



BOROUGH OF NETCONG LAND USE APPLICATION

PROJECT NAME: Prism Holdings DATE: 2/5/24
BLOCK: 18 LOT: 4 TAX MAP SHEET #: 5

PROJECT ADDRESS ZONE: Please check the appropriate box below to identify zone of the project

R-1 Single Family Residential	<input type="checkbox"/>	R-3A Single Family Residential	<input type="checkbox"/>	I-1 General Industrial	<input type="checkbox"/>
R-1A Single Family Residential	<input type="checkbox"/>	R-4 Garden Apartments	<input type="checkbox"/>	I-2 Limited Industrial	<input type="checkbox"/>
R-2 Single Family Residential	<input type="checkbox"/>	B Commercial Business	<input checked="" type="checkbox"/>	I-3 Limited Industrial & Commercial	<input type="checkbox"/>
R-3 Single Family Residential	<input type="checkbox"/>	R-C Borough Center	<input type="checkbox"/>	LOR Limited Office Research	<input type="checkbox"/>

APPLICATION TYPE: Please check the appropriate box below to identify the application type

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

DEVELOPMENT TEAM CONTACT INFORMATION:

	Name	Address	Telephone	Fax	Email
Applicant	Prism Holdings, Inc	5 Huntington Drive Randolph NJ	973-865-3769		
Owner	Norfolk Southern	16 Scott Drive Churchville PA			
Engineer	Peter Chandler, PE		908-625-3769		
Attorney	Mark Blount, Esq	360 Route 24, Suite 4 Chester NJ	908-879-8225		
Surveyor					
Planner					
Other					

BOROUGH OF NETCONG
LAND USE APPLICATION

FEES & ESCROWS: Please provide separate checks.

Amount enclosed for Fees: _____ Check No: _____

Amount enclosed for Escrow: _____ Check No: _____

CERTIFICATION

 Date: 2/6/24

Signature of Applicant

G. Jay Carella

Print or Type Name of Applicant

BOROUGH OF NETCONG

LAND USE APPLICATION

CORPORATION OR OWNERSHIP FORM

Application before the Planning Board/Zoning Board of Adjustment by a corporation or partnership for a land-use application 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: Jay Carella Address: 5 Huntington Drive, Randolph NJ

Name: Jerry Besko Address: 5 Huntington Drive, Randolph NJ

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Please note: No Planning Board, Zoning 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. Chapter 336, Section 3

BOROUGH OF NETCONG
LAND USE APPLICATION
APPLICATION SUMMARY

1. Provide a description of the current and proposed use of the property.

Fully conforming conditional use site plan for billboard.

2. Has there been any previous appeal, request or application to this or any other Borough Board, Court, Zoning Official or the Construction Official involving these premises? If yes, state the nature, date and disposition of said matter.

Prior application appealed and settled through Court. Referred back to Board for hearing pursuant to Whispering Woods vs. Middletown, 220 NJ Super 161 (1987).

Borough of Netcong
VARIANCE APPLICATION

Please provide a separate application for each variance requested.

ORDINANCE SECTION	DESCRIPTION OF VARIANCE REQUEST
N/A	

Explain all reasons why this property cannot comply with ordinance section noted above.

--

Explain how the ordinance deviation noted above can be approved without substantial detriment to the public good or impairment to the intent of the ordinance or neighborhood scheme.

--

Escrow Agreement

As Applicant, I understand that monies associated with this application have been deposited in an escrow account in accordance with Netcong Borough's Ordinances. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of the submitted materials, any communications with the Board's or Borough's Professionals as chargeable time. Sums not expended in the review process will be refunded. If additional sums are necessary, I understand that I will be notified of any additional amount and shall replenish the escrow account within 20 days of notification. Additionally, until such funds are fully replenished, no further consideration, review, processing of any pending application shall be permitted by the Planning Board, nor shall any further inspections be performed by or on behalf of the Borough until such additional escrow has been deposited. Failure to post sufficient escrow funds to cover costs incurred or anticipated shall toll the period for action by the approving authority, as required by N.J.S.A 40:55D.1 et. seq. and particularly N.J.S.A.40:55D.51 and N.J.S.A. 40:55D.73 thereby barring an applicant from seeking a default approval under N.J.S.A. 40:55D-10.4.



The written notice referred to in this paragraph shall be sent to:

Name: Prism Holdings, Inc

Address: 5 Huntington Drive Randolph NJ

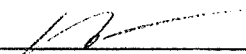
Unless otherwise shown, receipt shall be presumed to have occurred three (3) days after mailing. The notice required under this paragraph shall be in the form of a letter requesting the additional sums.

