNSHIP OF HARDING
PLANNING BOARD/BOARD OF ADJUSTMENT
TECHNICAL REVIEW ESCROW AGREEMENT**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 723

BOA Appendix 1H

This agreement made and entered on this _____ day of _____, _____ by and between the Township of Harding and 88 Glen Alpin LLC, is made upon the following terms and conditions:

Project Name: _____

Project Location: 88 Glen Alpin Road

Block: 26 Lot (s): 11

Applicant Name: 88 Glen Alpin LLC

Applicant Mailing Address: 55 South Finley Ave, Basking Ridge, NJ 07920

I understand that the sum of \$ 2,500.00 has been deposited in an escrow account in the applicant's name. In accordance with Ordinance 171-23 of the Harding Township Code, I further understand that the escrow is established to cover the cost of certain professional services including engineering, planning and legal and other expenses associated with the review of submitted development application materials and review and preparation of documents. Sums which not utilized for these purposes shall be returned upon request to the individual or business from which checks were submitted upon issuance of a certificate of occupancy or withdrawal, abandonment, denial or other termination of the application. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fourteen (14) days. If additional funds are not received I understand that no further action will be taken on my development application until the escrow account has been replenished.

12/19/23
Date

David Burton Brady
Signature of Applicant or Attorney

David Burton Brady, Esq.

Print Name

BRADY & CORREALE, L.L.P.

ATTORNEYS AT LAW
P. O. Box 2136
MORRISTOWN, NEW JERSEY 07962

DAVID BURTON BRADY
ROBERT D. CORREALE

Telephone 973-267-3500
Facsimile 973-267-5326

MICHAEL P. BROWN

lawman.brad@gmail.com
lawman.correale@gmail.com
lawman.mbrown@gmail.com

Located At:
100 East Hanover Avenue, Suite 201
Cedar Knolls, New Jersey 07927

December 7, 2023

Harding Township
21 Blue Mill Road
PO Box 666
New Vernon, NJ 07976
Attn: Rachel Leber, Tax Collector

Re: 88 Glen Alpin LLC – Harding Township (Subdivision Variance)
88 Glen Alpin Road, Block 26, Lot 11

Dear Ms. Leber:

Please be advised that this firm represents 88 Glen Alpin LLC in connection with the above referenced variance application. I am writing to request that you please provide me with a letter/form of Certification verifying that real estate taxes are paid to date for **Block 26, Lot 11**. Enclosed is this firm's check in the amount of \$10.00 for payment of said Certification.

Thank you for your assistance in this regard.

Very truly yours,

BRADY & CORREALE, LLP



David Burton Brady

DBB/lmb

Enclosure

cc: Mads Jepsen



**TOWNSHIP OF HARDING
TAX CERTIFICATION**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 728

FEE: \$10.00

TO BE COMPLETED BY APPLICANT:

Block(s) 26 Lot(s) 11 Qual.: _____

Owner of property: 88 Glen Alpin LLC

Street address: 88 Glen Alpin Road, Harding Twp, NJ

Owner Telephone: 973-267-3500 Owner email: lawman.brady@gmail.com

Applicant if other than owner: _____

Applicant address: Please mail to David Burton Brady, Esq., Brady & Correale, LLP, P.O. Box 2136, Morristown, NJ 07962

Applicant Telephone: _____ Applicant email: _____

TO BE COMPLETED BY TAX COLLECTOR:

Taxes on the property described above have been paid in full through _____.

Taxes on property described above are as of this date due or delinquent in the amount of _____.

Assessments for local improvements on the property described above are as of this date due or
delinquent in the amount of _____.

CERTIFIED BY:

Tax Collector

Date of Certification

Blue Mill Road
New Vernon, NJ 07976
973-267-8000

The complete certified list will be forwarded to the above named applicant within the statutory (225-18) deadline of seven (7) Township business days from date request is received in the Assessor's office.