

**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
<b><u>Indicate Other Relief to be Requested in Conjunction with this Application</u></b>		
<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: 1320 Route 23 LLC

Mailing Address: 1320 Route 23 North  
Wayne, New Jersey 07470

Telephone/E-mail: 973-759-2807 / mpiromalli@gpmlegal.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 See Attached Business Entity Disclosure Letter

Name	Address	% Interest
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

Relationship of applicant to property (check applicable status):

Owner     Contract Purchaser     Lessee     Other \_\_\_\_\_  
(please specify)

Attorney's Name: Michael J. Piromalli, Esq

Gaccione Pomaco, P.C.

Mailing Address: 524 Union Ave., P.O. Box 96, Belleville, NJ 07109

Telephone: (973) 759-2807 ext. 123 E-mail: MPiromalli@gpmlegal.com

Preparation of site plans by:

Name: Bruce D. Rigg, P.E., Rigg Associates, P.A. - N.J. Reg. No. GB22720

Address: 1000 Maple Avenue, Glen Rock, NJ 07452

Tel: (201) 445-0053 E-mail: www.RiggAssociates.com

Preparation of architectural plans by:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: 1320 Route 23 LLC

Wayne street address of the Subject Property: 1320 Route 23

Tax Map Block(s): 1400 Lot(s): 27 Zone District(s): HC - Highway Commercial

Existing Use of Property: 2 Story Brick Commercial Building and Parking Lot

Indicate total tract size: 2.28 acres ( 99,471 sf)

3. NATURE OF APPLICATION

Clearly detail your proposal (attach additional sheets if necessary)

The applicant submits this application to the Wayne Planning Board for minor site plan approval. The property owner  
wants to replace an existing sign board with a new and larger sign board with the address of the building at the top  
and larger signage bands for the tenants. The applicant requests a "C" bulk variance for the size of the sign.

Clearly detail building square footage: Existing building square footage: \_\_\_\_\_  
 Building square footage to be demolished: \_\_\_\_\_  
 Proposed new building square footage: \_\_\_\_\_  
 (that is the subject of this application)  
 Total post-construction square footage: \_\_\_\_\_

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 Statement of Applicant Intent

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

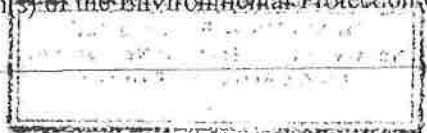
**Use Variance Relief Requested**      N/A

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)**      N/A

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) 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.

Robert J. McEntee, Managing Member, 1320 Route 23 LLC \_\_\_\_\_ June , 2023  
Property Owner's Name (PRINTED) Property Owner's Signature Date

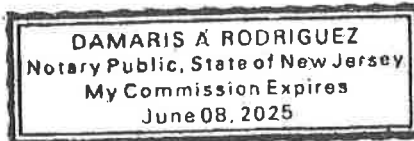
**Applicant's Statement:** I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

1320 Route 23 LLC \_\_\_\_\_ June , 2023  
Applicant's Name (PRINTED) Applicant's Signature Date

Sworn and Subscribed before me

14 day of June 2023  
Month Year

Damaris Rodriguez  
(Notary)



## CHECKLIST FOR MINOR SITE PLAN

### Administrative Items

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
1. Payment of required fees and escrow.	✓	_____
2. 21 collated packages of: <i>(Submit 2 packages initially for completeness review; you will be notified to submit the other 19 at a later date.)</i>		
a. Completed Land Development Application form	✓	_____
b. sealed minor site plans stapled, folded and collated	✓	_____
c. Current, sealed surveys	✓	_____
d. sealed architectural plans	✓	_____
e. other supporting documentation	✓	_____
3. Submission of the plans and exhibits in digital media pursuant to the criteria established by § 134-101	✓	_____
4. Affidavit of disclosure for corporations or partnerships, as required by R.S. 40:55D-48.1	✓	_____

### Minor Site Plan Items

5. The plans shall be signed and sealed by the proper New Jersey licensed professional in accordance with N.J.A.C.	✓	_____
6. Plans shall be on sheets no larger than 36 inches by 24 inches	✓	_____
7. The title "Minor Site Plan" in the title block. If the request includes application for "Use Variance" or "Conditional Use" then that title shall also be included in the title block.	✓	_____
8. Site Plan shall be drawn at a scale of not less than 1"=30' (using an engineer's scale, not an architect's scale)	✓	_____
9. Date of original plan preparation and any revisions	✓	_____

