# Kaufman Semeraro

### Attorneys-At-Law

Paul C. Kaufman Mark J. Semeraro Marc E. Leibman Deena B. Rosendahl† Justin D. Santagata\*\*

Jaime R. Placek<sup>†\*</sup> Bryan P. Regan<sup>1§</sup> Scott Fahrney Danielle Lamake<sup>†</sup> John N. Visconi<sup>†</sup> Rafael Corbalan<sup>†</sup> Of Counsel

David R. Gelbert †Licensed in NY

Licensed in NE Licensed in CA

\*LLM, Advocacy and Dispute

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Woolworth Building 233 Broadway, Suite 2370 New York, New York 10279 phone 212.987.4000

> Reply to: Fort Lee, New Jersey

September 12, 2019

## Via Hand Delivery

Ms. Paula Gilbert, Planning Board Secretary Borough of Wallington Municipal Building, 2nd Floor 54 Union Boulevard Wallington, NJ 07057

Preliminary and Final Major Site Plan & Minor Subdivision Application of Re:

Umdasch Real Estate USA Ltd.

520 Main Avenue

Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04

Wallington, New Jersey

#### Dear Ms. Gilbert:

We represent Umdasch Real Estate USA Ltd., the owner and applicant (the "Applicant") with respect to the proposed development of the properties located at 520 Main Avenue and designated as Lots 1.01, 1.02, 4.02, 4.03 and 4.04 in Block 70.01 on the Tax Map of the Borough of Wallington (collectively, the "Property"). Enclosed please find the following with respect to the Applicant's Application for Preliminary and Final Site Major Site Plan and Minor Subdivision Approval:

- One (1) original and fourteen (14) copies of the Application for Development, 1. together with all the required certifications and attachments thereto;
- Fifteen (15) copies of the Traffic Assessment Letter prepared by Maser Consulting P.A. dated September 5, 2019;

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Ms. Paula Gilbert, Planning Board Secretary September 12, 2019 Page 2 of 4

- 3. Fifteen (15) copies of the Stormwater Management Report prepared by Maser Consulting P.A. dated September 5, 2019;
- 4. Fifteen (15) copies of the Stormwater Management Facility Operations & Maintenance Manual prepared by Maser Consulting P.A. dated September 4, 2019;
- 5. Fifteen (15) copies of the Survey prepared by Maser Consulting P.A. dated July 17, 2017, last revised September 7, 2017, and consisting of three (3) sheets;
- 6. Fifteen (15) copies of the Preliminary and Final Major Site Plan with Minor Subdivision prepared by Maser Consulting P.A. dated September 4, 2019 and consisting of twenty-seven (27) sheets as follows:

Cover Sheet  2 of 27  Project Notes  3 of 27  Proposed Subdivision Plat  4 of 27  Overall Development Plan  5 of 27  Site Demolition Plan – North  6 of 27  Site Demolition Plan – South  8 of 27  Layout Plan – North  9 of 27  Layout Plan – South  11 of 27  Grading & Drainage Plan North  12 of 27  Grading & Drainage Plan South  14 of 27  Utilities Plan – North  15 of 27  Utilities Plan – South  17 of 27  Landscape Plan – North  Lighting Plan – South  Lighting Plan – East  Lighting Plan – South  Lighting Plan – South  Lighting Plan – South
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23 of 27 Soil Erosion & Sediment Control Plan – East
24 of 27 Soil Erosion & Sediment Control Plan – South
25 of 27 Construction Details
26 of 27 Construction Details
27 of 27 Construction Details

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7. Fifteen (15) copies of the Architectural Plans prepared by SNS Architects & Engineers, PC dated July 11, 2019, last revised September 4, 2019, and consisting of six (6) sheets as follows:

Sheet	<u>Title</u>
D-1	Proposed Floor Plans Office Building
D-2	Proposed Elevations Office Building
D-3	Proposed Floor Plan Building B
D-4	Proposed Floor Plan Building C
D-5	Proposed Elevations Building's B & C
D-6	Proposed Plans & Elev's Canopy Buildings

The Property consists of five (5) lots are comprised of a total of 1,158,683 square feet (26.600 acres) and is located on the southeasterly side of Main Avenue. Lots 1.01, 1.02 and 4.02 in Block 70.01 are located in the Industrial ("I") Zone. Lots 4.03 and 4.04 in Block 70.01 are located in the Light Industry ("LI") Zone. When purchased, the Property contained four (4) buildings and several accessory structures. Two (2) of the buildings and all accessory structures have been demolished. The remaining two (2) buildings are in the process of being demolished.

By this Application, the Applicant seeks Preliminary and Final Major Site Plan and Minor Subdivision Approval to consolidate the five (5) existing lots and subdivide into two (2) lots (proposed Lot 1.01 and Lot 1.02) and construct three (3) new buildings, along with twenty-four (24) canopy structures. The three (3) buildings will consist of one (1) two-story office building and two (2) one-story warehouse buildings. The proposed warehouse buildings and canopies will be used for the storage, repair, and rental of construction equipment in furtherance of the business operations of Doka USA Ltd., a company affiliated with the Applicant.

