

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

Indicate Other Relief to be Requested in Conjunction with this Application

Use Variance (N.J.S.A. 40:55D-70d) Bulk Variance(s) (N.J.S.A. 40:55D-70c)

RSIS Exception (N.J.A.C. 5:21-3.1 & 3.2) Design Standard Exception(s) Environmental Protection Waiver

1. APPLICANT INFORMATION

Name: ALLIED BROTHERS TRI-STATE BUILDERS LLC

Mailing Address: 14 VINE STREET
BLOOMFIELD NJ 07003

Telephone/E-mail: 973-566-0060 / alliedbrsby@gmail.com
 Daytime phone E-mail
973-445

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>VICTOR MATUTE</u>	<u>14 VINE STREET BLOOMFIELD</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: Donald G. Matthews, Esq.
Galante + Matthews, Esqs.

Mailing Address: 50 Galeri Dr, Wayne NJ 07470

Telephone: 973-890-9010 E-mail: gm@lawoffice@yahoo.com

Preparation of site plans by:

Name: William J. Darmstatter, P.E. & LS 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: James P. Cutillo, RA + PP James P. Cutillo Associates

Address: 593 Newark Pompton Turnpike, Pompton Plains NJ 07444

Tel: 973-831-6161 E-mail: jpc@cutilloarchitects.com

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: Avied Brothers Tri-State Builders LLC

Wayne street address of the Subject Property: 20 Parish Dr

Tax Map Block(s): 703 Lot(s): 38 Zone District(s): B

Existing Use of Property: OFFICE AND SHOWROOM FOR CONTRACTOR'S SERVICE BUSINESS

Indicate total tract size: .44± acres (19,913.25 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

RENOVATE AND ENLARGE THE SECOND FLOOR OF THE EXISTING TWO STORY BUILDING FOR OFFICE OF CONTRACTOR'S HOME IMPROVEMENT COMPANY. INSTALL COLE COMPLIANT SIGN, PARKING AND LANDSCAPING IS PROPOSED AS CURRENTLY EXISTS. A PORTION OF THE PARKING AREA WILL BE USED FOR OVERNIGHT PARKING OF COMPANY SERVICE VEHICLES AND 2 14' LONG CONSTRUCTION/LANDSCAPING TRAILERS.

Clearly detail building square footage:

Existing building square footage:	<u>1,807 sf</u>
Building square footage to be demolished:	<u> </u>
Proposed new building square footage: (that is the subject of this application)	<u>575 sf</u>
Total post-construction square footage:	<u>2,382 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>134-43.3E-2</u>	<u>SIDE YARD (VERTICAL EXPANSION)</u>	<u>20 ft</u>	<u>8.34 ft</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 checked="" type="checkbox"/> (1) use or principal structure is prohibited | ___ (4) increase in permitted FAR |
| ___ (2) expansion of nonconforming use | ___ (5) increase in permitted density |
| ___ (3) deviation from specifications of conditional use provisions | ___ (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:

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>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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.

ALLIED BROTHERS TRI-STATE BUILDERS LLC 02-11-22
 Property Owner's Name (PRINTED) Property Owner's Signature Date
 VICTOR MATUTE
 MEMBER/MANAGER

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.

ALLIED BROTHERS TRI-STATE BUILDERS LLC 02-11-22
 Applicant's Name (PRINTED) Applicant's Signature Date
 VICTOR MATUTE
 MEMBER/MANAGER

Sworn and Subscribed before me JONAS G. MATTHEWS Esq
11th day of FEBRUARY 2022
 Month Year

Jonas G. Matthews
 (Notary) JONAS G. MATTHEWS
 ATTORNEY AT LAW
 STATE OF NEW JERSEY