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April 5, 2023

Via Hand Delivery

Debra Coonce, Planning & Zoning Board Coordinator
Township of Long Hill
915 Valley Road
Gillette, NJ 07933

**Re: Amended Application for Preliminary and Final Major Site Plan Approval
with Bulk Variance Relief
DOAR LLC
645 Valley Road, Gillette, New Jersey 07933
Block 10801, Lot 1.01**

Dear Ms. Coonce:

This firm represents DOAR, LLC (the "Applicant") with respect to certain property located at 645 Valley Road, Gillette, NJ 07933, which property is more particularly identified as Block 10801, Lot 1.01 on the official tax map of the Township of Long Hill (the "Property"). Pursuant to the resolution on Application 21-07Z, dated December 21, 2021, the Applicant previously received preliminary and final major site plan approval, as well as d(3) conditional use, bulk variance, and design waiver relief, to: (a) construct a second-story addition consisting of two (2) two-bedroom residential apartments, each of which is approximately 977 square feet, plus an approximately 394 square foot office, above an existing one-story restaurant, (b) modify the existing outdoor patio area to include a steel structure with metal roofing, and (c) install other related site improvements.

However, as noted in the enclosed Addendum, the Applicant is not pursuing the second-story addition at this time due to economic conditions. Instead, the Applicant is now seeking amended preliminary and final major site plan approval, with slightly modified bulk variance relief regarding building setbacks, to amend the previously-approved plans. Specifically, the Applicant is seeking approval to install double-hung windows and shingle roofing on the patio dining area. All references to the second-story addition have been stricken from the architectural and civil plans, with the modifications noted in the Addendum and/or bubbled on the plans.

In connection with the foregoing, enclosed herewith are:

1. Five (5) copies of the Application for Development;
2. Five (5) signed and sealed Site Plan prepared by Murphy & Hollows Associates LLC, dated March 2, 2023;
3. Five (5) signed and sealed Architectural Plans prepared by WESketch Architecture, Inc., dated February 24, 2021, last revised March 24, 2023;
4. Five (5) copies of the Addendum;
5. Five (5) copies of the Application for Development Checklist;
6. Five (5) copies of the Checklist Waiver Request Form;
7. Five (5) copies of the Disclosure of Corporate Owners or Partners;
8. Five (5) copies of Owner's Letter of Consent;
9. One (1) Proof of Payment of Taxes, which the Applicant requests be completed by the Tax Collector;
10. One (1) Request for Certified List of Property Owners, which the Applicant requests be completed by the Tax Assessor; and
11. One (1) completed W-9 form.

The Applicant will coordinate with your office with regard to the calculation of the application and escrow fees and promptly remit same under separate cover once established.

We look forward to appearing before the Board on this application, and please let us know if you require anything further.

Very truly yours,

/s/ Derek W. Orth
DEREK W. ORTH

Encls.



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT (AMENDED)

PROPERTY ADDRESS 645 Valley Road, Gillette, NJ 07933

BLOCK(S) 10801 **LOT(S)** 1.01 **ZONE** B-1-20

APPLICANT DOAR LLC **TELEPHONE** (973) 585-7721 (Counsel)

ADDRESS (if different from above) **EMAIL** dorth@iwwt.law (Counsel)

PROPERTY OWNER (if different from above) Same as Applicant **TELEPHONE**

ADDRESS **EMAIL**

ATTORNEY* Derek W. Orth (Inglesino, Webster, Wyciskala & Taylor LLC) **TELEPHONE** (973) 585-7721

**REQUIRED for Corporations, LLC or Limited Partnerships*
ADDRESS 600 Parsippany Rd, Suite 204, Parsippany, NJ 07054 **EMAIL** dorth@iwwt.law

ENGINEER or SURVEYOR Murphy & Hollows Associates, LLC **TELEPHONE** (908) 580-1255

ADDRESS 192 Central Avenue Stirling, NJ 07980 **EMAIL** murphyhollows@gmail.com

ARCHITECT WESKetch Architecture **TELEPHONE** (908) 647-8200

ADDRESS 1932 Long Hill Rd, Millington, NJ 07946 **EMAIL** wkaufman@wesketch.com

OTHER **TELEPHONE**

ADDRESS **EMAIL**

APPLICANT MUST PROVIDE AN ADDENDUM / STATEMENT OF FACTS IN SUPPORT OF THE APPLICATION.
 Provide written statement on a separate sheet or on the form provided stating what the Applicant is proposing to do, what variances are requested and the reasons why variances are needed.