All the proposed warehouse buildings and canopies will be located in the I Zone. The Applicant believes the proposed office, warehouse buildings, and covered outdoor storage is permitted in the I Zone. No structures are proposed to be located within the LI Zone.

The Applicant believes the proposed site plan and subdivision application is fully compliant with the requirements of the I and LI Zones and that no variances are required. Nevertheless, the Applicant reserves the right to seek any and all additional variances, variations, waivers and interpretations as the Board and/or its professionals may determine to be required.

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The Applicant respectfully requests that the application be deemed complete and scheduled for a hearing date at the earliest convenience of the Planning Board. At the hearing, the Applicant intends to present the testimony of its civil engineer, Jesse B. Cokeley of Maser Consulting, PA, and its architect, Robert G Nocella of SNS Architects & Engineers, PC. The Applicant reserves the right to present additional testimony and to supplement the same with expert reports.

Thank you for the courtesies extended in this matter. Please feel free to contact me if you require any additional information.

Very truly yours,

PÅUL KAUFMAN

PK/dmf

Enc.

cc: Umdasch Real Estate USA Ltd.

## Umdasch Real Estate USA, Ltd.

214 Gates Road Little Ferry, NJ 07643 COMMERZBANK
NEW YORK BRANCH
1335 SABERTY STEER, NEW YORK, NY, 10281
1-804/260

800072

Security features, Details on back.

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800072

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\*\*\* TWO THOUSAND NINE HUNDRED USD and ZERO Cents \*\*\*

DATE

**AMOUNT** 

PAY TO THE ORDER OF:

BOROUGH OF WALLINGTON 24 UNON BOULEVARD WALLINGTON NJ 07057

09/10/19

2,900.00

AUTHORIZED SIGNATURE

##B00072# #02600B044# 150114294200#

Umdasch Real Estate USA, Ltd.

214 Gates Road Little Ferry, NJ 07643 COMMERZBANK
NEW YORK BRANCH
125 LIBERTY STREET, NEW YORK, N.Y. 10241

800071

1-804/260

800071

\*\*\* THREE THOUSAND NINE HUNDRED FIFTY USD and ZERO Cents \*\*\*

DATE

AMOUNT

PAY TO THE ORDER OF:

BOROUGH OF WALLINGTON 24 UNON BOULEVARD WALLINGTON NJ 07057

09/10/19

3,950.00

and the same

AUTHORIZED SIGNATURE

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#B00071# #102600B044# 150114294200#

## Form W=9

(Rev. October 2018) Department of the Treasury Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1	Name (as shown on your income tax return). Name is required on this line; o	do not leave this line blank.										
	UN	NDASCH REAL ESTATE USA LTD											
		Business name/disregarded entity name, if different from above								***			
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	6	City, state, and ZIP code											
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3. I an	ıаا	J.S. citizen or other U.S. person (defined below); and											
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		ividual taxpayer identification number (ITIN), adoption dentification number (ATIN), or employer identification number	<ul> <li>Form 1099-A (acqu</li> </ul>	isition o	r ab	andon	ment	of sec	ure	d pro	operty	)	
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If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding,

returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

#### PLANNING BOARD OF THE

## BOROUGH OF WALLINGTON

APPLICATION FOR SUBDIVISION OR SITE PLAN APPROVAL

٩LL	APPLICANTS MUST COMPLETE THE FOLLOWING INFORMATION:
1,	Applicant's Name Umdasch Real Estate USA Ltd. Address 214 Gates Road
	(Ştreet) Little Ferry New Jersey 07643 L'hone (201) 853-0594
2.	(City) (State) (Zip Code) (Area), (Number) Name and address of present owner(if other than #1 shove) Name: Same as #1 above
	(Street)
	Phone
3,	(City) (State) (%p Code) (Area) (Number) Interest of applicant if other than owner Owner
J,	rice test of appricant if other than owner owner
4.	Location of property: 520 Main Avenue
	(Street address) Block 70.01 Lots 1.01, 1.02, 4.02, 4.03 & 4.04 Ll &   Zones
	Block 70.01   Lots 1.01, 1.02, 4.03 & 4.04   Ll &   Zones
	(300 %)
IF.	APPLICANT IS SEEKING SUBDIVISION APPROVAL, COMPLETE THE FOLLOW
1.,	Area of Entire Tract: 1,158,683 square feet 26.600 acres
	(Square feet) (Acres)
2.	Number of Proposed Lots 2
3. 4.	Number of Present Lots 5 Size of Lots Proposed Lot 1.01: 1,034,667 sf; Proposed Lot 1.02; 124.019 sf
4.	(List square fee area of each subdivided lot)
5	Purpose of Subdivision:
	a. Sell lots only
	b. Construct new hulldings
	c. Subdivide present buildings
6,	d. Other (Explain) subdivide proposed buildings from vacant land Services available to all lots:
0,	a. Water X
	h. Gas X
	c. Sanitary Sewers X
	d. Storm Savers X
7.	Name and Address of person preparing sketch plat:
	Name Jesse B. Cokeley, Maser Consultinà, PA  Profession Engineer  Address 50 Chestnut Ridge Road, Suite 101  License # 54006  Rhome (845) 352-0411
	Montvale, NJ 07645 Phone (845) 352-0411
8.	Montvale, NJ 07645 Phone (845) 352-0411 Submitted to Bergen County Planning Board by applicant
	on submission pending
•	da Ge Umdasch Real Estate USA Ltd.
Dot	Signatures of Owner / Signatures
Jac	By: Markus Weiss, CEO/President
	$\Delta \Omega = 0.00$

