

# DECOTIIS

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February 16, 2023

Township of Wayne  
ATTN: Township of Wayne Planning Board  
475 Valley Road  
Wayne, New Jersey 07470

Re: **Addendum to Application**  
Applicant: 1195 & 1207 Hamburg Tpke LLC  
Property: 1195 Hamburg Turnpike, Wayne, NJ  
Block 2711, Lot 106  
1207 Hamburg Turnpike, Wayne, NJ  
Block 2711, Lot 105

Dear Chairman and Board Members:

This firm represents the applicant 1195 & 1207 Hamburg Tpke LLC (the "Applicant") in this matter. Please accept this letter as an addendum to the application filed by Applicant with the Township of Wayne Planning Board (the "Board").

### Overview of the Project

Applicant 1195 & 1207 Hamburg Turnpike LLC owns and maintains the commercial property and the adjoining property (1195 Hamburg Turnpike and 1207 Hamburg Turnpike, respectively) that are the subject of this application.

Applicant is proposing to construct a building to be operated by Chipotle Mexican Grill at 1195 Hamburg Turnpike (the "Site"). A sliver of property from the adjoining property (i.e., 1207 Hamburg Turnpike) will be used for ingress and egress. The two properties are under common ownership and are commercial in nature. A commercial building approximately 17,544 s.f. in size presently exists at the Site, which will be demolished and replaced with the Chipotle Mexican Grill.

10% or Greater Ownership Interest

The individuals with 10% or greater ownership interest in the Applicant are: The two properties that are the subject of this application are owned by 1195 & 1207 Hamburg Tpke LLC. This entity is owned by 156 & 176 Greenwood Ave LLC which, in turn, is owned 50% by VanRock Properties and 50% by Cove Realty. VanRock is owned 50% by CJ Huter and 50% by Robert DePiero. Their address is 1 Godwin Avenue, Midland Park, NJ 07432. Cove Realty is owned 100% by Rich Steier, whose address is 11 Maple Street, Closter, NJ 07624.

Variance Relief Requested

Due to the condition of the site and the Business District Zone in which it is located, Applicant seeks a variance to exceed the maximum impervious coverage permitted on the Property. The maximum impervious coverage allowed is 70%, but Applicant requires 80.80%. Granting Applicant's request will not harm the public interest or the intent and purpose of the community's zoning plan. The Property is presently commercial in nature and its pre-existing nonconforming maximum impervious coverage is 76.67%. Thus, the requested 4.13% increase is de minimis.

Furthermore, the proposed construction will not adversely affect the parking fields, drive aisles, or building footprint. Testimony will be provided at the time of the hearing.

Applicant requests preliminary and final site plan approval, as well as a variance to exceed the maximum impervious coverage, and any other necessary variances, waivers, and exceptions for the construction of a Chipotle Mexican Grill at the Property. No additional variances or exceptions are currently anticipated, but Applicant reserves the right to seek such relief if required.

Thank you for your kind attention.

Very truly yours,

*Gregory K. Asadurian*

Gregory K. Asadurian

GKA/pl  
Encl:

CC: Client