

BOROUGH OF MIDLAND PARK

FOR OFFICE USE:

Dated Filed: _____ Completeness Review Date: _____

Notified Incomplete: _____ Deemed Complete: _____

Jurisdiction: Planning Board _____ Board of Adjustment _____

APPLICATION FOR DEVELOPMENT

SECTION I TYPE OF APPLICATION

_____	Preliminary Site Plan	_____	Appeal from Administrative Determination
_____	Final Site Plan	_____	Interpretation of Map or Ordinance
_____	Preliminary Major Subdivision	<u>X</u> _____	Bulk Variance
_____	Final Major Subdivision	_____	Use Variance
<u>X</u> _____	Amendment to Site Plan Approval	_____	Conditional Use Approval
_____	Waiver	_____	Exception

SECTION II APPLICANT INFORMATION

see Addendum A to comply with N.J.S.A. 40:55D-48.1

NAME OF APPLICANT JOHN PANARIELLO
 ADDRESS 80 West Street, Midland Park, NJ 07432
 PHONE # (888) 766-5688 EMAIL _____

NAME OF OWNER Same
 ADDRESS _____
 IF OWNER IS A CORPORATION:
 PRESIDENT _____ SECRETARY _____

(UNLESS OTHERWISE NOTED, ALL CORRESPONDENCE WILL BE ADDRESSED TO APPLICANT)

INTEREST OF APPLICANT IN PROPERTY (IF NOT OWNER) _____

AUTHORIZED REPRESENTATIVE OF APPLICANT
 NAME John Panariello (Applicant/Owner)
 ADDRESS _____
 PHONE NO. _____ EMAIL _____

ATTORNEY FOR APPLICANT
 NAME Joseph A. Russo, Esq.
 ADDRESS 433 Hackensack Avenue, 2nd Floor, Hackensack, NJ 07601
 PHONE NO. (201) 342-7100 EMAIL jrusso@uqur.com

ENGINEER FOR APPLICANT
 NAME Robert J. Weissman
 ADDRESS 686 Godwin Avenue, Midland Park, NJ 07432
 PHONE NO. (201) 445-2799 EMAIL _____

ARCHITECT FOR APPLICANT
 NAME None
 ADDRESS _____
 PHONE NO. _____ EMAIL _____

SECTION III PROPERTY INFORMATION

ADDRESS 80 West Street
BLOCK 23 LOT 2 ZONE DISTRICT I-2

SIZE OF PROPERTY
SQ. FT. 12,208 WIDTH 54.60 DEPTH 215.36/231.78

EXISTING CONDITIONS
USE OF PROPERTY Office, warehouse and storage yard for All Pool Demolition, LLC

BUILDINGS
SQ. FT.: TOTAL: 1,202 BY FLOOR: 1. _____ 2. _____ 3. _____

SETBACKS: FRONT: 32.22 Ft. REAR N/A
SIDE 1 14.1 Ft. SIDE 2 19.9 Ft.

HEIGHT: # of Feet 28 # of Stories 2

PROPOSED CONDITIONS
USE OF PROPERTY Same as existing use

NEW BUILDING N/A ADDITION TO EXISTING N/A
SQ. FT.: TOTAL N/A BY FLOOR: 1. _____ 2. _____ 3. _____

SETBACKS: FRONT: N/A REAR: N/A
SIDE 1 N/A SIDE 2 N/A

HEIGHT: # of Feet _____ # of Stories _____

SECTION IV GENERAL

A. EXPLAIN IN DETAIL THE EXACT NATURE OF THE APPLICATION AND THE CHANGES TO BE MADE TO THE PROPERTY (ATTACH ADDITIONAL PAGES IF NECESSARY).
See Rider attached

B. DOES THE APPLICANT OR OWNER OWN ANY CONTINGENT PROPERTY? No
IF YES: ADDRESS _____ BLOCK _____ LOT _____
DESCRIBE USE: _____

C. ARE THERE ANY EXISTING COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR EXCEPTIONS THAT ARE IN EFFECT?
DESCRIBE: No
IF YES, PROVIDE A COPY OF EACH _____

D. IS PROPERTY LOCATED IN FLOOD HAZZARD OR FLOOD PLAIN? No

E. DO PREMISES FRONT ON APPROVED STREET? Yes NAME: West Street

F. DO PREMISES REQUIRE EXTENSION OF MUNICIPAL FACILITIES? No
IF YES, DESCRIBE _____

G. HAS THEIR BEEN A PREVIOUS APPLICATION INVOLVING THIS PROPERTY? Yes
IFYES, SET FORTH DATE, DESCRIPTION AND RESOLUTION See Rider attached

