

KAUFMAN SEMERARO & LEIBMAN

LLP

Attorneys-At-Law

Paul C. Kaufman
Mark J. Semeraro[†]
Marc E. Leibman[†]
Deena B. Rosendahl[†]
Justin D. Santagata^{**}

Jaime R. Placek^{**}
Bryan P. Regan[‡]
Scott Fahrney
Danielle Lamake[†]
John N. Visconi[†]
Rafael Corbalan[†]

Of Counsel

David R. Gelbert

[†] Licensed in NY

[‡] Licensed in NE

[§] Licensed in CA

^{**} LL.M., Advocacy and Dispute Resolution

Fort Lee Executive Park
Two Executive Drive, Suite 530
Fort Lee, New Jersey 07024
phone 201.947.8855
fax 201.947.2402
www.NorthJerseyAttorneys.com

90 East Halsey Road, Suite 385
Parsippany, New Jersey 07054
phone 973.585.6254
fax 862.701.5366

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

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

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

Via Hand Delivery

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:

<u>Sheet</u>	<u>Title</u>
1 of 27	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 – East
7 of 27	Site Demolition Plan – South
8 of 27	Layout Plan – North
9 of 27	Layout Plan – East
10 of 27	Layout Plan – South
11 of 27	Grading & Drainage Plan North
12 of 27	Grading & Drainage Plan East
13 of 27	Grading & Drainage Plan South
14 of 27	Utilities Plan – North
15 of 27	Utilities Plan – East
16 of 27	Utilities Plan – South
17 of 27	Landscape Plan – North
18 of 27	Landscape Plan – South
19 of 27	Lighting Plan – North
20 of 27	Lighting Plan – East
21 of 27	Lighting Plan – South
22 of 27	Soil Erosion & Sediment Control Plan – North
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

Via Hand Delivery

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September 12, 2019

Page 3 of 4

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:

<u>Sheet</u>	<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.

Via Hand Delivery

Ms. Paula Gilbert, Planning Board Secretary

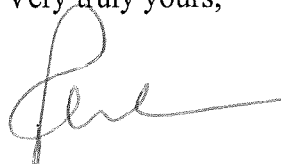
September 12, 2019

Page 4 of 4

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,

A handwritten signature in black ink, appearing to read "Paul Kaufman", written in a cursive style.

PAUL KAUFMAN

PK/dmf

Enc.

cc: Umdasch Real Estate USA Ltd.

Umdasch Real Estate USA, Ltd.
214 Gates Road
Little Ferry, NJ 07643

COMMERZBANK
A NEW YORK BRANCH
225 LIBERTY STREET, NEW YORK, N.Y. 10281
1-804/260

800072
800072

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

PAY TO THE
ORDER OF:

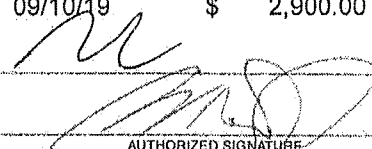
BOROUGH OF WALLINGTON
24 UNON BOULEVARD
WALLINGTON NJ 07057

DATE

AMOUNT

09/10/19

\$ 2,900.00



MP

MP
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈800072⑈ ⑆026008044⑆ 150114294200⑈

Umdasch Real Estate USA, Ltd.
214 Gates Road
Little Ferry, NJ 07643

COMMERZBANK
A NEW YORK BRANCH
225 LIBERTY STREET, NEW YORK, N.Y. 10281
1-804/260

800071
800071

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

PAY TO THE
ORDER OF:

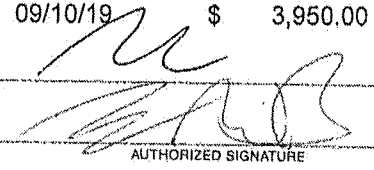
BOROUGH OF WALLINGTON
24 UNON BOULEVARD
WALLINGTON NJ 07057

DATE

AMOUNT

09/10/19

\$ 3,950.00



MP

MP
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈800071⑈ ⑆026008044⑆ 150114294200⑈

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.		
	UMDASCH REAL ESTATE USA LTD		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate		
	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.		
	<input type="checkbox"/> Other (see instructions) ▶ _____		
5 Address (number, street, and apt. or suite no.) See instructions.		Requester's name and address (optional)	
214 GATES ROAD			
6 City, state, and ZIP code LITTLE FERRY, NJ 07643			
7 List account number(s) here (optional)			

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
8	2	-	1	2	1	5	5	9	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Date ▶

9/10/19

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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, later.

