

**WAYNE TOWNSHIP DEPARTMENT OF PLANNING AND ZONING  
LAND DEVELOPMENT APPLICATION**

**PRELIM & FINAL  
SITE PLAN**

The undersigned, as Applicant/Owner of the subject property identified herein, hereby makes application to the Township of Wayne for (check all that apply):

<input type="checkbox"/> Concept Plan (PB only)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Site Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Major Subdivision – Preliminary	<input checked="" type="checkbox"/> Major Site Plan – Preliminary
	<input type="checkbox"/> Major Subdivision – Final	<input checked="" type="checkbox"/> Major Site Plan – Final
<b><u>Indicate Other Relief to be Requested in Conjunction with this Application</u></b>		
<input checked="" type="checkbox"/> Use Variance (N.J.S.A. 40:55D-70d)	<input type="checkbox"/> Bulk Variance(s) (N.J.S.A. 40:55D-70c)	
<input type="checkbox"/> RSIS Exception (N.J.A.C. 5:21-3.1 & 3.2)	<input type="checkbox"/> Design Standard Exception(s)	<input type="checkbox"/> Environmental Protection Waiver

**1. APPLICANT INFORMATION**

Name: Arbor Ridge Property LLC

Mailing Address: P O Box 1030  
Brick Township, NJ 08723

Telephone/E-mail: 732-908-1954 / dnapolitano@mhs1p.com  
Daytime phone E-mail

Applicant is a: (check applicable status)

Corporation  Partnership  Individual (s)  Other Limited Liability  
(please specify) Company

Corporate/LLC/Partnership, etc.: List all persons owning 10% or more of the stock in the corporation in compliance with N.J.S.A. 40:55D-48.2

Name	Address	% Interest
1. <u>See attached</u>	<u></u>	<u></u>
2. <u></u>	<u></u>	<u></u>
3. <u></u>	<u></u>	<u></u>
4. <u></u>	<u></u>	<u></u>

Relationship of applicant to property (check applicable status):

Owner  Contract Purchaser  Lessee  Other   
(please specify)

Attorney's Name: A. Michael Rubin, Esq.

Law Offices of A. Michael Rubin

Mailing Address: 1330 Hamburg Turnpike, Wayne, NJ 07470

Telephone: 973-694-4222 E-mail: amrubinlaw@verizon.net

Preparation of site plans by:

Name: Houser Engineering, LLC

Address: 1141 Greenwood Lake Tpke., Ringwood, NJ 07456

Tel: 973-728-2945 E-mail: tyler@housereng.com

Preparation of architectural plans by:

Name: Brommer Architects, LLC

Address: 723 Electronic Drive, Suite 300, Horsham, PA 19044

Tel: 215-657-4010 E-mail: rmcdermott@brommerarchitects.com

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: Arbor Ridge Property LLC

Wayne street address of the Subject Property: 261 Terhune Drive

Tax Map Block(s): 4411 Lot(s): 19 Zone District(s): R-30

Existing Use of Property: nursing home

Indicate total tract size: 5.600 acres (243,956 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

Applicant proposes to add a 2-story addition of 7,007 sq ft to its  
existing nursing home facility. This is an application to expand a  
pre-existing non-conforming use pursuant to N.J.S.A. 40:55D-70(d)(2).



**Design Standard Exceptions from § 134-70 et seq. (use separate sheet if necessary)**

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>
134-72.4	drain pipe	15"	12"
134-72.4	drainage piping	RCCP	HDPE
134-72.4 C8	cover of drain pipe	3'	1'

**RSIS De Minimis Exceptions Requested (attach additional sheet if necessary)**

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**6. VERIFICATION AND AUTHORIZATION**

Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I hereby authorize members of the Land Use Board and its staff to conduct a site visit of the premises that are the subject of this application.