By: Mike Lagace, Sr. Vice President

1

IF APPLICANT IS SEEKING SITE PLAN APPROVAL, COMPLETE THE FOLLOWING: Specify relief sought:
Existing New X \_Expansion Recreational vehicle Business sign\_ Alteration What is building or site used for now 7 Industrial What is proposed use 7 industrial Describe what is proposed to be done: Construction of 3 new buildings to be used for the storage and rental of construction equipment, along with canoples to be used in the -storage of building equipment 14-16 months from date of construction \$10,000,000 . Estimated Date of Compliance Estimated Cost Are there any deed restrictions, covenants, exceptions, variances or easements on this property? Yes X No If 'yes', a copy of such covenants, deed restrictions, exceptions, variances or easements shall be submitted with the application. The granting of a subdivision itself does not modify or rescirid any such provisions. Did you comply with Site Plan Checklist? Yes X No If no, application will not he processed. Umdasch Real Estate USA Ltd. Signatures of Applicant Date PLEASE COMPLETE THE FOLLOWING IF THIS APPLICATION FOR SUBDIVISION Applicant is not OR SITE PLAN APPROVAL ALSO INCLUDES AN APPLICATION FOR A VARIANCE. seeking any Specify type of variance sought (lot dimension, etc.) variances for the 1. proposed None application; Size of lot see zoning chart 2. Size of hullding(s) (present and/or proposed): З. on Site Plan feet Front (At Street Level) sheet 4 of 27 feet deep Percent of lot occupied by building (s): 5. Height of huilding(s): stories Set back from front property line: Set back from slde(if corner lot):\_ Zoning requirements: frontage . side yards set hack "Prevalling set back" of adjoining hullding within " one hlock!\_\_\_\_ Has there been any previous appeal involving these premises? feet. If so, state character of appeal and date of dispodition. Elgnature of Applicante

> Enclosed is the required fee of \$ , and \$3,950 (escrow deposit)

\$2,900 (application fee)

## AFFIDAVIT OF PROOF WITH PAYMENT OF TAXES AND/OR LOCAL ASSESSEMNTS

PROOF THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT ON THE SUBJECT PROPERTY IS REQUIRED PURSUANT TO C. 40:55d-39,65. THIS AFFIDAVIT SHALL BE SUBMITTED AS A PART OF THE COMPLETE APPLICATION FILED WITH THE BOARD SECRETARY.

Umdasch Real Estate USA Ltd.	_, of full age being duly swom according to law
deposes and says the (s)he reside(s) at 21	4 Gates Road in the
Municipality of Little Ferry	County of Bergenand State of
New Jersey , that (s)he is (a	re) the applicant (s) in a proceeding before the
Planning Board of Wallington, New Jerse	y, being an appeal of application under the
520 Main Avenue (Block 70.01, Lots 1.01, 1.02, 4.02	
are due or delinquent on the subject prope	no taxes or assessments for local improvements
The state of the s	****
	Umdasch Real Estate USA Ltd.
Sworn and Subscribed to	·
day of Sept	Applicant's Signature
	By: Marijus Weiss, 20/President
	By: Mike Lagace Sr Vice President

JENNIFER G. ODZA

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES JULY 26, 2021



July 22, 2019

TO: Nick Melfi

SUBJECT: Property Taxes.

Dear Mr. Nick Melfi,

This letter shall serve as Notification that property taxes are paid current on property located at

520 Main Avenue, Block 70.01, Lot 1.01

Main Avenue

Block 70.01, Lot 4,03

Main Avenue

Block 70.01, Lot 4.04

Should you have questions or concerns please contact the undersigned.

GOD BLESS AMERICA!