PLANNING BOARD OF THE
BOROUGH OF WALLINGTON

APPLICATION FOR SUBDIVISION OR SITE PLAN APPROVAL

ALL APPLICANTS MUST COMPLETE THE FOLLOWING INFORMATION:

1. Applicant's Name Umdasch Real Estate USA Ltd.
Address 214 Gates Road
(Street)
Little Ferry New Jersey 07643 Phone (201) 853-0594
(City) (State) (Zip Code) (Area) (Number)
2. Name and address of present owner (if other than #1 above)
Name: Same as #1 above
(Street)
(City) (State) (Zip Code) Phone (Area) (Number)
3. Interest of applicant 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 L1 & L Zones
(Block #) (Lot #) (Zone)

IF APPLICANT IS SEEKING SUBDIVISION APPROVAL, COMPLETE THE FOLLOWING

1. Area of Entire Tract: 1,158,683 square feet 26.600 acres
(Square feet) (Acres)
2. Number of Proposed Lots 2
3. Number of Present Lots 5
4. Size of Lots Proposed Lot 1.01: 1,034,667 sf; Proposed Lot 1.02: 124,019 sf
(List square fee area of each subdivided lot)
5. Purpose of Subdivision:
 - a. Sell lots only _____
 - b. Construct new buildings _____
 - c. Subdivide present buildings _____
 - d. Other (Explain) subdivide proposed buildings from vacant land
6. Services available to all lots:
 - a. Water X
 - b. Gas X
 - c. Sanitary Sewers X
 - d. Storm Sewers X
7. Name and Address of person preparing sketch plat:
Name Jesse B. Cokeley, Maser Consulting, PA Profession Engineer
Address 50 Chestnut Ridge Road, Suite 101 License # 54006
Montvale, NJ 07645 Phone (845) 352-0411
8. Submitted to Bergen County Planning Board by applicant
on submission pending
date _____

Date: 9/11/09 Signatures of Owner [Signature] Umdasch Real Estate USA Ltd.
By: Marius Weiss, CEO/President
[Signature]
By: Mike Lagace, Sr. Vice President

IF APPLICANT IS SEEKING SITE PLAN APPROVAL, COMPLETE THE FOLLOWING:

1. Specify relief sought:
 Existing _____ New Expansion _____
 Alteration _____ Business sign _____ Recreational vehicle _____
 Other _____
2. What is building or site used for now? Industrial _____
3. What is proposed use? Industrial _____
4. 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 canopies to be used in the storage of building equipment _____
5. \$10,000,000 _____ Estimated Date of Compliance 14-16 months from date of construction _____
6. Are there any deed restrictions, covenants, exceptions, variances or easements on this property? Yes 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 rescind any such provisions.
7. Did you comply with Site Plan Checklist? Yes No _____
 If no, application will not be processed. Umdasch Real Estate USA Ltd.

Date 9/11/19 Signatures of Applicant [Signature]
 Markus Weiss, CEO/President
 Mike Lagace, Sr. Vice President

N/A, as the Applicant is not seeking any variances for the proposed application; see zoning chart on Site Plan sheet 4 of 27

PLEASE COMPLETE THE FOLLOWING IF THIS APPLICATION FOR SUBDIVISION OR SITE PLAN APPROVAL ALSO INCLUDES AN APPLICATION FOR A VARIANCE.