Arbor Ridge Property LLC *Dina Napolitano* 3/3/2020  
 Property Owner's Name (PRINTED) Property Owner's Signature Date

Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

Arbor Ridge Property LLC *Dina Napolitano* 3/3/2020  
 Applicant's Name (PRINTED) Applicant's Signature Date

Sworn and Subscribed before me  
3<sup>rd</sup> day of March 2020  
 Month Year  
*Kathy C Heck*  
 (Notary)

KATHY C. HECK  
 A NOTARY PUBLIC OF NEW JERSEY  
 MY COMMISSION EXPIRES 06/26/2023



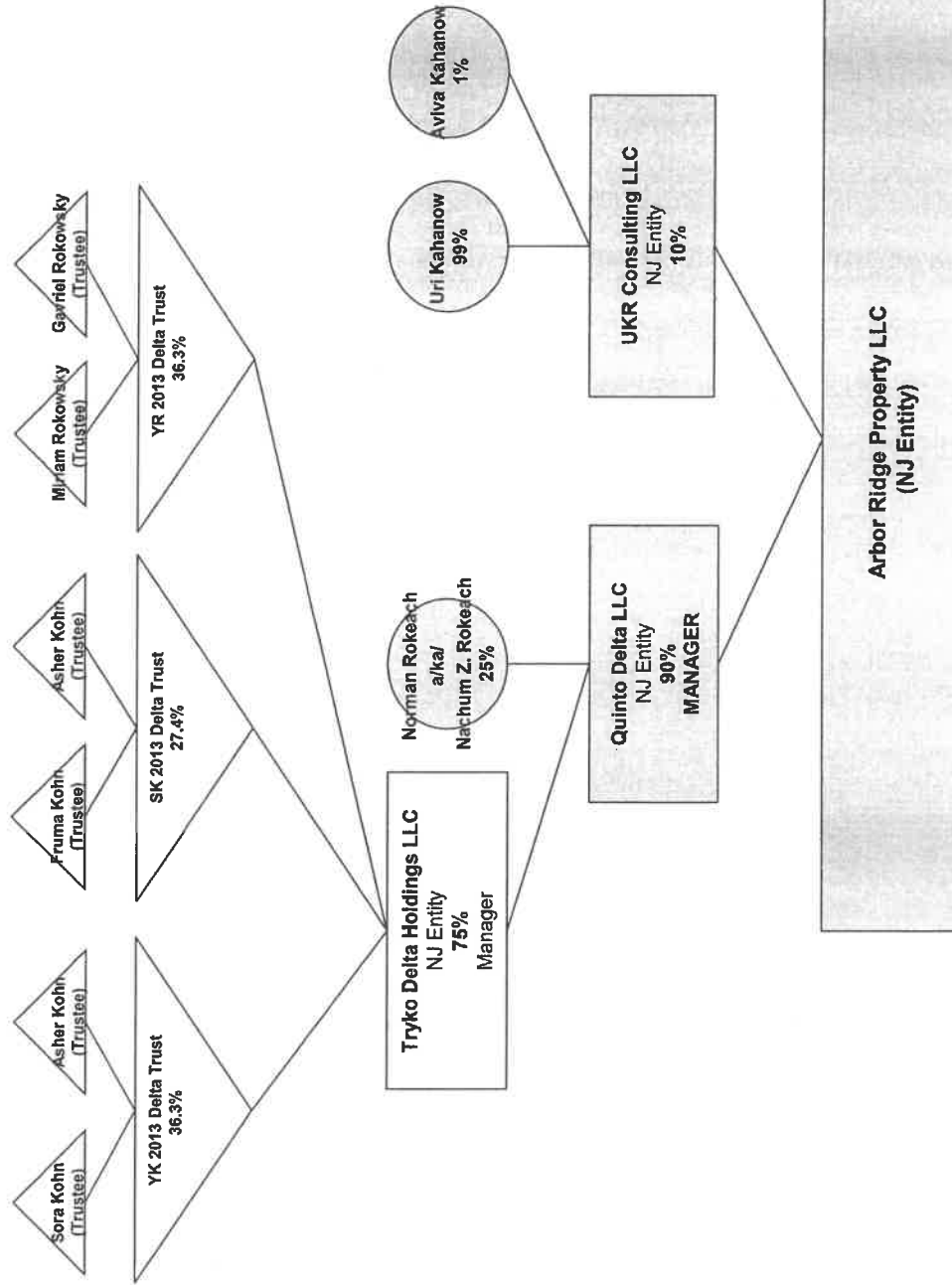
**ARBOR RIDGE**

Attached is ownership/applicant information

A handwritten signature in black ink, appearing to read "A. Michael Rubin", written over a horizontal line.

**A. Michael Rubin**  
**Attorney for Applicant/Owner**

# Arbor Ridge Property LLC



**Arbor Ridge Operator LLC  
DBA: Arbor Ridge Rehabilitation  
and Healthcare Center**