Christopher H. Assenheimer

Tax Collector-Wallington

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H WINDOW MUNIDEX TAX COLLECTION

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Frocessing Job from tray 2	Frocessing job from tray 2			3815.00	000	000				OTH NWALL	GTON-MASKI, Tax, Offis	ice (HP Laser)	let P4014)	3
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E WINDOW MUNIDEX TAX COLLECTION

Monday, July 22, 2019 7:42:15 PM
Committee name : Window Onerating System : Windows NT 18 1)

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0.00         2207 09         139.56         0.00         0.00 007/18/17         17/18/17         6           0.00         2207 09         2207 09         2207 09         2207 09         2207 09         2207 09         6.00         0.00 004/17/17         1         4           0.00         2251 88         2251 88         0.05         0.00         0.00 004/17/17         1         4           0.00         2251 00         0.00         0.00         0.00 004/17/17         1         P         2           0.00         2251 00         0.00         0.00         0.00 004/17/17         1         P         2           0.00         2251 00         0.00         0.00         0.00 004/11/12/18         1         4           0.00         2250 00         0.24         0.00         0.00         0.00 004/11/12/18         1         4           0.00         2280 00         0.25         0.00 <td>  0.00   2207.09   2207.09   139.55   0.00   0.00 07/18/17   1   1   1   1   1   1   1   1   1  </td> <td>20164 1B.1P</td> <td>0.00</td> <td>2301.30</td> <td>-2301.30</td> <td>0.00</td> <td>00'0</td> <td>000</td> <td>3</td> <td>101/16</td> <td>a design report on production and design of the second second second second second second second second second</td> <td>5</td>	0.00   2207.09   2207.09   139.55   0.00   0.00 07/18/17   1   1   1   1   1   1   1   1   1	20164 1B.1P	0.00	2301.30	-2301.30	0.00	00'0	000	3	101/16	a design report on production and design of the second second second second second second second second second	5
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0.00         2251.88         0.05         0.00         0.00 09/15/17   080/11/1   1         4           0.00         2338.38         2249.89         0.00         0.00 05/08/18   05/08/18	0.00   2251.88   2251.88   2.055   0.00	2017/2 1B.1L2P	900	2207.09	-2207.09	27.86	0.00	000	- 1	18/25/17	e i i manigal kanganganganggangga kangangga kangangga kangangga ng mangangga kangangga ng kangangga ng mangang	7
0.00         2238.38         249.89         0.00         0.00         0.00 05/08/18         0.00         0.00 05/08/18         0.00         0.00 05/08/18         0.00         0.00         0.00         0.00 05/08/18         P         2           0.00         2251.00         2251.00         0.24         0.00         0.00         0.00 05/08/18         1/1/2/18         P         2           1p         0.00         2250.00         226.00         0.26         0.00         0.00         0.00 11/1/2/18         1/1/2/18         4           1p         0.00         2280.00         2280.00         0.00         0.00         0.00 11/1/2/18         1/1/2/18         4           0.01         2280.00         2280.00         9.04         0.00         0.00 12/2/8/18         1/2/2/18         1/2         1/2           2417.00         2417.00         0.00         0.01 11/1/2/18         1/1/2/18	0.00   2251.00   2251.00   0	20173 1B.1L2P	0.00	2251.88	-2251.88	6.05	0.00	000	1	18/01/17	1,500 m/s place the activate communication common manuscal in the foreign colors and of some	
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P         0.00         2251.00         2251.00         2251.00         2251.00         2251.00         2251.00         2250.00         2250.00         2230.47         2320.47         0.00         0.00         0.00   14/12/18         14/12/18         4           51P         0.00         2320.47         2320.47         0.00         0.00         0.00   14/12/18         14/12/18         14/12/18         3           P         0.00         2280.00         2280.00         2279.89         0.01         0.01         0.01   06/17/19         06/17/19         1         4           P         0.11         2280.00         2279.89         0.01         2417.11         2417.11         2417.11         2417.11         2417.11         2417.00 / 7         08/01/1 / Wattimeron-Main/Tax office (HP LaserTet P401.4)           P         0.00         0.00         2417.11         2417.11         2417.00 / 7         08/01/1 / Wattimeron-Main/Tax office (HP LaserTet P401.4)	P         0.00         2251.00         0.24         0.00         0.00         0.00         0.00         0.00         4           P         0.00         2286.00         0.26         0.00         0.00         0.00         0.00         1/12/18         4           P         0.00         2286.00         2280.00         9.04         0.00         0.00         0.00         1/12/18         4           P         0.00         2280.00         9.04         0.00         0.00         0.00         1/12/18         1/12/18         4           P         0.00         2280.00         9.04         0.00         0.00         0.00         0.00         1/12/28/18         5           P         0.11         2280.00         9.04         0.00         0.00         0.00         0.00         0.00         0.00/10/26/07/19         5           P         2417.00         0.00         2417.11         2417.11         2417.11         2417.11         2417.11         2417.11         2417.11         2417.11         2417.11         2417.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00	20181 1B.1P	000	2251.00	-2251.00	0.00	0.00	000	- 1	<u>n</u>	epoporamiento mentente applicabilità del producto de producto de los como del producto de los comos del producto de la como del producto de la como del producto de la como del producto de	2
0.00         2296.00         0.26         0.00         0.00         0.00         1/12/18         4           0.00         2320.47         -2320.47         0.00         0.00         0.00         1/12/28/18         2           0.00         2280.00         -2280.00         9.04         0.00 <td>  0.00   2296.00   -2296.00   0.26   0.00   0.00   0.00   0.001   11/12/18   11/12/18   4   4   4   4   4   4   4   4   4  </td> <td>20182 1B.1L2P</td> <td>0.00</td> <td>2251.00</td> <td>-2251.00</td> <td>0.24</td> <td>0.00</td> <td>0.0</td> <td>3</td> <td>18/07/18</td> <td>desert i stidenskirjatio, (Adrijo)degen desert ni bronstala striketististist</td> <td>*</td>	0.00   2296.00   -2296.00   0.26   0.00   0.00   0.00   0.001   11/12/18   11/12/18   4   4   4   4   4   4   4   4   4	20182 1B.1L2P	0.00	2251.00	-2251.00	0.24	0.00	0.0	3	18/07/18	desert i stidenskirjatio, (Adrijo)degen desert ni bronstala striketististist	*
0.00         2320.47         -2320.47         0.00         0.00         0.00         0.00         12/28/18         12/28/18         3           0.00         2280.00         -2280.00         9.04         0.00         0.00         0.00         0.00         0.01<	0.00   2320.47   2320.47   2320.47   0.00   0.00   0.00   0.00   12/28/18   12/28/18   13/28/18   3   3   3   3   3   3   3   3   3	20183 1B.1L2P	00'0	2296.00	-2296.00	970	000	0.00	- 1	1112/18	mer pandes ad Asigne - José Andrewadyka Whende jeské teddisseksprospholosomá dod -	And the second second of the second s
0.10         2280.00         2280.00         9.04         0.00         0.00         0.00         0.00         0.01         0.11         0.11 06/27/19         0.627/19         4           2417.00         2417.01         0.11         0.11 06/27/19         0.607/14         0.00         2417.11         2417.11         2417.00 / 7         0.8/01/1         \text{VMALLINGTON-WALK/Tax, Office (HP Laxes/Jet P4014)}           2417.00         2417.01         2417.11         2417.00 / 7         0.8/01/1         \text{VMALLINGTON-WALK/Tax, Office (HP Laxes/Jet P4014)}           6         Processing job         from tray 2         from tray 2	0.10   2280.00   -2279.89   0.11   0.11   0.11   0.11   0.17/19   0.6277/19	20184 1B.1LO.1P	00'0	2320.47	-2320.47	0.00	0.00	000		12/28/18	que un un un proposable de la company de la	co.
0.11 0.11 0.11 0.11 0.11 0.11 0.11 0.11	0.11 2280.00 -2279.89 0.11 0.11 0.11 0.11 0.11 0.11 0.11 0.1	20191 1B 2L 2P	0000	2280.00	-2280.00	9.04	000	0.00	- 5	15/07/19	Appellung der Bereite der Stellen im Stellen	uo.
2417.00	2417.00 2417.00 0.00 0.00 2417.11 2417.00 / 0.08/01 (Wallington-wall)   1.1   2417.00   1.1   2417.00   24	20102 1B 112P	110	2280,00	-2279.89	75	0.11	<b>G</b> .1		KI27/19		<u> </u>
Frocessing job from tray 2	From tray 2 from tray 2	20103 1B	241700	2417.00	000	0.00	2417.11	2417.11		18/01/ \\WALLINGTON-MAIL	Rylax_omce (HP Laseriet	F4U14)
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		make					*			0		