1. Specify type of variance sought (lot dimension, etc.)
None _____
2. Size of lot _____
3. Size of building(s) (present and/or proposed):
 (At Street Level) _____ feet front
 _____ feet deep
4. Percent of lot occupied by building(s): _____ %
5. Height of building(s): _____ stories _____ feet.
6. Set back from front property line: _____ feet.
 Set back from side (if corner lot): _____ feet.
7. Zoning requirements:
 frontage _____
 side yards _____
 set back _____
 rear yard _____
8. "Prevailing set back" of adjoining building within one block: _____ feet.
9. Has there been any previous appeal involving these premises? _____
 If so, state character of appeal and date of disposition: _____

Date: 9/11/19 Signature of Applicant [Signature]
 Umdasch Real Estate USA Ltd.
 By: Markus Weiss, CEO/President
 Enclosed is the required fee of \$ \$2,900 (application fee) and \$3,950 (escrow deposit)
 By: Mike Lagace, Sr. Vice President

AFFIDAVIT OF PROOF WITH PAYMENT OF TAXES AND/OR LOCAL ASSESSEMENTS

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 sworn according to law,

deposes and says the (s)he reside(s) at 214 Gates Road in the

Municipality of Little Ferry, County of Bergen and State of

New Jersey, that (s)he is (are) the applicant (s) in a proceeding before the

Planning Board of Wallington, New Jersey, being an appeal of application under the

Zoning Ordinances and which has the Case No. _____ and relates to premises

520 Main Avenue (Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04)

_____ ; that no taxes or assessments for local improvements

are due or delinquent on the subject property.

Umdasch Real Estate USA Ltd.

Sworn and Subscribed to
before me this _____

day of Sept
2019



Applicant's Signature

By: Marius Weiss, CEO/President

By: Mike Lagace, Sr. Vice President

JENNIFER G. ODZA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 26, 2021



BOROUGH OF
WALLINGTON, NJ
Incorporated December 31, 1894

24 Union Boulevard
Wallington, NJ 07057
Tel: 973-777-0318

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

Posting Screen

BLQ 00070 01 00001 01
 Name UMDASCH REAL ESTATE USA LTD
 Location 520 MAIN AVENUE
 Ck 129,121.48 Int Due 0.07
 Cash 0.00 Int Date 07/30/2019
 Credit 0.00 818
 Cmt

Land 7913900 Land Adj 0
 Improve 8586200 Imp Adj 0
 M 165000000 Adj 0
 Intax Val
 ADR 214 GATES ROAD
 LITTLE FERRY, NJ
 07843
 818
 1500.00

Bill or Adj Pay
 Map

Open 0 Q 1 2016 2020
 3rd BC EC Sbsq In Hq All PTR Int

Year	Per Items	Print	Charges	Paid	Int	Running Bal	Running Bal w/Int	Bel This Q	Date Paid	Date Billed	Memo
2015	4 1B.1P	0.00	3928428.79	3928428.79	0.00	0.00	0.00	0.00	11/12/15	11/01/15	2
2016	1 1B.1P	0.00	122530.40	-122530.40	0.00	0.00	0.00	0.00	01/19/16	02/01/16	P 2
2016	2 1B.1P	0.00	122530.39	-122530.39	0.00	0.00	0.00	0.00	04/28/16	05/01/16	P 2
2016	3 1B.1P	0.00	133457.81	-133457.81	0.00	0.00	0.00	0.00	08/15/16	08/01/16	2
2016	4 1B.1P	0.00	133457.80	-133457.80	0.00	0.00	0.00	0.00	11/10/16	11/01/16	2
2017	1 1B.21P	0.00	127994.10	-127994.10	9979.74	0.00	0.00	0.00	07/18/17	07/18/17	I 5
2017	2 1B.12P	0.00	127994.10	-127994.10	1405.75	0.00	0.00	0.00	08/25/17	08/25/17	I 4
2017	3 1B.12P	0.00	110183.40	-110183.40	13.32	0.00	0.00	0.00	09/15/17	08/01/17	I 4
2017	4 1B.1P	0.00	114803.40	-114803.40	0.00	0.00	0.00	0.00	10/30/17	11/01/17	2
2018	1 1B.11P	0.00	120244.00	-120244.00	5791.41	0.00	0.00	0.00	05/08/18	05/08/18	I 3
2018	2 1B.12P	0.00	120244.00	-120244.00	7.64	0.00	0.00	0.00	08/07/18	08/07/18	I 4
2018	3 1B.12P	0.00	122636.00	-122636.00	8.21	0.00	0.00	0.00	11/12/18	11/12/18	4
2018	4 1B.10.1P	0.00	123947.79	-123947.79	0.00	0.00	0.00	0.00	12/28/18	12/28/18	3
2019	1 1B.21P	0.00	121770.00	-121770.00	756.10	0.00	0.00	0.00	05/07/19	05/07/19	I 5
2019	2 1B.12P	9.41	121770.00	-121760.59	9.41	9.41	9.48	9.41	06/27/19	06/27/19	I 4
2019	3 1B	29112.00	129112.00	0.00	0.00	129121.41	129121.48	129112.00	08/01/19	08/01/19	I 1