After a period of forty-five (45) days from the notice from the Borough, the applicant's failure to deposit the additional funds shall be grounds for denial of the application or for the dismissal of the application without prejudice. In the event the Board approves the application, the obligation to pay for professional plan reviews by depositing the funds in escrow shall be a condition of the approval granted by the Board. If the escrow funds are depleted, after the application is filed or granted, the applicant shall pay additional funds upon demand within the aforementioned (20) day period. The failure to pay the demanded funds may also result in a voiding of any prior approvals upon due notice to the applicant by the Board. In addition to the foregoing, the applicant hereby agrees that in the event the reasonable and necessary amounts charged by the professionals for review of the application are not paid, the outstanding fees shall be placed as an added assessment against the property at issue, to be collected by the Borough Tax Collector's office.


Signature (Applicant) 2/6/24
Date

Print Name

Sworn & Subscribed to before me this

6 day of Feb, 2024 (year)

 (notary)

MARK A. BLOUNT
Attorney at Law
State of New Jersey

Owner Disclosure Statement

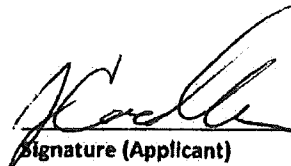
Name of Corporation, Partnership, LLC or LLP:

Prism Holdings, Inc

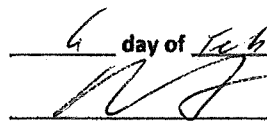
Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced corporation, partnership, limited liability corporation (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Jay Carella	5 Huntington Drive, Randolph, NJ
2	Jerry Basko	5 Huntington Drive, Randolph, NJ
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.


Signature (Applicant) Date 2/6/24
Jay Carella
Print Name

Sworn & Subscribed to before me this

6 day of Feb, 2024 (year)

(notary)
MARK A. BLOUNT
Attorney at Law
State of New Jersey

LAND DEVELOPMENT PROCEDURES

194 Attachment 2

Schedule II, Checklists

[Added 9-10-2015 by Ord. No. 2015-10; amended 9-8-2022 by Ord. No. 2022-13]

ADMINISTRATIVE CHECKLIST NETCONG BOROUGH

NAME OF APPLICANT: Prism Holdings, Inc
 DATE SUBMITTED: _____
 PROJECT NAME: Proposed Billboard
 BLOCK(S) AND LOT(S) Block 18, Lot 4

Check appropriate box. Attach a sheet which explains reasons for any waivers requested.

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
1	Completed application forms (15 copies)	✓		
2	For preliminary site plan or preliminary subdivision applications: a. 4 full size sets of the plan addressing all requirements of the applicable checklist b. 11 reduced size sets of plans on 11" X 17" c. 15 copies of building plans showing elevations and floor plans of any proposed building (site plans only)	✓		
3	For final site plan or final subdivision applications: a. 4 full size copies of the final plat for final subdivisions b. 11 reduced size copies of final plat on 11" X 17" for final subdivisions c. 4 full size copies of as-built plans showing any improvements which have been constructed at the time of application All applications for properties located in any zone shall submit electronic plans to the Board Secretary, in pdf form, or as otherwise agreed to by the Board Secretary and Board Engineer.	✓		
4	Completed and signed administrative and technical checklist(s) which would be applicable to the application	✓		
5	Application fees and escrow deposits paid (provide calculations for application fees and escrow deposits)	✓		
6	Site inspection authorization form (one original and 14 copies)	✓		
7	Corporation or partnership form (one original and 14 copies)	✓		
8	Affidavit of ownership and authorization form (one original and 14 copies)	✓		
9	Certification of payment of taxes, liens and assessment by the tax collector (one original and 14 copies)	✓		
10	A listing of all variance requests, design waiver requests, and checklist waiver requests (one original and 14 copies)	✓		

NETCONG CODE

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
11	Compliance with legal notice requirements (must be submitted not later than seven days prior to regular meeting)	✓		

LAND DEVELOPMENT PROCEDURES

TECHNICAL CHECKLIST PRELIMINARY SITE PLAN NETCONG BOROUGH

NAME OF APPLICANT: Prism Holdings
 DATE SUBMITTED: 2/17/24
 PROJECT NAME: Prism Holdings
 BLOCK(S) AND LOT(S) B 18 L4

Check appropriate box. Attach a sheet which explains reasons for any waivers requested.