H WINDOW MUNIDEX TAX COLLECTION

Monday, July 22, 2019 7:42:35 PM
Committee name - Window Onergina System - Windows NT 18 11

## Borough of Wallington Civic Center 24 Union Boulevard Wallington, NJ 07057

August 5, 2019

RE: Block-70.01 Lot-1.01,1.02,4.02,4.03,4.04 520 Main Ave., Wallington, NJ

Dear Taxpayer;

Per your request, attached is a list of Wallington Property owners within 200' of the above captioned property in the Borough of Wallington.

- \* Bergen County Dept. of Planning & Economic Dev., Division of Dev. Review, One Bergen Plaza, Rm. 415, Hackensack, NJ 07601-7076
- \* Wallington Water co., 24 Union Blvd, Wallington, NJ 07957
- \* Public Service Gas & Electric, Manager-Corporate Properties, 80 Park Plaza T6B, Newark, NJ 07102
- \* Verizon, 540 Broad St., Newark, NJ 07101
- \* Comcast Cablevision, 171 River Rd., North Arlington, NJ 07037
- \* Wallington Public Works & Utilities, 94 Hathaway St., Wallington, NJ 07057
- \* New Jersey Transit Headquarters, I Penn Plaza East, Newark, NJ 07105

All applicants are urged to review N.J.S.A. 40:55D-12 which sets forth the statutory requirements for the giving of notice.