Posting Screen

BLQ 00070 01 00004 03
 Name UMDASCH REAL ESTATE USALTD
 Location MAIN AVENUE
 Ck 3,815.22 Int Due 0.00
 Cash 0.00 Int Date 07/30/2019
 Credit 0.00 818
 Cnt

Land 487500 Land Adj 0
 Improve 0 Imp Adj 0
 M Tax Val 487500 Adj 0
 Srvet Allow 0
 Ded Amt 1500.00
 ADR 1214 GATES ROAD
 LITTLE FERRY, NJ
 07643
 8/18
 1 2020
 4
 Int

Bill or Adjust Pay
 Map

Year	Pediments	Pmt	Charges	Paid	Int	Running Bal	Running Bal w/Int	Bal This Q	Date Paid	Date Billed	Memo
20154	1B.1P	0.00	94620.75	-94620.75	0.00	0.00	0.00	0.00	11/12/15	11/01/15	
20161	1B.1P	0.00	3334.50	-3334.50	0.00	0.00	0.00	0.00	01/19/16	02/01/16	P
20162	1B.1P	0.00	3334.50	-3334.50	0.00	0.00	0.00	0.00	04/28/16	05/01/16	P
20163	1B.1P	0.00	3631.88	-3631.88	0.00	0.00	0.00	0.00	08/15/16	08/01/16	
20164	1B.1P	0.00	3631.87	-3631.87	0.00	0.00	0.00	0.00	11/10/16	11/01/16	
20171	1B.21P	0.00	3483.19	-3483.19	239.37	0.00	0.00	0.00	07/18/17	07/18/17	
20172	1B.12P	0.00	3483.19	-3483.19	44.33	0.00	0.00	0.00	08/25/17	08/25/17	
20173	1B.12P	0.00	3553.88	-3553.88	0.43	0.00	0.00	0.00	09/15/17	09/01/17	
20174	1B.11P	0.00	3690.37	-3690.37	439.45	0.00	0.00	0.00	05/08/18	05/08/18	P P
20181	1B.1P	0.00	3553.00	-3553.00	0.00	0.00	0.00	0.00	05/08/18	05/08/18	
20182	1B.12P	0.00	3553.00	-3553.00	0.41	0.00	0.00	0.00	08/07/18	08/07/18	
20183	1B.12P	0.00	3623.00	-3623.00	0.44	0.00	0.00	0.00	11/12/18	11/12/18	
20184	1B.110.1P	0.00	3661.56	-3661.56	0.00	0.00	0.00	0.00	12/28/18	12/28/18	
20191	1B.21P	0.00	3598.00	-3598.00	17.29	0.00	0.00	0.00	05/07/19	05/07/19	
20192	1B.12P	0.22	3598.00	-3597.78	0.22	0.22	0.22	0.22	06/27/19	06/27/19	
20193	1B	3815.00	3815.00	0.00	0.00	3815.22	3815.22	3815.00	08/01/19	08/01/19	WALLINGTON-MAIN Tax Office (RP LaserJet P4014)

