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October 7, 2022

Chris Kok, P.P.
Township of Wayne
Planning Department
475 Valley Road
Wayne, NJ 07470

Re: 1591 Alps Rd LLC
Block 2604, Lots 1 & 2

Dear Mr. Kok:

We have previously filed application in this matter that mistakenly included a variance from Section 134-43.3H, Residential Buffer, 50' required, 10.3' proposed. No such variance is required as the property adjacent to the application site is, in fact, in the Business Zone.

Accordingly, we are enclosing 19 copies of revised application which are the same as those previously submitted but deleting that requested variance.

Revised plans are being submitted under separate cover.

Thank you for your courtesies.

Very truly yours,

JEROME A. VOGEL
For the Firm

JAV/fdb/encs.
cc: Client

WAYNE TOWNSHIP DEPARTMENT OF PLANNING AND ZONING
LAND DEVELOPMENT APPLICATION

Revised
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 checked="" 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: 1591 Alps Rd LLC

Mailing Address: 601 Hamburg Turnpike, Suite 300
Wayne, NJ 07470

Telephone/E-mail: 973-904-0213 / loum@marchassociates.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>Louis March, Jr.</u>	<u>601 Hamburg Tpk, 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: Bohler Engineering NJ LLC

Address: 2430 Hwy 34, Bldg. B. Suite 102, Manasquan, NJ 08736

Tel: 732-825-6800 E-mail: jthaon@bohlereng.com

Preparation of architectural plans by:

Name: The Dietz Partnership

Address: 90 E. Halsey Rd. Suite 201, Parsippany, NJ 07054

Tel: 973-884-7400 E-mail: odietz@dietzpartnership.com

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: Since 1902, LLC

Wayne street address of the Subject Property: 1591-1593 Alps Road

Tax Map Block(s): 2604 Lot(s): 1 & 2 Zone District(s): B

Existing Use of Property: Funeral Home

Indicate total tract size: _____ acres (60,719 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

Demolish Existing Building and construct Retail Building.

Clearly detail building square footage:

Existing building square footage:	<u>7,968</u>
Building square footage to be demolished:	<u>7,968</u>
Proposed new building square footage: (that is the subject of this application)	<u>10,482</u>
Total post-construction square footage:	<u>10,482</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>134-43.3.F.1</u>	<u>Min. Side Yard Accessory</u>	<u>15</u>	<u>13.3</u>
<u>134-68.3 (2) (a)</u>	<u>Max Sign Area</u>	<u>32</u>	<u>40.7</u>
<u>" "</u>	<u>Max Sign Height</u>	<u>6</u>	<u>7.5</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:

134-91.3 TADA not less than MAD

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>
<u>134-77</u>	<u>Max. illumination within</u> <u>Parkings lots</u>		<u>Varies as shown on</u>
<u>134-77</u>	<u>Max illumination at property lines</u>		<u>plans submitted.</u>
<u>134-86.3-C</u>	<u>Preserve existing vegetation</u>		<u>"</u>
<u>134-86.3D</u>	<u>Buffer dimensions</u>		<u>"</u>
<u>134-86.3-F</u>	<u>Structures within buffer</u>		<u>"</u>

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

Not applicable

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.

Since 1902 LLC
Property Owner's Name (PRINTED)

by: [Signature]
Property Owner's Signature

10/5/2022
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.

1591 Alps Rd. LLC
Applicant's Name (PRINTED)

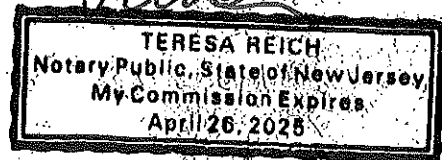
by: [Signature]
Applicant's Signature
Louis March Jr.

10/5/2022
Date

Sworn and Subscribed before me

5th day of October, 2022
Month Year

[Signature]
(Notary)





Shipment Receipt

Address Information**Ship to:**

Chris Kok, P.P.
Township of Wayne
475 Valley Road

WAYNE, NJ
07470
US
973-694-1800 3288

Ship from:

Francine DeBlock
1600 ROUTE 208 NORTH

HAWTHORNE, NJ
07506
US
9734230100

Shipment Information:

Tracking no.: 770142981562
Ship date: 10/07/2022
Estimated shipping charges: 31.52 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx 2Day AM
Package type: FedEx Envelope
Number of packages: 1
Total weight: 1 LBS
Declared Value: 0.00 USD
Special Services: Adult signature required
Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: MyAccount-063
Your reference: 031035-023 JAV
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at [fedex.com](https://www.fedex.com).

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.