THE ATTACHED LIST OF PROPERTY OWNERS IS CERTIFIED TO BE TRUE AND ACCURATE ACCORDING TO THE TAX ASSESSMENT BOOK IN THE BOROUGH OF WALLINGTON.

Sincerely,

Barbara A. Potash, CTA

Tax Assessor

Borough of Wallington Encl.

### OWNER & ADDRESS REPORT

WALLINGTON

## THE FOLLOWING IS A CERTIFIED LISTING OF ALL PROPERTY WITHIN 200' OF: BL-70.01 LTS-1.01,1.02,4.02,4.03,4.04 520 MAIN AVE, WALLINGTON, NJ

08/12/19 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'I Lots
69	1	¥ 7 ¥ 4	2	KOZDRON, JACEK & AGATA 2 FRANKLIN AVE WALLINGTON, NJ	07057	2 FRANKLIN AVENUE	
69	3		2	NIEMCZYK, CHRISTINE 1 ONUMA CT #5 VERNON, NJ	07642	8 FRANKLIN AVENUE	
69	5		2	SUDOL, WLADYSLAW & LUCYN 12 FRANKLIN AVE WALLINGTON, NJ	A 07057	12 FRANKLIN AVENUE	
69	7		2	ECKERT, JOANNE 18 FRANKLIN AVE WALLINGTON, NJ	07057	18 FRANKLIN AVENUE	
69	10		2	CZYKIER, WOJCIECH & STAN 27 WEEDON DRIVE WEST MILFORD, NJ	1\$LAW 07480	20 FRANKLIN AVENUE	
69	12		2	BAEIRA, EWA 24 FRANKLIN AVENUE WALLINGTON, NJ	07057	24 FRANKLIN AVENUE	
69	15		2	BARYLSKI, STANLEY, JR. 336 RIVER DR GARFIELD, NJ	07026	28 FRANKLIN AVENUE	
69	16		2	SACCO, WILLIAM F & CAROL 365 MOUNT PLEASANT AVE WALLINGTON NJ	E A 07057	365 MT PLEASANT AVENUE	
 70.01	1.03		4B	480 MAIN AVE ASSOCIATES, 460 GETTY AVE CLIFTON, NJ		480 MAIN AVENUE	
70.01	2		48	460 MAIN AVE WALLINGTON, 460 MAIN AVE WALLINGTON, NJ	LLC 07057	460 MAIN AVENUE	
70.01	3		4A	REHE, RUTH ANN 458 MAIN AVE WALLINGTON NJ	07057	458 MAIN AVENUE	
70.01	4.01		4Å	WALLINGTON IND. DEV. 2 A C/O VAP INT. 1 STEVENS R WALLINGTON, N.J.	880C, L.P. D 07057	450 MAIN AVENUE	
70.01	4.01		4A	WALLINGTON IND. DEV. 2 A C/O VAP INT. 1 STEVENS R WALLINGTON, N.J.	SSOC. L.P. D 07057	450 MAIN AVENUE	
70.01	4.04		1	UMDASCH REAL ESTATE USA 214 GATES ROAD LITTLE FERRY, NJ	LTD 07643	MAIN AVENUE	
70.01	5		2	CASTRO, GIOVANNA & EMMA 432 MAIN AVE WALLINGTON, NJ	07057	432 MAIN AVENUE	
70.01	7		2	WOJTAK, ROBERT K & EWA 8 KRUG CT WALLINGTON, NJ	07057	8 KRUG COURT	
70.01	43		2	CZOPEK, WILLIAM & WANDA 49 FRANKLIN AVE WALLINGTON NJ	07057	49 FRANKLIN AVENUE	
70.01	44		2	KOTULA, EDMUND & MARGARE 51 FRANKLIN AVE WALLINGTON NJ	T 07057	51 FRANKLIN AVENUE	
70.01	45		2	NOSAL WITOLD J & AGENES 53 FRANKLIN AVENUE WALLINGTON, NJ	E 07057	53 FRANKLIN AVENUE	

### OWNER & ADDRESS REPORT

WALLINGTON

## THE FOLLOWING IS A CERTIFIED LISTING OF ALL PROPERTY WITHIN 200' OF: BL-70.01 LTS-1.01,1.02,4.02,4.03,4.04 520 MAIN AVE, WALLINGTON, NJ