Continued on next page

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
10. If revised plans are submitted, there shall be a revision date noted on the plans. This item shall be marked incomplete if revised plans with no revision dates, as specifically enumerated in this checklist item, are submitted.	✓	
11. Show the proposal. The site plan shall be clearly and legibly drawn. If drafting techniques that do not foster clarity are used and the plan is illegible, then the application will be declared incomplete.	✓	
12. Current, sealed survey	✓	
13. Written scale	✓	
14. Graphic scale	✓	
15. Each subject block & lot, in conformity with the Twp. tax map	✓	
16. <i>County of Passaic and Township of Wayne</i> in title block	✓	
17. Name and address of applicant	✓	
18. Name(s) and address(es) of the owner(s) of record of subject property(s)	✓	
19. North arrow on each site plan and survey sheet	✓	
20. Key map, with north arrow	✓	
21. Parking analysis	✓	
22. MAD/TADA calculations per Environmental Protection Ordinance, § 134-91.3	W	
23. Landscaping plan	W	
24. Proposed elevations (architectural renderings) of all sides of the proposed structure	✓	
25. Limit of disturbance lines showing areas to be disturbed by grading/construction	✓	
26. Location of proposed structures with size, height offsets to property lines indicated and details	✓	

Continued on next page

	<u>Mark <i>W</i> if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Typ use only)</i>
27. Outdoor lighting plan (if new lighting is proposed):		
a. location of light stanchions and wall lights	✓ _____	_____
b. direction of illumination	W _____	_____
c. heights of the lights/luminaires, whether on a stanchion or wall	W _____	_____
d. details of the lights/luminaires, whether on a stanchion or wall	W _____	_____
e. details of the extent of illumination (isolux lines)	W _____	_____
28. The location of all existing and proposed for the following:		
a. above-ground utility lines and appurtenances	✓ _____	_____
b. below-ground utility lines and appurtenances	W _____	_____

On the following page is the Environmental Protection Calculations Worksheet [ref: Land Development Ordinance (LDO) § 134-91, et seq.] For help with this form, please contact the Engineering Division at 973-694-1800, ext. 3263.

ROBERT A. GACCIONE  
FRANK POMACO  
DENNIS E. GAGLIONE  
ALDO DITROLIO  
ANTHONY G. DEL GUERCIO

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Of Counsel

JOSEPH V. ISABELLA, J.S.C. (Ret.)

LESLIE W. FINCH  
(1973-2000)

## **Statement of Applicant Intent and Relief Requested**

**Re: 1320 Route 23 LLC  
1320 Route 23  
Block 1400 / Lot 27**

1320 Route 23 LLC ("Applicant") has filed an application with the Township of Wayne Planning Board requesting Minor Site Plan approval and bulk variance relief in order to replace an existing sign board with a new and larger sign board with the address of the building at the top and larger signage bands for the tenants. The existing use of the property is a two-story brick commercial building, and the commercial uses within the building will not be changed as a result of this application.

The subject property is located in the HC – Highway Commercial District and the uses proposed are permitted in the zone. Note that the building at the subject property is currently occupied by 7 tenants but it is the intention of the applicant to further subdivide the tenant space on the second floor in the future which would bring the total number of tenant spaces after the construction to 10 tenant spaces. Considering the intention to increase the number of tenant spaces in the near future the Applicant is requesting that the proposed freestanding sign have 10 sign slats in anticipation of the possible future additional tenants.

In order to improve and use the subject property as proposed, the Applicant is requesting minor site plan approval as well as the following variance relief:

- Class C Bulk Variance for maximum permitted sign size and type, where a maximum sign size of (32 square feet and maximum height of 6 feet for 1-5 stores are permitted), (a maximum sign size of 96 square feet and maximum height of 12 feet for 6-9 stores are permitted), and (a maximum sign size of 200 square feet and maximum height of 25 feet for 10 or more stores are permitted) in the Highway Commercial District pursuant to Township of Wayne Zoning Requirements §134-68.3(a)(2) and a freestanding sign with a total area of 180 square feet and a height of 18 feet for the tenant spaces is proposed.

The Applicant hereby request the above listed variance relief in addition to any and all variances or waivers that the Township of Wayne Planning Board deems necessary for approval of the application.

**Dated: August 7, 2023**



ROBERT A. GACCIONE  
FRANK POMACO  
DENNIS E. GAGLIONE  
ALDO DITROLIO  
ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

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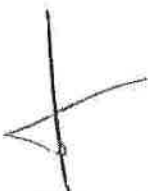
### Business Entity Disclosure Statement

The applicant for the minor site plan approval at 1320 Route 23, Wayne, New Jersey (Block 1400, Lot 27) is 1320 Route 23 LLC. 1320 Route 23 LLC is a New Jersey Limited Liability Company formed on September 28, 2021 with the principal office address of 20 Edison Drive, Wayne, New Jersey 07470. 1320 Route 23 LLC also owns the subject property. 1320 Route 23 LLC is owned as follows:

- SBM Family Holdings, LLC 1320 Route 23 North Wayne NJ 07470 100% interest

SBM Family Holdings, LLC is a New Jersey Limited Liability Company formed on September 28, 2021 with a principal office address of 20 Edison Drive, Wayne, New Jersey 07470. SBM Family Holdings, LLC is owned as follows:

- Robert J. McEntee 2000 Family Trust 1320 Route 23 North Wayne NJ 07470 49.5% interest
- Sabrina McEntee 2000 Family Trust 1320 Route 23 North Wayne NJ 07470 49.5% interest



Robert J. McEntee, Managing Member  
1320 Route 23 LLC & SBM Family Holdings, LLC