

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

MINOR 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 checked="" type="checkbox"/> Minor Site Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Major Subdivision – Preliminary	<input type="checkbox"/> Major Site Plan – Preliminary
	<input type="checkbox"/> Major Subdivision – Final	<input type="checkbox"/> Major Site Plan – Final
Indicate Other Relief to be Requested in Conjunction with this Application		
<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: 46 Route 46, LLC

Mailing Address: 2 Andrews Drive
Woodland Park, 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 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>Frank Esposito</u>	<u>2 Andrews Drive, Woodland Park</u>	<u>70%</u>
2. <u>Frank Tackett</u>	<u>2 Andrews Drive, Woodland Park</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: 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: ROBERTO MARTINEZ RA

Address: 14 FAIRMONT AVE SOMERVILLE NJ 08876

Tel: 732-522-4178 E-mail: TICOMAR0720@GMAIL.COM

2. SUBJECT PROPERTY INFORMATION

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

Wayne street address of the Subject Property: 46 US Route 46

Tax Map Block(s): 219 Lot(s): 1 Zone District(s): RR (Regional Retail)

Existing Use of Property: Vacant - formerly catering facility - formerly restaurant

Indicate total tract size: 2.06 acres (89,821 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

Applicant/Owner wishes to convert existing building into two
retail spaces. Footprint of building not to be expanded. Parking
for proposed uses adequate.

Clearly detail building square footage:	Existing building square footage:	<u>9,087 sf</u>
	Building square footage to be demolished:	<u>--</u>
	Proposed new building square footage: (that is the subject of this application)	<u>9,087 sf</u>
	Total post-construction square footage:	<u>9,087 sf</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>Sec. 134-45.3</u>	<u>Landscape buffer</u>	<u>50'</u>	<u>20.4' (existing)</u>
<u>Sec. 134-45.3</u>	<u>Impervious coverage</u>	<u>75% max.</u>	<u>80.8 (existing)</u> <u>80.4 (proposed)</u>
<u>Sec. 134-45.3</u>	<u>Landscaped area</u>	<u>25% min.</u>	<u>19.2% (existing)</u> <u>19.6% (proposed)</u>

Use Variance Relief Requested N/A

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:

N/A

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

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>

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.

46 Route 46, LLC 6/18/2021
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.

46 Route 46, LLC 6/18/2021
Applicant's Name (PRINTED) Applicant's Signature Date

Sworn and Subscribed before me

18 day of June 2021
Month Year

Dimarys Baronci
(Notary)

Updated 3-16-18

DIMARYS BARONCI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2300160
MY COMMISSION EXPIRES MAY 8, 2023