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property? YES NO *If YES, attach copies of the decisions and/or resolutions.*

Is the property in a density modification subdivision? YES NO


THIS BOX FOR OFFICE USE ONLY			
DATE OF SUBMISSION:		APPLICATION NUMBER:	
SITE PLAN ____	SUBDIVISION ____	BULK VARIANCES ____	USE VARIANCE ____
PLANNING BOARD ____	ZONING BOARD ____	MEETING DATE:	
		OTHER ____	



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS 645 Valley Rd, Gillette, NJ 07933
BLOCK(S) 10801 **LOT(S)** 1.01
APPLICANT DOAR LLC

I affirm that all statements in this submitted application are true.


Signature of Applicant

ARLINDO TUCI
Print Name

03-29-23
Date

SUBMISSION REQUIREMENT

For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** 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.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
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: 10801

Lot(s): 1.01

Date: 03/27/2023

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.

See separate attachment.

ADDENDUM

The Applicant is seeking amended preliminary and final major site plan approval to modify the approvals previously granted by the Zoning Board via resolution memorialized on December 21, 2021, on Application No. 21-07Z. As the Board is aware, the subject Property is occupied by the Ancona Bistro restaurant. The Applicant had previously requested and obtained preliminary and final major site plan approval, with d(3) conditional use, bulk variance, and design waiver relief, to permit the construction of: (i) a second-story addition consisting of two residential apartments, plus an office, above the existing one-story restaurant; (ii) modifications to the existing outdoor patio area to include a steel structure with metal roofing (for a 3-season outdoor dining area); and (iii) related site improvements. The (d)(3) conditional use variance was granted to permit outdoor dining use involving ambient outdoor music.

Bulk variance relief and/or design waiver relief was granted for the following: (i) front-yard setbacks of 9.4' from Valley Road and 4.4' from Mountain Avenue, whereas a minimum of 50' was required; (ii) proposed lot coverage of 64.84%, whereas the existing lot coverage is 64.28%, and the maximum permitted lot coverage is 40%; (iii) 31 proposed parking spaces, whereas the restaurant and residential uses would require a minimum of 34 parking spaces; (iv) off-street parking located in a front yard, whereas the same is not permitted; and (v) a design waiver for two façade signs facing Valley Road and Mountain Avenue.

Current economic conditions do not permit the Applicant to proceed with the second story addition. Although the Applicant would like to retain the rights to said approval and may seek an extension at the appropriate time from the Board, the Applicant is focused on the first-floor patio expansion. In this regard, the Applicant is requesting approval for certain modifications. Specifically, the Applicant proposes to install double hung windows for the patio dining area and an asphalt shingle roof over this area. These modifications, and other minor items, are bubbled on the updated architectural set submitted in conjunction with this amended application. As it pertains to the civil plans, the Applicant has revised to same to: (i) remove the proposed building entrance for the second story addition; (ii) remove signs designating apartment parking stalls; (iii) remove reference to the second story addition; and (iv) modify the note for patio from "proposed metal roof over existing patio" to "proposed roof covered patio."

The Applicant does not believe that the requested modifications require any additional variance relief beyond that which was previously granted by the Board. The Applicant thanks the Board for considering these proposed modifications and looks forward to appearing at a public hearing.



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: DOAR LLC										Property Address: 645 Valley Road, Gillette, NJ 07933						
Owner: DOAR LLC										Block: 10801		Lot(s): 1.01		Zone: B-1-20		
Project Name: Ancona Bistro										Application #: 21-07Z			Date: 04/04/23			
SUBMISSION REQUIREMENTS										STATUS		NOTES / LAND USE ORDINANCE REFERENCE				
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies		W = Waiver			
		MINOR		MAJOR		VARIANCES 40:55D-70			APPLICANT	TOWNSHIP						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b			c		d			
1	X	X	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	<input checked="" type="checkbox"/>		
2	X	X	X	X	X	X	X	X	X	X	X	X	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.	<input checked="" type="checkbox"/>		
3	X	X	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>		
4	X	X	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	<input type="checkbox"/>		N/A
5	X	X	X	X	X	X	X	X	X	X	X	X	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.	<input type="checkbox"/>		N/A
6	X	X	X	X	X	X	X	X	X	X	X	X	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.	<input checked="" type="checkbox"/>		
7	X	X	X	X	X	X	X		X	X			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.	<input checked="" type="checkbox"/>		
8	X	X	X	X	X	X	X		X	X			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 mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	<input checked="" type="checkbox"/>		See Site Plan