08/12/19 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'I Lots
70.01	46	* ** * **	2	ZIELINSKI, ARTUR & TERES 55 FRANKLIN AVE WALLINGTON, NJ	07057	55 FRANKLIN AVENUE	
70.01	47		150	WALLINGTON BOROUGH OF 54 UNION BLYD WALLINGTON NJ	07057	FRANKLIN AVENUE	
70.01	48		150	WALLINGTON BOROUGH OF 54 UNION BLYD WALLINGTON NJ	07057	FRANKLIN AVENUE	
70,01	49		15C	WALLINGTON BOROUGH OF 24 UNION BLVD WALLINGTON, NJ	07057	WILLOW AVENUE	
70.01	50		1	TESTA, DENNIS & MARYANN 825 LÉE CT RIVER VALE, NJ	07675	5 WILLOW AVENUE	
70.01	51		2	TESTA, MARYANN 825 LEE CT RIVER VALE, NJ	07675	57 FRANKLIN AVENUE	
70.01	52		2	SIERY, ROBERT 15 WILLOW AVE WALLINGTON, NJ	07057	15 WILLOW AVENUE	
70.01	53		2	PIMENTEL YRIS 17 WILLOW AVE WALLINGTON, NJ	07057	17 WILLOW AVENUE	
70,01	54		2	WILLOW AVENUE PROPERTIES 1 CARRIAGE HILL DRIVE COLTS NECK, NJ	LLC 07722 · · ·	19 WILLOW AVENUE	· · · · · · · · · · · · · · · · · · ·
70,01	55.01		2	OCASIO, RICARDO 27 WILLOW AVE WALLINGTON, NJ	07057	27 WILLOW AVENUE	
70.01	55.02		2	SLESZYNSKI, LESZEK & WIE 25 WILLOW AVE WALLINGTON NJ	8LAWA 07057	25 WILLOW AVENUE	
70.01	56		2	JOUSSET, GAIL 11 JACOB ST WALLINGTON, NJ	07057	11 JACOB STREET	
70.01	57		2	KING, CHRISTOPHER E. & M 15 JACOB ST WALLINGTON, NJ	ARIA B. 07057	15 JACOB STREET	
70.01	58		2	BOHNARCZYK JOSEPH & JAM 19 JACOB STREET WALLINGTON, NJ	E8 07057	19 JACOB STREET	
70.01	59		2	CIELEPAK, GENOWEFA 21 JACOB ST WALLINGTON, NJ	07057	21 JACOB STREET	
70.01	60		2	KOZIK, MAREK & BARBARA 29 GERANIUM PL WALLINGTON, NJ	07057	1 FRANKLIN AVENUE	
70.01	61		2	SZERSZEN, JAN & MALGORZA 925 SYCAMORE LN WASHINGTON TOWNSHIP, NJ	TA 07675	3 FRANKLIN AVENUE	
70.01	62		2	BARYLSKI, STANLEY & HELE 336 RIVER DR GARFIELD NJ		7 FRANKLIN AVENUE	
70.01	63		2	BARYLSKI, STANLEY & HELE 336 RIVER OR GARFIELD NJ	N 07026	11 FRANKLIN AVENUE	

#### OWNER & ADDRESS REPORT

08/12/19 Page 3 of 3

WALLINGTON

## THE FOLLOWING IS A CERTIFIED LISTING OF ALL PROPERTY WITHIN 200' OF: BL-70.01 LT8-1.01,1.02,4.02,4.03,4.04 520 MAIN AVE, WALLINGTON, NJ

В	LOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'l Lots
, 7	0.01	64	***	2	GAWRONSKI, DAMIAN & GAW 15 FRANKLIN AVE WALLINGTON, NJ	RONSKI, R&T 07057	15 FRANKLIN AVENUE	
. 7	0.01	65		2	CZYKIER, STANISLAW 19 FRANKLIN AVE WALLINGTON, NJ	07057	19 FRANKLIN AVENUE	66-68
7	0.01	69		2	SAVOULIDIS, ANASTASIA 263 BAY RIDGE AVE BROOKLYN, NY	11220	27 FRANKLIN AVENUE	70-72
7	0.01	73		2	ESTRADA, ERWIN R & PACHEO 377 MT PLEASANT AVENUE WALLINGTON, NJ	CO, ZAIDA E 07057	377 MT PLEASANT AVENUE	74-77
7	0.01	78		4A	WALLINGTON REAL ESTATE IN 281 LIBERTY ST LITTLE FERRY, NJ	NV TRST, LLC 07643	380 MT PLEASANT AVENUE	
7	1	3		4¢	JASONTOWN II ASSOCIATES 320 LIBERTY ST LITTLE FERRY, NJ	07643	11-21 MIDLAND AVENUE	
7	1	30.01		40	JASONTOWN APARTMENTS, L.L C/O VAP INT. 1 STEVENS RO WALLINGTON NJ	C. ) 07057	421 MAIN AVENUE	
7	1	30.02		150	WALLINGTON BOROUGH OF 54 UNION BLVD WALLINGTON NJ	07057	MAIN AVENUE	
7	1	31 			IMBRUGLIA, ROSS & CAROLYM 77 UNION BLVD WALLINGTON, NJ		463 MAIN AVENUE	
7	1	32		4A	WOJDYLAK, ANTONI & BARBAF 312 KIPP AVE ELMMOOD PARK, NJ	RA 07407	465 MAIN AVENUE	
7	1	33.01		1	SUDOL, JOSEPH 485 MAIN AVE WALLINGTON NJ	07057	477 MAIN AVENUE	
7	1	35.01	,	4A	MORNINGSIDE & WALLINGTON 27 HORSENECK RD 3RD FLR FAIRFIELD, NJ	LLC 07004	551 MAIN AVENUE	
7	1	35.02	•		ONE STEVENS RD	07057	MAIN AVENUE REAR	