Processing job
 from tray 2

Posting Screen

BLQ 00070 01 00004 04
 Name UMDASCH REAL ESTATE USA LTD
 Location MAIN AVENUE
 Ok 2,417.11 Int Due 0.00 Q Validate Cancel
 Cash 0.00 Int Date 07/30/2019 Endorse More Info
 Credit 0.00 818 Pmt Pmt Post Int Post
 Ctrl

Land 308900 Land Adj 0
 Improve 0 Imp Adj 0
 Tax Val 308900 Adj 0
 S/Vet Allow 0
 Ded Amt 1500.00
 Adr 214 GATES ROAD
 LITTLE FERRY NJ
 07643
 Open O Q 1 2016 1 2020 4
 3rd BC EC Sbsq All PTR Int

Bill or Adju Pay
 Map

Year	Ref Items	Pmt	Charges	Paid	Int	Running Bal	Running Bal w Int	Est This Q	Date Paid	Date Billed	Memo
2015	4 1B.1P	0.00	55895.74	-55895.74	0.00	0.00	0.00	0.00	11/01/15	11/01/15	
2016	1 1B.1P	0.00	2112.88	-2112.88	0.00	0.00	0.00	0.00	01/19/16	02/01/16	P
2016	2 1B.1P	0.00	2112.87	-2112.87	0.00	0.00	0.00	0.00	04/28/16	05/01/16	P
2016	3 1B.1P	0.00	2301.31	-2301.31	0.00	0.00	0.00	0.00	08/15/16	08/01/16	
2016	4 1B.1P	0.00	2301.30	-2301.30	0.00	0.00	0.00	0.00	11/10/16	11/01/16	
2017	1 1B.21P	0.00	2207.09	-2207.09	139.55	0.00	0.00	0.00	07/18/17	07/18/17	I
2017	2 1B.12P	0.00	2207.09	-2207.09	27.86	0.00	0.00	0.00	08/25/17	08/25/17	I
2017	3 1B.12P	0.00	2251.88	-2251.88	0.05	0.00	0.00	0.00	09/15/17	08/01/17	I
2017	4 1B.11P	0.00	2338.38	-2338.38	249.89	0.00	0.00	0.00	05/08/18	05/08/18	
2018	1 1B.1P	0.00	2251.00	-2251.00	0.00	0.00	0.00	0.00	05/08/18	05/08/18	P P
2018	2 1B.12P	0.00	2251.00	-2251.00	0.24	0.00	0.00	0.00	08/07/18	08/07/18	I
2018	3 1B.12P	0.00	2296.00	-2296.00	0.26	0.00	0.00	0.00	11/12/18	11/12/18	
2018	4 1B.11O.1P	0.00	2320.47	-2320.47	0.00	0.00	0.00	0.00	12/28/18	12/28/18	
2019	1 1B.21P	0.00	2280.00	-2280.00	9.04	0.00	0.00	0.00	05/07/19	05/07/19	I
2019	2 1B.12P	0.11	2280.00	-2279.89	0.11	0.11	0.11	0.11	06/27/19	06/27/19	
2019	3 1B	2417.00	2417.00	0.00	0.00	2417.11	2417.11	2417.00	08/01/19	08/01/19	WALLINGT08-MAIN Tax Office (HP LaserJet P4014)

Processing job from tray 2

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;

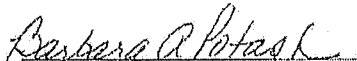
Per your request, attached is a list of Wallington Property owners within 200' of the above captioned property in the Borough of Wallington.