SUBMISSION REQUIREMENTS (Continued)											STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			ITEM DESCRIPTION	C = Complies		
		MINOR		MAJOR		VARIANCES 40:55D-70			APPLICANT	TOWNSHIP		W = Waiver		
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION PRILIM	SUBDIVISION FINAL	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	a & b						c
9		X	X	X	X	X	X	X	X	X	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.	<input checked="" type="checkbox"/>		
10		X	X	X	X	X	X	X	X	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.	<input checked="" type="checkbox"/>		See site plan 200' POL also requested
11	X	X	X	X	X	X	X		X	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.	<input type="checkbox"/>		N/A
12		X	X	X	X	X	X		X	X	Proof of submission to the Morris County Soil Conservation District as applicable.	<input type="checkbox"/>		N/A
13		X	X	X	X	X	X		X	X	A completed Township soil erosion and sediment control certification form as may be required.	<input type="checkbox"/>		N/A
14		X	X	X	X	X	X		X	X	Any information required by Ordinance Chapter 143 – Flood Damage Prevention Ordinance, including an application for Development Permit if applicable.	<input type="checkbox"/>		N/A
15		X	X	X	X	X	X		X	X	Plan information for a Tree Removal Permit.	<input type="checkbox"/>		N/A
16		X	X	X	X	X	X		X	X	Photograph of photographs showing the property as it currently exists and all structures thereon.	<input checked="" type="checkbox"/>		Architect's Plans
17		X	X	X	X	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.	<input type="checkbox"/>		N/A
18		X	X	X	X	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.	<input checked="" type="checkbox"/>		
19		X	X	X	X	X	X		X	X	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.	<input checked="" type="checkbox"/>		
20		X	X	X	X	X	X		X	X	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.	<input checked="" type="checkbox"/>		
21		X	X	X	X	X	X		X	X	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.	<input checked="" type="checkbox"/>		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	W = Waiver		
		MINOR		MAJOR				VARIANCES 40:55D-70						
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	a & b	c		d	APPLICANT		TOWNSHIP
22		X	X	X	X	X	X		X	X	Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	<input checked="" type="checkbox"/>		
23		X	X	X	X	X	X		X	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.	<input checked="" type="checkbox"/>		
24		X	X	X	X	X	X		X	X	North arrow and tract boundary line in heavy line.	<input checked="" type="checkbox"/>		
25		X	X	X	X	X	X		X	X	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	<input checked="" type="checkbox"/>		
26		X	X	X	X	X	X		X	X	A site grading plan where changes in grading are proposed.	<input type="checkbox"/>		N/A
27		X	X	X	X	X	X		X	X	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	<input checked="" type="checkbox"/>		
28		X	X	X	X	X	X		X	X	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.	<input checked="" type="checkbox"/>		
29		X	X	X	X	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.	<input checked="" type="checkbox"/>		
30		X	X	X	X	X	X		X	X	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.	<input checked="" type="checkbox"/>		
31		X	X	X	X	X	X		X	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.	<input type="checkbox"/>		N/A
32		X	X	X	X	X	X		X	X	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).	<input checked="" type="checkbox"/>		
33		X	X	X	X	X	X		X	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.	<input type="checkbox"/>		N/A

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD VARIANCES 40:55D-70			C = Complies	APPLICANT		TOWNSHIP	
		MINOR		MAJOR		a & b	c	d	W = Waiver						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN				SUBDIVISION		SITE PLAN				
34	X		X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
35	X		X		X			X	X	X	<input type="checkbox"/>		Unknown		
36		X	X	X	X	X	X				<input checked="" type="checkbox"/>				
37		X	X	X	X	X	X				<input checked="" type="checkbox"/>				
38		X	X	X	X	X	X				<input checked="" type="checkbox"/>				
39		X	X	X	X	X	X				<input checked="" type="checkbox"/>				
40		X	X	X	X	X	X				<input checked="" type="checkbox"/>				
41		X	X	X	X	X	X				<input checked="" type="checkbox"/>				
42			X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
43			X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
44				X	X	X	X				<input type="checkbox"/>		NA		
45				X	X	X	X				<input checked="" type="checkbox"/>				
46				X	X	X	X				<input checked="" type="checkbox"/>				

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD VARIANCES 40:55D-70			C = Complies	APPLICANT		TOWNSHIP	
		MINOR		MAJOR		a & b	c	d	W = Waiver						
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	PRILIM SITE PLAN	FINAL SITE PLAN										
47						X	X		X	X	All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.	<input checked="" type="checkbox"/>			
48								X	X	X	Statement of facts in support of an application pursuant to NJAC 40:55D-70.	<input checked="" type="checkbox"/>			
49				X	X						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 curbing, 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.	<input checked="" type="checkbox"/>			
50				X	X						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.	<input type="checkbox"/>		N/A	
51						X	X				All additional details required at the time of preliminary approval including a copy of the resolution of approval by the approving authority.	<input checked="" type="checkbox"/>			
52						X	X				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.	<input checked="" type="checkbox"/>			
53						X	X				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.	<input type="checkbox"/>		N/A	
54						X	X				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.	<input checked="" type="checkbox"/>		To final approval	
55	X										Any proposed changes to the building façade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.	<input checked="" type="checkbox"/>			

NOTES:

- The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
- The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.