H. ARE ANY OFF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED? _____

I. ARE ANY LOW-INCOME HOUSING UNITS PROPOSED? _____ YES X NO

J. IS A DEVELOPMENT FEE REQUIRED? _____ YES X NO

RIDER TO APPLICATION FOR DEVELOPMENT

APPLICANT: JOHN PANARIELLO

SECTION IV – GENERAL

- A. Explain in detail the exact nature of the application and the changes to be made to the property:

No changes will be made. The reason for the application is that the Applicant recently applied for a Certificate of Occupancy for a proposed tenant. The application was denied by the Building Department because the Building Department was reviewing a site plan for a building addition that was never built. Thus, there appears to be a discrepancy on what is on file with the Building Department and the actual conditions of the property. Unfortunately, it appears that the site plan and Resolution which previously approved the existing conditions cannot be located. Therefore, the purpose of this application is to have an approved plan on file which actually depicts the existing conditions previously approved.

SECTION V VARIANCES, WAIVERS OR EXCEPTIONS

A. ARE ANY VARIANCES REQUESTED AS PART OF THIS APPLICATION? Yes, some of which are existing non-conformities
 IF YES, LIST SECTION NO. OF ZONING ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
34-11.2.c	Principal Building side yard setback-14.1' where 15' is required
34-13.1.b	Shed in front yard where not allowed
34-13.1.b.1	Shed 6.5' from side lot line where 15' is required
34-13.1.b.1	Fuel tank (accessory structure) 2.9' from side lot line where 15' is required
34-13.1.b.3	Shed 19.7' from R.O.W. where 25' is required

USE ADDITIONAL SHEETS IF NECESSARY (See Rider for continuation)

B. ARE THERE ANY WAIVERS FROM THE SUBMISSION REQUIREMENTS REQUESTED? _____
 IF YES, LIST SECTION NO. OF ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
32-6.1.e	Site lighting not provided (could be eliminated if testimony is provided to the contrary)
32-6.2.b.2	Parking within the required front yard
32-6.2.b.2	Parking within 6' of side lot line in non-residential zone
32-6.2.b.3	Parking within a required buffer zone (See Rider for continuation)

(THE PLANNING BOARD MUST APPROVE SUCH WAIVERS AS A CONDITION TO THE APPLICATION BEING DEEMED COMPLETE)

C. ARE THERE ANY EXCEPTIONS FROM THE DESIGN STANDARDS REQUESTED? _____
 IF YES, LIST SECTION AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
3205.2(t)	Total Number of Square feet of Planting Areas, etc.
32-5.4(h)	Location, Existing & Proposed Exterior Lighting, etc.
32-5.4(i)	Complete Exterior Building Elevation Drawings of Proposed Structure
32-5.4(e)	Existing/Proposed Topography of Site, etc.
32-5.4(b-9)	Calculation of Planted Trees & Total Buffer Area, etc.

SECTION VI PLANS / DRAWINGS/REPORTS

LIST ALL PLANS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
Site Plan	Robert J. Weissman, P.E. & L.S.	11/11/19
		Rev. 04/20/20

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE

RIDER TO APPLICATION FOR DEVELOPMENT

SECTION V VARIANCES, WAIVERS OR EXCEPTIONS

A. List of Variances (Continuation)

<u>Section</u>	<u>Description</u>
34-15.2	Buffer zone less than 5'
34-15.2	Parking & structures within a required buffer zone
34-16.2	Parking within the required front yard in non-residential zone
34.16.2	Parking within 6' of side lot line in non-residential zone

B. List of Waivers (Continuation)

<u>Section</u>	<u>Description</u>
32-6.2.g.1	A portion of the parking is gravel where pavement is required
32-6.2.h.3	Buffer strip less than 5'
32-6.2.h.3.a	Buffer strips are not protected by curbing or other barrier as required

BOROUGH OF MIDLAND PARK

DISCLOSURE STATEMENT- APPENDIX A

NAME OF APPLICANT: John Panariello (this section is not applicable)

APPLICANT IS A CORPORATION PARTNERSHIP LIMITED LIABILITY COMPANY

PURSUANT TO N.J.S.A. 40:55D-48.1, THE NAMES AND ADDRESSES OF ALL PERSONS OWNING 10% OF THE STOCK IN A CORPORATE APPLICANT, PARTNERSHIP APPLICANT, OR LIMITED LIABILITY COMPANY APPLICANT MUST BE DISCLOSED. LIST NAMES, ADDRESSES AND INTEREST HERE.

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

PURSUANT TO N.J.S.A. 40:55D-48.2, IN THE EVENT THAT ANY OF THE ABOVE IS/ARE A CORPORATION, PARTNERSHIP OF LIMITED LIABILITY COMPANY, THE NAMES AND ADDRESSES OF PERSONS OWNING MORE THAN 10% OF THAT ENTITY MUST BE LISTED BELOW.

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