- * 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

08/12/19 Page 1 of 3

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

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
69	1		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 & LUCYNA 12 FRANKLIN AVE WALLINGTON, NJ 07057	12 FRANKLIN AVENUE	
69	7		2	ECKERT, JOANNE 18 FRANKLIN AVE WALLINGTON, NJ 07057	18 FRANKLIN AVENUE	
69	10		2	CZYKIER, WOJCIECH & STANISLAW 27 WEEDON DRIVE WEST MILFORD, NJ 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 & CAROLE A 365 MOUNT PLEASANT AVE WALLINGTON NJ 07057	365 MT PLEASANT AVENUE	
70.01	1.03		4B	480 MAIN AVE ASSOCIATES, L.L.C. 460 GETTY AVE CLIFTON, NJ 07011	480 MAIN AVENUE	
70.01	2		4B	460 MAIN AVE WALLINGTON, LLC 460 MAIN AVE WALLINGTON, NJ 07057	460 MAIN AVENUE	
70.01	3		4A	REHE, RUTH ANN 458 MAIN AVE WALLINGTON NJ 07057	458 MAIN AVENUE	
70.01	4.01		4A	WALLINGTON IND. DEV. 2 ASSOC. L.P. C/O VAP INT. 1 STEVENS RD WALLINGTON, N.J. 07057	450 MAIN AVENUE	
70.01	4.01		4A	WALLINGTON IND. DEV. 2 ASSOC. L.P. C/O VAP INT. 1 STEVENS RD WALLINGTON, N.J. 07057	450 MAIN AVENUE	
70.01	4.04		1	UMDASCH REAL ESTATE USA LTD 214 GATES ROAD LITTLE FERRY, NJ 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 & MARGARET 51 FRANKLIN AVE WALLINGTON NJ 07057	51 FRANKLIN AVENUE	
70.01	45		2	NOSAL, WITOLD J & AGENES E 53 FRANKLIN AVENUE WALLINGTON, NJ 07057	53 FRANKLIN AVENUE	

OWNER & ADDRESS REPORT

WALLINGTON

08/12/19 Page 2 of 3

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

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
70.01	46		2	ZIELINSKI, ARTUR & TERESA 55 FRANKLIN AVE WALLINGTON, NJ 07057	55 FRANKLIN AVENUE	
70.01	47		15C	WALLINGTON BOROUGH OF 54 UNION BLVD WALLINGTON NJ 07057	FRANKLIN AVENUE	
70.01	48		15C	WALLINGTON BOROUGH OF 54 UNION BLVD 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 LEE 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 LLC 1 CARRIAGE HILL DRIVE COLTS NECK, NJ 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 & WIESLAWA 25 WILLOW AVE WALLINGTON NJ 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. & MARIA B. 15 JACOB ST WALLINGTON, NJ 07057	15 JACOB STREET	
70.01	58		2	BOHNARCZYK, JOSEPH & JAMES 19 JACOB STREET WALLINGTON, NJ 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 & MALGORZATA 925 SYCAMORE LN WASHINGTON TOWNSHIP, NJ 07675	3 FRANKLIN AVENUE	
70.01	62		2	BARYLSKI, STANLEY & HELEN 336 RIVER DR GARFIELD NJ 07026	7 FRANKLIN AVENUE	
70.01	63		2	BARYLSKI, STANLEY & HELEN 336 RIVER DR GARFIELD NJ 07026	11 FRANKLIN AVENUE	

