

**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 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: 1195 & 1207 Hamburg Tpke LLC

Mailing Address: 1 Godwin Avenue
Midland Park, NJ 07432

Telephone/E-mail: 201-739-4529 / rdepiero@vanrockproperties.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. *See attached addendum*	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

Relationship of applicant to property (check applicable status):

Owner Contract Purchaser Lessee Other _____
(please specify)

Attorney's Name: Gregory K. Asadurian, Esq.

Mailing Address: 61 South Paramus Road, Suite 250, Paramus, NJ 07652

Telephone: 201-347-2112 E-mail: gasadurian@decotiislaw.com

Preparation of site plans by:
Name: Page Consultants Inc.

Address: 6 Forest Avenue, Paramus, NJ 07652

Tel: 201-291-5601 E-mail: brittany@pageconsultantsinc.com

Preparation of architectural plans by:
Name: _____

Address: _____

Tel: _____ E-mail: _____

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: 1195 & 1207 Hamburg Tpke LLC

Wayne street address of the Subject Property: 1195 Hamburg Turnpike

Tax Map Block(s): 2711 Lot(s): 106 Zone District(s): B Zone

Existing Use of Property: Valley National Bank

Indicate total tract size: 1.398 acres (60,914 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

See attached addendum to application

Clearly detail building square footage:	Existing building square footage:	<u>17,544 sf</u>
	Building square footage to be demolished:	<u>17,544 sf</u>
	Proposed new building square footage: <i>(that is the subject of this application)</i>	<u>2,325 sf</u>
	Total post-construction square footage:	<u>2,325 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) *See attached addendum to application*

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>
§134-43.3	Max, Impervious Coverage	70%	80.80%
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: 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>
N/A			

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.

CJ Huter on behalf of
Property Owner's Name (PRINTED)
1195 + 1207 Hamburg Tpke LLC

[Signature]
Property Owner's Signature

2/15/23
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.

CJ Huter on behalf of
Applicant's Name (PRINTED)
1195 + 1207 Hamburg Tpke LLC

[Signature]
Applicant's Signature

2/15/23
Date

Sworn and Subscribed before me

15 day of February 2023
Month Year

(Notary)

[Signature]
Gregory Asadorian, Esq
Attorney at Law of
State of New Jersey