

Planning Board and Zoning Board of Adjustment Application Form

<u>To be completed by Borough Staff Only</u>			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> "c" Variance	<input type="checkbox"/> "d" Variance	<input type="checkbox"/> Subdivision
Dated Filed _____		Application No. _____	
Submission of Checklist _____		Application Fees _____	
Hearing Date _____		Escrow Deposit: _____	

To be completed by Applicant

1. Location of Property

DBD-2 & Block 100, Lot 8  
Redevelopment Zone

Street Address 1-55 Wanaque Avenue BLOCK 100 LOT 8 ZONE \_\_\_\_\_

2. Applicant

Name(s) UB Pompton Lakes I, LLC

Address 321 Railroad Avenue, Greenwich, CT 06830

Telephone # (203) 563-8260

Applicant is a:  Corporation  Partnership  Individual

3. Property Owner (If different from applicant)

Name(s) Same as Applicant

Address \_\_\_\_\_

Telephone # \_\_\_\_\_

4. Corporate Disclosure

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 or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the noncorporate stockholders and partners exceeding 10% ownership have been disclosed

APPLICANTS OTHER THAN INDIVIDUALS COMPLETE AND ATTACH THE "CERTIFICATE OF OWNERSHIP" FORM INCLUDED WITHIN THE APPLICATION PACKET.

5. Subject Property:

Property dimensions: Frontage 1,006 feet Depth 761 feet

Lot area: Acreage 11.961 Ac Square Feet 521,018 SF

Present Use: Shopping center including retail, restaurant, drive-through, fitness club, office, package store and personal service uses.

The property is also presently developed with a bank and a restaurant with a drive-through.

ZONING AND LAND USE

6. Any existing or proposed restrictions, covenants, easements or association bylaws affecting the subject property (if yes, attach description of same).

Yes  No

**7. Applicant's Attorney**

Name Mark J. Semeraro, Esq. Firm Kaufman, Semeraro, & Leibman, LLP

Address 90 East Halsey Road - Suite 385, Parsippany, New Jersey 07054

Telephone # (973) 585-6254 Fax No. \_\_\_\_\_

**8. Applicant's Engineer**

Name James E. Henry, PE, PP Firm Dynamic Engineering Consultants, PC

Address 1904 Main Street, Lake Como, NJ 07719

Telephone # (732) 974-0198 Fax No. (732) 974-3521

**9. Type of Application:** (check all applicable sections)

**A. Subdivision:**

- Conceptual Review
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision

**B. Site Plan:**

- Conceptual Review
- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan

**C. Variances:**

- Appeal decision of Administrative Officer
- Map or Ordinance Interpretation
- Relief pursuant to N.J.S.A. 40:55D-70c
- Relief pursuant to N.J.S.A. 40:55D-70d
- Direct issuance of a permit for a lot not abutting an improved street.
- Direct issuance of a permit for a structure in bed of a mapped street, public drainageway or flood control basin.

**D. Conditional Use:**

Describe: \_\_\_\_\_  
\_\_\_\_\_

ZONING AND LAND USE

10. If a variance has been requested, list the section or sections of the chapter in which relief is sought:

Please see the attached list of variances and waivers.

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11. If a waiver from one or more design standards has been requested, list the section(s) in which relief is requested:

Please see the attached list of variances and waivers.

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12. List any waivers of submission requirements (in Completeness Checklist) being requested along with the applicable section(s):

Please see the attached list of variances and waivers.

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13. Have there been any previous or pending applications, appeals or subdivisions of the subject property?

Yes     No

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**14. Project Description**

Explain in detail the proposed changes to the property; including proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed):

The project involves converting portions of the existing shopping center building into a 29,284 SF grocery store and four-story 94,014 SF self-storage facility and construction of a standalone 3,000 SF retail building in the existing parking area to the north of the existing Starbucks. Additional improvements include ADA upgrades, a trash enclosure, a generator, lighting and landscaping.

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ZONING AND LAND USE

15. Applicant Certification

I certify that the foregoing statements and the materials submitted are accurate and true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant.

I acknowledge that the application fee submitted with the application is nonrefundable and further the escrow review fee is deposited in an escrow account and is established to cover the costs of professional services including engineering, planning, legal and other expenses associated with the review of application. Moneys not utilized in the review process shall be returned in accordance with the applicable ordinances. If additional sums are deemed necessary, I agree to furnish such sum to the municipality within fifteen (15) days of written notification.

Wily L. Biddle

SIGNATURE OF APPLICANT

June 9, 2020

DATE

Sworn to and subscribed before me  
this 9<sup>th</sup> day of June, 2020

Isabel Rimmer

Notary Public

ISABEL RIMMER  
NOTARY PUBLIC OF CONNECTICUT  
My Commission Expires 4/30/2020

16. Owner Certification

I certify that I am the Owner of the property which is the subject applicant, and if I am not the Applicant in this matter, that I have authorized the Applicant to make this application.

I further understand that the Applicant has deposited application and escrow fees in connection with this application. Should additional fees be required by the municipality pursuant to the Applicant's certification (Item 14 above) not be paid by the Applicant, it is understood that I, as property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification

Wily L. Biddle

SIGNATURE OF OWNER

June 9, 2020

DATE

Sworn to and subscribed before me  
this 9<sup>th</sup> day of June, 2020

Isabel Rimmer  
Notary Public

ISABEL RIMMER  
NOTARY PUBLIC OF CONNECTICUT  
My Commission Expires 4/30/2020

## **Corporate Disclosure Addendum**

**Re: Site Plan Application of UB Pompton Lakes I, LLC  
1-55 Wanaque Avenue,  
Block 100, Lots 8  
Pompton Lakes, New Jersey 07442**

Each of the Persons & Entities listed below own more than 10% ownership of UB Pompton Lakes I, LLC

1. Estate of Charles Urstadt & Family & Willing L. Biddle & Family  
6 Beechwood Rd 12 Wood End Lane  
Bronxville, NY 10708 Bronxville, NY 10708
  
2. Vanguard  
100 Vanguard Blvd  
Malvern, PA 19355
  
3. Blackrock, Inc.  
55 East 52<sup>nd</sup> Street  
New York, NY 10055