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
1	Plans drawn, signed and sealed by appropriate New Jersey licensed professional person(s) pursuant to 13:40-7 et seq.	✓		
2	Scale to be not smaller than 1" = 100'	✓		
3	Key map showing the subject property and all lands within 200 feet thereof with existing streets and zone boundaries All applications for properties located in any zone shall submit electronic plans to the Board Secretary, in pdf form, or as otherwise agreed to by the Board Secretary and Board Engineer.	✓		
4.	Map sizes permitted: 8-1/2" x 11" 8-1/2" x 14" 11" x 17" 15" x 21" 24" x 36"	✓		
5	Plans should contain the following: a. Name of development b. Name and address of owner c. Name and address of developer d. Date of preparation e. Block(s) and lots developed f. Name, address, signature, seal and license number of person preparing plans	✓		
6	Graphic and written scale Reference meridian	✓		
7	Revision box and date of each revision.	✓		
8	Survey of the subject property, prepared by a New Jersey licensed surveyor, showing the location of the portion to be divided therefrom, giving all distances and showing all roads abutting or traversing the property. Development boundaries shall be clearly delineated with metes and bounds.	✓		
9	A list of all property owners within 200' as disclosed by the most recent tax records	✓		
10	Any municipal limits within 200 feet of the development and the names of the adjoining municipalities shown on key map	✓		
11	Existing property lines with metes and bounds description	✓		
12	Existing streets, both public and private, showing the right-of-way width and width of the traveled way	✓		

NETCONG CODE

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
13	Existing structures which are to remain and proposed structures with dimensions and setbacks to all property lines	✓	✓	
14	Existing and proposed parking spaces and loading areas		✓	
15	All existing physical features on the property including but not limited to driveways, sidewalks, streams, wetlands, floodplains, railroads, bridges, drainage, trees, utilities, public and private easements and reservations	✓		
16	Zone data box showing: a. Zone district(s) b. Required and proposed	✓		
17	Area of the existing subject property	✓		
18	Sufficient elevations or contours on site and up to 50 feet beyond the limits of disturbance. 2' contour interval for slopes up to 20%. Contour interval of 10' for slopes in excess of 20% 10' contour interval for slopes in excess of 10%	✓		
19	Location of all structures, sidewalks and driveways within 100 feet of the property			✓
20	Stormwater management plan/report in accordance with municipal ordinances including plans and computations for any storm sewer systems			✓
21	Available sight distance at all existing and/or proposed driveway which will be servicing the site		✓	
22	For properties involving a corner lot or lots, the required sight triangle easements		✓	
23	Setback lines based on zone requirements	✓		
24	Location of existing utilities on site and within 50 feet of the site including: a. Utility lines and poles, gas, etc. b. Sanitary sewer lines c. Storm sewers d. Waterlines		✓	
25	Plans and profiles for existing and proposed: a. Storm sewers b. Sanitary sewers c. Water mains		✓	
26	Location, use and width of all existing and proposed easement on the property		✓	
27	The plan shall include the signature block below: Approved by the Netcong Borough Land-Use Board Chairperson _____ Date _____ Board Secretary _____ Date _____ Board Engineer _____ Date _____	✓		
28	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands exist on the property		✓	
29	Public improvements construction plans for improvements to existing streets including: a. Center line, geometry b. Road profiles		✓	

LAND DEVELOPMENT PROCEDURES

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
	c. Road cross sections 50' on center d. Grading plan showing existing and proposed contours			
30	Erosion and sediment control plan	✓		
31	Landscape plan showing proposed landscaping including species and size of plant materials		✓	
32	Circulation plan showing: a. Location of off-street parking b. Traffic improvements such as signals, signs, and channelization c. Pedestrian circulation d. Loading and unloading bays e. Proposed vehicular access including curb cuts f. Traffic circulation around the site		✓	
33	Lighting plan showing: a. Location of site lights b. Height of site lights c. Construction details of light fixtures and poles		✓	
34	Plan showing signs as follows: a. Location of traffic control signs b. Developments signs c. Appropriate sign details showing size, height, materials and lighting		✓	
35	Preliminary elevations and plans of any proposed buildings showing windows and doors, roof treatments, floor plan of each floor of the building		✓	
36	Environmental impact assessment including the following: a. Plan and description of the proposed development b. Inventory of existing natural resources c. Assessment of environmental impacts d. Unavoidable adverse environmental impacts e. Steps to minimize adverse environmental impacts f. Details and matter to be evaluated include: 1. Sewage facilities 2. Water supply 3. Stormwater 4. Stream encroachments 5. Floodplains 6. Wetlands 7. Solid waste disposal 8. Air pollution 9. Traffic 10. Social/economic 11. Aesthetics 12. Required licenses, permits, etc.		✓	
37	A copy of all existing protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record		✓	
38	Copy of the current deed of record and a copy of the title insurance policy for the property when purchased if available		✓	

NETCONG CODE

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
39	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated			
40	All construction details for proposed improvements	✓		