



# Borough of Emerson

Land Use Board  
Emerson Borough Hall  
Second Floor Council Chambers  
146 Linwood Avenue  
Emerson, New Jersey 07042

Marie Shust  
Land Use Board Secretary  
Boardsec@emersonnj.org  
(201) 262-6086 Ext. 1351

## APPLICATION FOR DEVELOPMENT

Date Filled: 4/27/26  
Application Number: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Completeness Date: \_\_\_\_\_

### 1. PROPERTY INFORMATION

Address: 220 Pascack Ave. Emerson, NJ 07630 Zone: \_\_\_\_\_  
Tax Map Number: \_\_\_\_\_ Block: 104 Lot(s): 8

### 2. APPLICANT'S INFORMATION

Name: Kenichi Mills  
Address: 220 Pascack Ave.  
City/State/Zip: Emerson, NJ 07630  
Phone Number: 607-201-9300 Fax Number: \_\_\_\_\_  
E-Mail: kennysayaka@hotmail.com  
Applicant is a(n):  Individual  Corporation  LLC  Partnership

### 3. OWNER'S INFORMATION

If the Recorded Owner on the date this application is filled is someone other than the applicant, provide the following information for the Recorded Owner(s):

Owner's Name: Kenichi & Sayaka Mills  
Address: 220 Pascack Ave.  
City/State/Zip: Emerson, NJ 07630  
Phone Number: 607-201-9300 Fax Number: \_\_\_\_\_  
E-Mail: kennysayaka@hotmail.com

\*If the Applicant is not the Recorded Owner, describe the Applicant's interest in the subject property, giving the date that the Applicant will become owner of record. \_\_\_\_\_

### 4. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 5% of the stock in a corporate applicant or 5% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 5% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 5% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_

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**5. APPLICANT'S REGISTERED AGENT** (If the Applicant is a Corporation, LLC or Partnership.)

Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

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**6. APPLICANT'S ATTORNEY** (Corporations and LLCs must be represented by an attorney.)

Attorney's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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**7. APPLICANT'S ENGINEER**

Engineer's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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**8. APPLICANT'S ARCHITECT**

Architect's Name: JMA Architects LLC  
Address: 215 Mahwah Rd.  
City/State/Zip: Mahwah, NJ 07430  
Phone Number: 201-529-3524 Fax Number: \_\_\_\_\_  
E-Mail: john@jma-architects.com

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**9. NATURE OF THE APPLICATION (Check applicable items)**

- |  |  |
|--|--|
| <input type="checkbox"/> Commercial Addition                 | <input type="checkbox"/> Deck or Fence Variance            |
| <input type="checkbox"/> Commercial New Construction         | <input type="checkbox"/> Above-ground Pool                 |
| <input type="checkbox"/> Commercial Use Variance             | <input type="checkbox"/> Home Occupational Sign            |
| <input checked="" type="checkbox"/> Residential Addition     | <input type="checkbox"/> All other Signs                   |
| <input type="checkbox"/> Residential New Construction        | <input type="checkbox"/> Special Meeting Request           |
| <input type="checkbox"/> Residential Use Variance            | <input type="checkbox"/> Tree Management                   |
| <input type="checkbox"/> Minor Subdivision, without variance | <input type="checkbox"/> Minor Site Plan, without variance |
| <input type="checkbox"/> Minor Subdivision, with variance    | <input type="checkbox"/> Minor Site Plan, with variance    |
| <input type="checkbox"/> Major Subdivision, without variance | <input type="checkbox"/> Major Site Plan, without variance |
| <input type="checkbox"/> Major Subdivision, with variance    | <input type="checkbox"/> Major Site Plan, with variance    |

**10. PRESENT USE:** Describe briefly all buildings or structures now existing on the premises and their current use.

Current premises is used as a single family home.

Has there been any previous application involving these premises?  Yes  No

If yes, state the nature of application, date, and determination and attach a copy of any prior Resolutions.

Applied for a 5' fence on side yard adjacent to Chandler Dr., which was approved by the board on July 1st, 2021

Is there adjacent property in common ownership?  Yes  No If yes, provide the address of the property.

Are there any restrictions, covenants, easements, association by-laws, existing or proposed on the property? If yes, attach copies.

Yes  No  Proposed

**11. DESCRIPTION OF PROJECT:** Describe briefly the Applicant's intentions concerning the proposed character of development. Where applicable, indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

Single family residential home 21'x32' raised level addition over the existing structure. The building expansion is proposed for additional space that will allow us to create an office space out of the current bedrooms as home owners work from home. Also, having an additional bedroom will allow guests to stay. Yes there will be minor demolition including removal of roof structure.

Is there any demolition contemplated? If so, describe same.  Yes  No

Existing partial roof structure to be removed and replaced with new living space.

Has an application been made to any other government body or bodies in relation to this Application? If yes, attach copies of all application forms and any and all correspondence.

Yes  No

**12. PUBLIC USE:** Is any portion of the premises subject to this application intended to be dedicated or reserved for public use?  Yes  No

**13. BOROUGH REQUIREMENTS:**

Is the Applicant willing and able, in the event of approval of its site plan, to undertake and complete installation, in accordance with the requirements and specifications of the Borough of Emerson, and to furnish bonding and surety company performance bonds for the following. If yes, check applicable item.

Street Paving

Drainage Facilities

Curbs

Catch Basins

Sidewalks

Shade Trees

Other requirements of the Planning Board

**14. ORDINANCE REQUIREMENTS:**

Does this application comply with all requirements of the Zoning Ordinances?

( ) Yes (x) No

If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

A variance from 290-23 Schedule 1 and 290-36 are required for the rear yard setback and front yard setback for the new AC unit, and any other relief or variance that might be necessary.

Does this application conform to all requirements of the Subdivision and Site Plan Review Ordinances?

(x) Yes ( ) No

If not, state sections for which waivers are required. Use a separate sheet if necessary.

**15. SUBMITTED MATERIALS:** List all plans, drawings, documents, reports, and other information that are being submitted as part of this application. Use a separate sheet if necessary.

Please see attached architectural drawing

By submitting this application, the Applicant agrees to provide a copy of any transcript of any meeting of the Emerson Planning Board taken by a stenographer, if requested by the Emerson Land Use Board, without any cost to the Emerson Planning Board.

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

Name of Applicant or Agent: Kenichi Mills

Signature of Applicant or Agent: 

Date: 4/27/26