[Handwritten Signature] 3/27/23
Date
 Signature and Title of Preparer of Checklist

Applicant: DOAR LLC	Property Address: 645 Valley Road, Gillette, NJ 07933		
Owner: DOAR LLC	Block: 10801	Lot(s): 1.01	Zone: B-1-20
Project Name: Ancona Bistro	Application #: 21-07Z		Date: 04/04/23

(a). To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

<i>[Signature]</i>	03-27-23		<i>[Signature]</i>	03-27-23
<i>Applicant Signature</i>	<i>Date</i>		<i>Owner Signature</i>	<i>Date</i>
_____ <i>Address</i>			_____ <i>Address</i>	

(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 10801 Lot(s): 1.01 Tax Map Number: Sheet No. 8
 Date of Plan: 03/02/23 Scale: 1" = 100' & 1" = 20'

(c). To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

See Signed Plans

Signature and Title *Date*

(d). To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Board Secretary: _____ Date: _____
 Board Chair: _____ Date: _____

(e). To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

Township Clerk: _____ Date: _____

(f). **CERTIFICATE OF OCCUPANCY ISSUED:**

Construction Official: _____ Date: _____



TOWNSHIP OF LONG HILL

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: 04/04/23

ITEM #	EXPLANATION FOR WAIVER REQUEST
3	Tax certification requested concurrent with Application
32	Proposed improvements are minor in nature and generally previously approved
39	Waiver requested due to minor nature of proposed modifications
54	Requested as condition of approval, if required at all

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



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ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 645 Valley Rd, Gillette, NJ 07933				
Block: 10801	Lot: 1.01	Zone: B-1-20	Total Square Feet: 25,927	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	20,000	25,926	25,926	
Lot Width (Feet)	100'	136'	136'	
Floor Area (Square Feet)	650	2,430	2,430	
Building Width (Feet)	20'	30'	30'	
Front Yard Setback (Feet)	50'	(Valley) 32.3' (Mountain) 32.1'	(Valley) 8.3' (Mountain) 5.7'	Yes
Side Yard Setback (Feet)	20' (50' combined)	61.2' (N/A)	61.2' (N/A)	
Rear Yard Setback (Feet)	25'	77.2'	77.2'	
Building Height (Stories & Feet)	2 / 35'	1 / 17.5'	2 / 28.9'	
Building Coverage (Percent)	20%	9.4%	13.5%	
Lot Coverage (Percent)	40%	64.28%	64.1%	Granted by Variance
Floor Area Ratio (FAR – Percent)	40%	9.3%	22.2%	
Buffer (Feet)	25'	97.58'		
Min. Parking Spaces	30	31	31	



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DISCLOSURE OF CORPORATE OWNERS OR PARTNERS

Date: 03/27/2023

Name of Applicant: Arlind Kuci

Name of Corporation: Doar LLC

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.

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
<u>Arlind Kuci</u>	<u>635 Valley Rd, Gillette, NJ 07933</u>	<u>50</u>
<u>(Tom) Valmir Kuci</u>	<u>635 Valley Rd, Gillette, NJ 07933</u>	<u>50</u>
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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 Adjustment.



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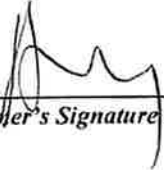
OWNER'S LETTER OF CONSENT

Applicant: Doar LLC
Property Address: 645 Valley Rd, Gillette, NJ 07933
Block: 10801 Lot(s): 1.01

I certify that I am the owner of record or duly authorized representative of the owner and that I concur with the application and plans presented to the Planning Board or Zoning Board of Adjustment.

Additionally, I give consent to Township of Long Hill Board Members and Consultants to enter and inspect the subject property.

Permission is hereby granted to Doar LLC as Applicant for the proposed development.

 05-27-23
Owner's Signature & Title *Date*

Arlind Kuci
Owner (Print Name)

645 Valley Rd, Gillette, NJ 07933
Address

lindikuci@gmail.com
Phone & Email Address