

**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 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: 555 Route 46 West, LLC

Mailing Address: 1655 Route 46, Little Falls, NJ 07424

Telephone/E-mail: 201-463-2127 / bad57s@aol.com  
Daytime phone E-mail

Applicant is a: (check applicable status)

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

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>Frank Esposito</u>	<u>1655 Route 46, Little Falls</u>	<u>70%</u>
2. <u>Frank Tackett</u>	<u>1655 Route 46, Little Falls</u>	<u>30%</u>
3. _____	_____	_____
4. _____	_____	_____

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: Joseph Vince c/o Schwanewede/Hals Engineering

Address: 9 Post Road, Suite M11, Oakland, NJ 07436

Tel: 201-337-0053 E-mail: jvince@halsengineering.com

Preparation of architectural plans by:

Name: SEMA Design Group, LLC

Address: 14 Fairmount Ave., Somerville, NJ 08876

Tel: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: 555 Route 46 West, LLC

Wayne street address of the Subject Property: 555 Route 46 West

Tax Map Block(s): 400 Lot(s): 2 Zone District(s): HC

Existing Use of Property: Vacant - formerly muffler shop

Indicate total tract size: 0.440 acres (19,158 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

The applicant/owner proposes to redevelop an unoccupied muffler shop with a  
proposed Jet Wash car wash. The existing building is 4,948 sq ft. It is proposed  
to be expanded to a 5,550 sq ft building, with a one tunnel automated car wash.

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Clearly detail building square footage:	Existing building square footage:	<u>4,949 sq ft</u>
	Building square footage to be demolished:	<u>--</u>
	Proposed new building square footage: <i>(that is the subject of this application)</i>	<u>5,550 sq ft</u>
	Total post-construction square footage:	<u>5,550 sq ft</u>

4. OTHER DOCUMENTATION

Contemplated form of ownership (check all that apply):

fee simple       condominium       cooperative       rental

Are there any existing Deed Restrictions?       No  Yes (attach copy of restrictions)

Are there any proposed Deed Restrictions?       No  Yes (attach copy of proposed restrictions)

5. OTHER RELIEF

Complete this section if this application requires variance(s), design standard exceptions and/or EP waiver.

**Bulk Relief Requested (use separate sheet if necessary)**

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>
<u>See attached</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Use Variance Relief Requested**

If this application includes a request for use variance, indicate the subsection of N.J.S.A. 40:55D-70d from which relief is requested: [check all that apply]

- |  |   |
|--|---|
| <input type="checkbox"/> (1) use or principal structure is prohibited                    | <input type="checkbox"/> (4) increase in permitted FAR  |
| <input type="checkbox"/> (2) expansion of nonconforming use                              | <input type="checkbox"/> (5) increase in permitted density  |
| <input type="checkbox"/> (3) deviation from specifications of conditional use provisions | <input type="checkbox"/> (6) height of principal structure exceeds by 10' or 10% the maximum permitted height |

**EP Relief Requested (§ 134-91)**

Cite the section(s) of the Environmental Protection Ordinance from which a waiver is being sought:

Sec. 134-96.4(D)

**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>
See attached			

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

N/A

**6. VERIFICATION AND AUTHORIZATION**

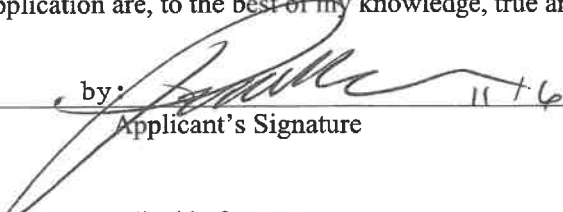
Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I hereby authorize members of the Land Use Board and its staff to conduct a site visit of the premises that are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

555 Route 46 West, LLC  
Property Owner's Name (PRINTED)

by:  11/6/2019  
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.

555 Route 46 West, LLC  
Applicant's Name (PRINTED)

by:  11/6/2019  
Applicant's Signature Date

Sworn and Subscribed before me

6<sup>th</sup> day of November 2019  
Month Year

  
(Notary)

a attorney at law of the  
State of New Jersey.