

**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**

<input checked="" type="checkbox"/>	Preliminary Site Plan	_____	Appeal from Administrative Determination
<input checked="" type="checkbox"/>	Final Site Plan	_____	Interpretation of Map or Ordinance
_____	Preliminary Major Subdivision	_____	Bulk Variance
_____	Final Major Subdivision	_____	Use Variance
_____	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 Ridgewood Water  
ADDRESS 111 N Maple Avenue, Ridgewood, NJ 07450  
PHONE # 201-670-5500 EMAIL rcalbi@ridgewoodnj.net

NAME OF OWNER Ridgewood Water  
ADDRESS 111 N Maple Avenue, Ridgewood, NJ 07450  
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 Richard Calbi Jr.  
ADDRESS 131 N Maple Avenue, Ridgewood, NJ 07450  
PHONE NO. 201-670-5500 - Ext 2772 EMAIL rcalbi@ridgewoodnj.net

ATTORNEY FOR APPLICANT  
NAME Matthew Rogers  
ADDRESS 123 Prospect Street, Ridgewood, NJ 07450  
PHONE NO. 201-857-3700 EMAIL MSR@MRogerslaw.com

ENGINEER FOR APPLICANT  
NAME Earl Schneider  
ADDRESS 111 S Wood Avenue, Iselin, NJ 08830  
PHONE NO. 201-857-3700 EMAIL Earl.Schneider@MRogerslaw.com

ARCHITECT FOR APPLICANT  
NAME Steven P. Casano, RA NCARB  
ADDRESS 111 S Wood Avenue, Iselin, NJ 08830  
PHONE NO. 973-379-8575 EMAIL Steven.Casano@MRogerslaw.com

**SECTION III PROPERTY INFORMATION**

ADDRESS 32 Birch Street, Midland Park, NJ 07432

BLOCK 32 LOT 4 ZONE DISTRICT I-2

SIZE OF PROPERTY

SQ. FT. 32,900 WIDTH 299 DEPTH 110

EXISTING CONDITIONS

USE OF PROPERTY Water treatment facility and well house site.

BUILDINGS

SQ. FT.: TOTAL: 1,261 BY FLOOR: 1. 1,261 2. 3.

SETBACKS: FRONT: 12.83 feet REAR 21 feet  
SIDE 1 42.5 feet SIDE 2 N/A - only 1 side yard

HEIGHT: # of Feet 18 feet # of Stories 1

PROPOSED CONDITIONS

USE OF PROPERTY Additional water treatment facility to be added to existing water treatment facility and well site. A pre-fabricated chemical storage building will be installed for additional chemical storage as well.

NEW BUILDING 2,508 sf ADDITION TO EXISTING 1,261 sf  
SQ. FT.: TOTAL 3,769 BY FLOOR: 1. 3,769 2. 3.

\*Note: New building area of 2,508 sf includes the new treatment building (2,304 sf) and new chemical storage building (204 sf).

SETBACKS: FRONT: 12.83 feet\* REAR: 21 feet\*  
SIDE 1 31.42 feet (pre-fab chem building) SIDE 2 N/A - only 1 side yard

HEIGHT: # of Feet 33.5 feet # of Stories 1

\*Note: Front and rear yard setbacks are existing conditions. The setback distances are greater and within the yard requirements for the new buildings.

**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).

A new PFAS treatment facility is to be installed inside a pre-engineered metal building and a pre-fabricated chemical storage building will be installed at the site. Other improvements include re-locating the existing generator and transformer upgrade.

B. DOES THE APPLICANT OR OWNER OWN ANY CONTINGENT PROPERTY? N/A  
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: Birch 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 attached meeting minuets from 06/19/17 Planning Board Meeting. For the same PFAS project A review of this site was performed on 12/7/2022. Responses to the review comments are attached.

H. ARE ANY OFF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED? No

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

J. IS A DEVELOPMENT FEE REQUIRED? \_\_\_\_\_ YES X NO

**SECTION V VARIANCES, WAIVERS OR EXCEPTIONS**

A. ARE ANY VARIANCES REQUESTED AS PART OF THIS APPLICATION? N/A  
 IF YES, LIST SECTION NO. OF ZONING ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>

USE ADDITIONAL SHEETS IF NECESSARY

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>

(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>

**SECTION VI PLANS / DRAWINGS/REPORTS**

LIST ALL PLANS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
Title Sheet and Location Plan (2 Sheets)	Mott MacDonald	February 2024
Civil Plans and Details (7 Sheets)	Mott MacDonald	February 2024
Architectural Floor Plans and Elevations (3 Sheets)	Mott MacDonald	February 2024
Architectural Rendering (1 Sheets)	Mott MacDonald	February 2024

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
Zoning Exemption Letter (Rider)	Matthew S. Rogers, LLC	November 1, 2022
Midland Park Planning Board Meeting Minuets	Borough of Midland Park	June 19, 2017
Notice of Non-Compliance for PFAS Concentration	NJ Dept. of Environmental Protection	November 30, 2021
WDGE2 LED Architectural Wall Sconce	Lithonia Lighting	March 22, 2022
Midland Park - Soil Removal Application	Ridgewood Water	November 09, 2022
Resubmission Letter to Midland Park Planning Board	Mott MacDonald	February 29, 2024

