

**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  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 Nouvelle, LLC c/o Matthew G. Capizzi, Esq.  
ADDRESS 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670  
PHONE # 201-266-8300 EMAIL matthew@capizzilaw.com

NAME OF OWNER 714 Godwin Avenue LLC  
ADDRESS 260 Columbia Avenue, Suite 14, Fort Lee NJ 07024  
IF OWNER IS A CORPORATION:  
PRESIDENT Alireza Memar- 50% Owner SECRETARY \_\_\_\_\_  
George Theodoro- 50% Owner

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

INTEREST OF APPLICANT IN PROPERTY (IF NOT OWNER) Prospective Purchaser

AUTHORIZED REPRESENTATIVE OF APPLICANT  
NAME Luciano Bruni - 100% Sole Member of Nouvelle, LLC  
ADDRESS 610 Anderson Avenue, Cliffside Park NJ 07010  
PHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

ATTORNEY FOR APPLICANT  
NAME Matthew G. Capizzi, Esq.  
ADDRESS 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670  
PHONE NO. 201-266-8300 EMAIL matthew@capizzilaw.com

ENGINEER FOR APPLICANT  
NAME Ken Dykstra, P.E. of Dykstra Walker Design Group, P.A.  
ADDRESS 21 Bowling Green Parkway, Suite 204, Lake Hopatcong NJ 07849  
PHONE NO. 973-663-6540 EMAIL kdykstra@dykstrawalker.com

ARCHITECT FOR APPLICANT  
NAME Yogesh Mistry, A.I.A of Mistry Design, LLC  
ADDRESS 350 Clark Drive, Suite 101, Budd Lake NJ 07828  
PHONE NO. 973-347-2727 EMAIL ym@mistrydesignllc.com

**SECTION III PROPERTY INFORMATION**

ADDRESS **714 Godwin Avenue, Midland Park NJ**

BLOCK As to Midland Park: Block 55, LOT As to Midland Park: Lot 8 ZONE DISTRICT R-1 Single-Family  
As to Wyckoff: Block 302 As to Wyckoff: Lot 1

SIZE OF PROPERTY  
SQ. FT. 36,466 Sq. Ft. WIDTH 125.5' DEPTH 304'

EXISTING CONDITIONS  
USE OF PROPERTY Vacant Land

N/A- Vacant Land  
BUILDINGS  
SQ. FT.: TOTAL: \_\_\_\_\_ BY FLOOR: 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_  
SETBACKS: FRONT: \_\_\_\_\_ REAR \_\_\_\_\_  
SIDE 1 \_\_\_\_\_ SIDE 2 \_\_\_\_\_  
HEIGHT: # of Feet \_\_\_\_\_ # of Stories \_\_\_\_\_

PROPOSED CONDITIONS  
USE OF PROPERTY Affordable Housing

NEW BUILDING ADDITION TO EXISTING  
SQ. FT.: TOTAL 2,275 Sq. Ft. BY FLOOR: 1. 2,230 Sq. Ft. 2. 2,270 Sq. Ft. 3. 2,230 Sq. Ft.  
SETBACKS: FRONT: 25.5' REAR: 194'  
SIDE 1 12.5' SIDE 2 76'  
HEIGHT: # of Feet 34.3' # of Stories 2.5

**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).  
The Applicant is seeking to construct a four (4) unit 2.5 story affordable housing building with other associated improvements.
- 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: Godwin Avenue
- F. DO PREMISES REQUIRE EXTENSION OF MUNICIPAL FACILITIES? No.  
IF YES, DESCRIBE \_\_\_\_\_
- G. HAS THEIR BEEN A PREVIOUS APPLICATION INVOLVING THIS PROPERTY? No.  
IFYES, SET FORTH DATE, DESCRIPTION AND RESOLUTION \_\_\_\_\_
- H. ARE ANY OFF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED? No.
- I. ARE ANY LOW-INCOME HOUSING UNITS PROPOSED? XX YES \_\_\_\_\_ NO
- J. IS A DEVELOPMENT FEE REQUIRED? \_\_\_\_\_ YES XX NO

**SECTION V VARIANCES, WAIVERS OR EXCEPTIONS**

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

SECTION	DESCRIPTION
34-4.1a	Multi-family building proposed in a single-family zone.
34-4.3a	1 Garage Required v. 0 Proposed
34-4.5a	Maximum Building Height (32' Maximum Allowed v. 34.3' Proposed)
34-4.5(h)(1)	Maximum Curb Cut Width (20' Maximum Allowed v. 48' Proposed)
34-4.5(h)(2)	Maximum Driveway Width (20' Maximum Allowed v. 24' Proposed)

USE ADDITIONAL SHEETS IF NECESSARY

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

SECTION	DESCRIPTION

(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? Yes.  
IF YES, LIST SECTION AND DESCRIPTION:

SECTION	DESCRIPTION
32-6.2(b)(2)	Location of Off-Street Parking Not Permitted Within 25' of the Front Yard Setback

**SECTION VI PLANS / DRAWINGS/REPORTS**

LIST ALL PLANS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
Engineering Plan prepared by Dykstra Walker Design Group, P.A., dated May 12, 2022 consisting of nine (9) sheets; and		
Architectural Plan prepared by Mistry Design dated May 19, 2022 consisting of one (1) sheet		

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE

I HEREBY DEPOSE AND SAY THAT ALL THE FOREGOING STATEMENTS AND INFORMATION CONTAINED IN ANY PAPERS SUBMITTED HERewith ARE TRUE AND CORRECT.

Nouvelle, LLC  
Applicant

DATE: 6/10/2022

By: Luciano Brunri, Sole Member

SWORN AND SUBSCRIBE ON THIS 10<sup>TH</sup> DAY OF June 20 22

*Gloria Duby*  
NOTARY  
GLORIA M. DUBY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Sept. 2024

AFFIDAVIT OF OWNERSHIP  
(TO BE COMPLETED IF APPLICANT IS NOT OWNER)

STATE OF NEW JERSEY

COUNTY OF BERGEN

ALBERTA MAMM of full age, having been sworn according to law on 6/17/2022  
deposes and says that ALBERTA MAMM resides at 111 Lakeshore  
in the City of WYCKOFF in the County of Bergen and the State of NJ  
that is the owner-in-fee of all that certain lot, piece or parcel of land situated, lying and being in  
the Borough of Midland Park aforesaid, and known and designated as Number 714 and Street Sodwin  
AVENUE hereby authorizes NOUVELLE LLC to make the within application in  
behalf, and that the statements contained herein are true and correct.

OWNER'S SIGNATURE

Dated: 6/17/2022

SWORN & SUBSCRIBE ON THIS 17  
DAY OF June 20 22

*Rosa Santos*  
STATE OF NEW JERSEY  
NOTARY PUBLIC OF NEW JERSEY  
COMMISSION # 50026406  
MY COMMISSION EXPIRES 11/04/2025

**BOROUGH OF MIDLAND PARK**

**DISCLOSURE STATEMENT- APPENDIX A**

NAME OF APPLICANT: **Nouvelle, LLC**

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: Luciano Bruni INTEREST % 100%  
ADDRESS: 221 Green Ridge Road  
CITY: Franklin Lakes STATE: NJ

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: \_\_\_\_\_