

**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
<u>Indicate Other Relief to be Requested in Conjunction with this Application</u>		
<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: 411 Newark Pompton Turnpike Associates, LLC

Mailing Address: 557 Rt. 23 South,
Wayne, NJ 07470

Telephone/E-mail: 973-672-1800 x142 / cdonnelly@donnellyind.com
Daytime phone E-mail

Applicant is a: (check applicable status)

Corporation Partnership Individual (s) Other LLC
(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>Gerard J. Donnelly Jr.</u>	<u>557 Rt. 23 So., Wayne, NJ</u>	<u>100%</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

Relationship of applicant to property (check applicable status):

Owner Contract Purchaser Lessee Other _____
(please specify)

Attorney's Name: Jerome A. Vogel, Esq.

c/o Jeffer, Hopkinson & Vogel

Mailing Address: 1600 Rt. 208 No., Hawthorne, NJ 07507

Telephone: 973-423-0100 E-mail: jvogel@jhvlaw.com

Preparation of site plans by:

Name: Darmstatter, Inc.

Address: P.O. Box 4287, Wayne, NJ 07470

Tel: 973-696-8077 E-mail: Darmstatterinc@gmail.com

Preparation of architectural plans by:

Name: Gensler c/o Jack Paruta AIA

Address: 10 No. Park Place, Suite 400, Morristown, NJ 07960

Tel: 973-290-8554 E-mail: jack_paruta@gensler.com

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: 411 Newark Pompton Turnpike Associates, LLC

Wayne street address of the Subject Property: 441 (443) Newark Pompton Turnpike

Tax Map Block(s): 1618 Lot(s): 29 Zone District(s): I

Existing Use of Property: 28,859 sf structure

Indicate total tract size: 14.5607 acres (634,262 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

See Rider attached.

Rider to No. 3

This 14.5607 acre property contains an existing 28,859 sf building located to the rear of the parcel. The Board of Adjustment of the Township of Wayne by its Resolution BOA 2019-17 (attached for your ready reference) granted use variance, preliminary and final site plan approval with bulk variances, design standard exceptions and EP waivers to permit the construction of an additional 12,810 sf retail building at the front of the property. The Applicant has determined that it will not proceed with the approved retail building but instead this application provides in its place a conforming use, a warehouse building of 25,714 sf, comprised of warehouse space with accessory office space.

Clearly detail building square footage:	Existing building square footage:	<u>28,859 sf</u>
	Building square footage to be demolished:	<u> </u>
	Proposed new building square footage:	<u>25,714 sf</u>
	<i>(that is the subject of this application)</i>	
	Total post-construction square footage:	<u> </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>134-40.3E</u>	<u>Sidyard Setback</u>	<u>50"</u>	<u>26'</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </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] N/A

- | | |
|--|---|
| <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:

N/A

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>
None			

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.

441 Newark Pompton Turnpike Associates, LLC
Property Owner's Name (PRINTED)

Gerard J. Donnelly, Jr.
Property Owner's Signature Date
By: Gerard J. Donnelly, Jr.

6/11/21

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.

441 Newark Pompton Turnpike Associates, LLC
Applicant's Name (PRINTED)

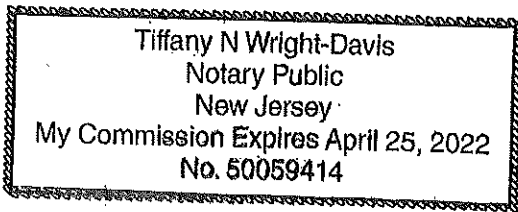
Gerard J. Donnelly, Jr.
Applicant's Signature Date
By: Gerard J. Donnelly, Jr.

6/11/21

Sworn and Subscribed before me

11th day of JUNE 2021
Month Year

Tiffany N Wright-Davis
(Notary)