## Borough of Wood-Ridge

PAUL A. SARLO Mayor

CHRISTOPHER W. EILERT Administrator

GINA AFFUSO, RMC/CMR Borough Clerk

> PAUL S. BARBIRE Borough Attorney

MUNICIPAL BUILDING 85 HUMBOLDT STREET WOOD-RIDGE, NJ 07075-2396

TEL: (201) 939-0202 FAX: (201) 939-1215 Web site: www.niwoodridge.org



COUNCIL: CATHERINE CASSIDY Council President

EZIO I. ALTAMURA DOMINICK AZZOLINI EDWARD MARINO JOSEPH DIMARCO PHILIP ROMERO

July 30, 2019

Ms. Danielle Federico Kaufman Semeraro & Liebman Fort Lee Executive Park Two Executive Drive, Suite 530 Fort Lee, NJ 07024

Dear Ms. Federico:

Attached is a list of property owners in the Borough of Wood-Ridge within a radius of 200 feet of:

Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04 located in Wallington

I certify that the attached list has been prepared from the most recent tax rolls and is an accurate and complete list of property owners and addresses in the Borough of Wood-Ridge situated within 200 feet of the referenced property. They must be given notice pursuant to the requirements of N.J.S.A. 40:55D-12.

Lina Affuso, Borough Clerk

Fee: \$10.00

Batch Id	: WALLING			
Identifi	cation	Name Street Address City, State Property Location	Zip	
Block: Lot: Qual:	285 1	SANTORELLI, ROSE & CARFI, 130 JOCELYN AVE WOOD-RIDGE, NJ 130 JOCELYN AVE	5. & L. 07075	
Block: Lot: Qual:	285 11	TOMES, HARRY J & CLAIRE E 131 HELM AVE WOOD-RIDGE, NJ 131 HELM AVE	07075	
Block: Lot: Qual:	285 12	TORCIVIA, PHLLIP, JR & MER 160 TERRACE AVE HASBROUCK HEIGHTS, NJ 127 HELM AVE	EDITH 07604	
Block: Lot: Qual:	286 1	WOOD RIDGE BOROUGH OF 85 HUMBOLDT ST WOOD RIDGE NJ JOCELYN AVE	07075	
Block: Lot: Qual:	286 2	MACCARRONE, THOMAS J 131 JOCELYN AVE WOOD-RIDGE, NJ 131 JOCELYN AVE	07075	
Block; Lot: Qual;	320 1.03	N.J. TRANSIT CORPORATION P.O. BOX 10009 NEWARK, N.J. PASSAIC ST	07101	
Block: Lot: Qual:	332 1	WESMONT LIHTC, LLC 725 CUTHBERT BLVD CHERRY HILL, NJ JOHNSON DRIVE	08002	
Block: Lot: Qual:	320 1.01	WOOD-RDIGE INDUSTRIAL PRO 1 PASSAIC STREET WOOD-RIDGE, NJ 1 PASSAIC ST	P LLC 07075	



## TOWNSHIP OF SOUTH HACKENSACK

TOWNSHIP COMMITTEE

YRIS ENCARNACION, MAYOR
JIM ANZEVINO
GARY BRUGGER
FRANK CAGAS
LUIS PERDOMO

Phone (201) 440-1815 Pax (201) 440-0719

227 PHILLIPS AVENUE SOUTH HACKENSACK, NEW JERSEY 07606 BERGEN COUNTY

RE: BLOCK: 70-01

LOT: 1.01, 1.02, 4.02, 4.03 - 4.04

in wallington

I CERTIFY THAT THE ATTACHED LISTING, IS AN ACCURATE AND COMPLETE LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE ABOVE REFERENCED BLOCK AND LOT. THIS LIST HAS BEEN PREPARED FROM THE MOST RECENT TAX RECORDS. THEY MUST BE GIVEN NOTICE PURSUANT TO THE REQUIREMENTS OF N.J.S.A. 40:55D-12.

JENNIFER SHEPPARD, TAX ASSESSOR

# UTILITY COMPANIES SERVICING THE TOWNSHIP OF SOUTH HACKENSACK

VERIZON 540 BROAD STREET NEWARK, NJ 07101

UNITED WATER, NJ 200 OLD HOOK ROAD HARRINGTON PARK, NJ 07460

PUBLIC SERVICE ELECTRIC /GAS COMPANY Manager - Corporate Properties 80 PARK PLAZA, T6B NEWARK, NJ 07102

CABLEVISION 40 POTASH ROAD OAKLAND, NJ .07436

NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE CN 600 TRENTON, NJ 08625 (609) 530-3535

TRANSCO-WILLIAMS
Trans Continental Gas Company
99 FARBER ROAD
PRINCETON, NJ 08540