CHECKLIST FOR MAJOR PRELIMINARY AND FINAL SITE PLAN

Administrative Items

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
1. Payment of required fees and escrow.	<u>X</u>	<u> </u>
2. 21 collated packages of: <i>(Submit 2 packages initially for completeness review; you will be notified to submit the other 19 at a later date.)</i>		
a. Completed Land Development Application form	<u>X</u>	<u> </u>
b. sealed site plans stapled, folded and collated	<u>X</u>	<u> </u>
c. sealed architectural plans, stapled, folded and collated showing renderings of all sides of the proposed structure/ addition and floor plans	<u>X</u>	<u> </u>
d. other supporting documentation	<u>X</u>	<u> </u>
3. Current, sealed survey (3 copies)	<u>X</u>	<u> </u>
4. Submission of the plans and exhibits in digital media pursuant to the criteria established by § 134-101	<u>X</u>	<u> </u>
5. Letter of Interpretation (LOI) or Presence/Absence letter (3 copies)	<u>W</u>	<u> </u>
6. Stormwater management/drainage calculations report (3 copies) (2 copies)	<u>To Be Submitted</u>	<u> </u>

SITE PLAN ITEMS

7. The plans shall be signed and sealed by the proper New Jersey licensed professional in accordance with N.J.A.C.	<u>X</u>	<u> </u>
8. Plans shall be on sheets no larger than 36 inches by 24 inches	<u>X</u>	<u> </u>

<u>Mark W/ if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
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- | | | | |
|-----|---|--------------|----------------|
| 9. | The title "Preliminary and Final Site Plan" in the title block. If the request includes application for "Use Variance" or "Conditional Use" then those titles shall also be included in the title block. | X
_____ | _____
_____ |
| 10. | Site Plan shall be drawn at a scale of not less than 1"=30' using an engineer's scale, not an architect's scale. | X
_____ | _____
_____ |
| 11. | Date of original plan preparation and any revisions | X
_____ | _____
_____ |
| 12. | A statement on the sealed site plan that the plan complies with the RSIS, if applicable, and/or a list of <i>de minimis</i> exception requests | N/A
_____ | _____
_____ |
| 13. | If revised plans are submitted, there shall be a revision date noted on the plans. This item shall be marked incomplete if revised plans with no revision dates, as specifically enumerated in this checklist item, are submitted. | X
_____ | _____
_____ |
| 14. | If the site plan is too large to fit on one page and the preparer of the plans uses match sheets, then there shall be a general overall plan showing the entire project on one sheet at a smaller scale, with the same north orientation as the match sheets. | X
_____ | _____
_____ |
| 15. | Show the proposal. The site plan shall be clearly and legibly drawn. If drafting techniques that do not foster clarity are used and the plan is illegible, then the application will be declared incomplete. | X
_____ | _____
_____ |
| 16. | Written scale | X
_____ | _____
_____ |
| 17. | Graphic scale | X
_____ | _____
_____ |
| 18. | Each subject block and lot, numbered in conformity with the municipal tax map | X
_____ | _____
_____ |
| 19. | <i>County of Passaic and Township of Wayne</i> in title block | X
_____ | _____
_____ |
| 20. | Name and address of developer/applicant | X
_____ | _____
_____ |
| 21. | Name, address of the owner(s) of record of subject property(s) | X
_____ | _____
_____ |

<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No (This column Twp use only)</u>
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- | | | |
|--|------------|-------|
| 22. Names and addresses of all property owners within 200 feet of the extreme limits of the property in question as disclosed by the most recent Township tax rolls | X
_____ | _____ |
| 23. Locations of all properties, with current tax block and lot designations indicated, and any buildings thereon, within 200 feet of the extreme limits of property in question | X
_____ | _____ |
| 24. North arrow on each site plan and survey sheet | X
_____ | _____ |
| 25. Key map, with north arrow | X
_____ | _____ |
| 26. Site Data box, indicating existing and proposed conditions for itemized zoning criteria | X
_____ | _____ |
| 27. Parking analysis | X
_____ | _____ |
| 28. Landscaping plan | X
_____ | _____ |
| 29. Indicate total existing building square footage | X
_____ | _____ |
| 30. Indicate total proposed building square footage | X
_____ | _____ |
| 31. Dimensions of proposed structures | X
_____ | _____ |
| 32. Offsets to property lines of all proposed structures | X
_____ | _____ |
| 33. Basement and first floor elevations of all proposed buildings and structures | X
_____ | _____ |
| 34. Spot elevations of the following: | | |
| a. existing buildings | X
_____ | _____ |
| b. walls | X
_____ | _____ |
| c. culverts | X
_____ | _____ |

<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
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35. Environmental Protection ordinance:

- | | | | |
|----|--|------------|-------------------|
| a. | location map of environmental factors | <u>X</u> | <u> </u> |
| b. | calculation of number of building lots/residential density | <u>N/A</u> | <u> </u> |
| c. | limit of disturbance lines showing areas to be disturbed by grading/construction | <u>X</u> | <u> </u> |
| d. | MAD/TADA calculations | <u>X</u> | <u> </u> |
| e. | Tree removal plan showing: | | |
| 1) | all trees over 18 inches in caliper | <u>X</u> | <u> </u> |
| 2) | trees to be removed indicated by an x | <u>X</u> | <u> </u> |
| 3) | replacement trees | <u>X</u> | <u> </u> |
| 4) | entire wooded areas, if such exists | <u>X</u> | <u> </u> |

36. Sight triangles at driveway/road intersections X

37. Fence detail for proposed fence(s) X

38. Height(s) of proposed fences X

39. The location of all existing:

- | | | | |
|----|--|------------|-------------------|
| a. | storm drainage ponds | <u>X</u> | <u> </u> |
| b. | streams | <u>X</u> | <u> </u> |
| c. | above-ground utility lines and appurtenances | <u>X</u> | <u> </u> |
| d. | below-ground utility lines and appurtenances | <u>X</u> | <u> </u> |
| e. | pipe sizes, grades and direction of flow | <u>X</u> | <u> </u> |
| f. | outdoor storage areas (where same is proposed) | <u>N/A</u> | <u> </u> |

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
40. Proposed dumpster location	<u>X</u>	_____
41. Refuse pad details and refuse area fence enclosure details	<u>X</u>	_____
42. The location of the following, off-tract, for a distance of <u>200 feet</u> from the extreme limits of the property in question:		
a. storm drainage ponds	<u>X</u>	_____
b. streams	<u>X</u>	_____
c. above-ground utility lines and appurtenances	<u>X</u>	_____
d. below-ground utility lines and appurtenances	<u>X</u>	_____
e. pipe sizes, grades and direction of flow	<u>X</u>	_____
43. Curb locations and details	<u>X</u>	_____
44. Existing and proposed curb radii	<u>X</u>	_____
45. If individual wells are proposed, show proposed locations	<u>N/A</u>	_____
46. If individual sewage disposal systems are proposed, show		
a. locations of percolation tests	<u>N/A</u>	_____
b. results of percolation tests	<u>N/A</u>	_____
c. proposed system component locations	<u>N/A</u>	_____
d. proposed field locations	<u>N/A</u>	_____
47. For all rights-of-way abutting the property in question, show existing edge of pavement for entire frontage	<u>X</u>	_____

**Mark W if
Waiver
Requested** **Provided
Yes/No**
*(This column
Twp use only)*

- 48. Circulation, vehicular and pedestrian, information:
 - a. means of ingress and egress X _____
 - b. width of driveways X _____
 - c. walkways: location, material and width X _____

- 49. Loading areas:
 - a. dimensions X _____
 - b. locations X _____
 - c. aisles, with dimensions X _____
 - d. barriers X _____

- 50. Parking areas locations, including:
 - a. dimensions of spaces X _____
 - b. aisles, with dimensions X _____
 - c. barriers X _____
 - d. number of spaces per grouping X _____

- 51. Outdoor lighting plan:
 - a. location of light stanchions and wall lights X _____
 - b. direction of illumination X _____
 - c. heights of the lights/luminaires, whether on a stanchion or wall X _____
 - d. details of the lights/luminaires, whether on a stanchion or wall X _____
 - e. details of the extent of illumination (isolux lines) X _____

<u>Mark <i>W</i> if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
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- | | | |
|--|------------|-------|
| 52. Wetlands & transition areas in accordance with the LOI | X
_____ | _____ |
| 53. The limitation of the flood plain or a note stating that no flood plain exists | X
_____ | _____ |
| 54. Signage plan, which includes directional, traffic, advisory, commercial/business and other regulatory signs and pavement markings: | | |
| a. locations | X
_____ | _____ |
| b. direction that the signs will face | X
_____ | _____ |
| c. sizes/dimensions | X
_____ | _____ |
| d. heights | X
_____ | _____ |
| e. details | X
_____ | _____ |
| 55. Existing and proposed contours, referred to United States Coast and Geodetic Survey datum, with a contour interval of two (2) feet for slopes of 5% or less and a contour interval of five (5) feet for slopes over 5%. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines | X
_____ | _____ |

updated 3-16-18

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