OWNER & ADDRESS REPORT

WALLINGTON

08/12/19 Page 3 of 3

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

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
70.01	64		2	GAWRONSKI, DAMIAN & GAWRONSKI, R&T 15 FRANKLIN AVE WALLINGTON, NJ 07057	15 FRANKLIN AVENUE	
70.01	65		2	CZYKIER, STANISLAW 19 FRANKLIN AVE WALLINGTON, NJ 07057	19 FRANKLIN AVENUE	66-68
70.01	69		2	SAVOULIDIS, ANASTASIA 263 BAY RIDGE AVE BROOKLYN, NY 11220	27 FRANKLIN AVENUE	70-72
70.01	73		2	ESTRADA, ERWIN R & PACHECO, ZAIDA E 377 MT PLEASANT AVENUE WALLINGTON, NJ 07057	377 MT PLEASANT AVENUE	74-77
70.01	78		4A	WALLINGTON REAL ESTATE INV TRST, LLC 281 LIBERTY ST LITTLE FERRY, NJ 07643	380 MT PLEASANT AVENUE	
71	3		4C	JASONTOWN II ASSOCIATES 320 LIBERTY ST LITTLE FERRY, NJ 07643	11-21 MIDLAND AVENUE	
71	30.01		4C	JASONTOWN APARTMENTS, L.L.C. C/O VAP INT. 1 STEVENS RD WALLINGTON NJ 07057	421 MAIN AVENUE	
71	30.02		15C	WALLINGTON BOROUGH OF 54 UNION BLVD WALLINGTON NJ 07057	MAIN AVENUE	
71	31		2	IMBRUGLIA, ROSS & CAROLYN 77 UNION BLVD WALLINGTON, NJ 07057	463 MAIN AVENUE	
71	32		4A	WOJDYLAK, ANTONI & BARBARA 312 KIPP AVE ELMWOOD PARK, NJ 07407	465 MAIN AVENUE	
71	33.01		1	SUDOL, JOSEPH 485 MAIN AVE WALLINGTON NJ 07057	477 MAIN AVENUE	
71	35.01		4A	MORNINGSIDE @ WALLINGTON LLC 27 HORSENECK RD 3RD FLR FAIRFIELD, NJ 07004	551 MAIN AVENUE	
71	35.02		4B	NEW WALLINGTON HOME LLC ONE STEVENS RD WALLINGTON, NJ 07057	MAIN AVENUE REAR	

Borough of Wood-Ridge

PAULA A. SARLO
Mayor

CHRISTOPHER W. EILERT
Administrator

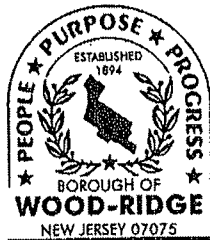
GINA AFFUSO, RMC/CMR
Borough Clerk

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.njwoodridge.org

COUNCIL:
CATHERINE CASSIDY
Council President

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



July 30, 2019

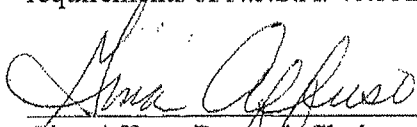
Ms. Danielle Federico
Kaufman Semeraro & Liebman
Fort Lee Executive Park
Two Executive Drive, Suite 530
Fort Lee, NJ 07024

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.


Gina Affuso, Borough Clerk

Fee: \$10.00

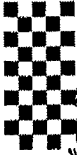
Batch Id: WALLING

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

Jul. 29. 2019 3:51PM

TWSP of SO HACKENSACK 2014400719

No. 1491 P. 1



TOWNSHIP OF SOUTH HACKENSACK

TOWNSHIP COMMITTEE

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

227 PHILLIPS AVENUE
SOUTH HACKENSACK, NEW JERSEY 07606
BERGEN COUNTY

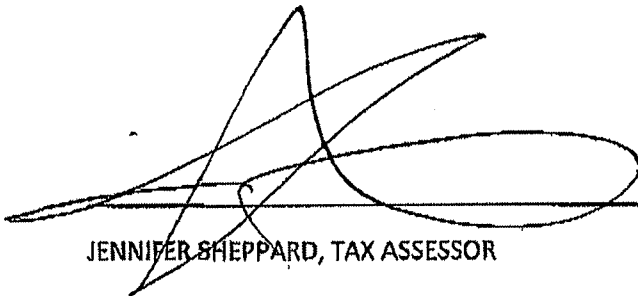
Phone (201) 440-1815
Fax (201) 440-0719

RE: BLOCK: 70-01

DATE: 7/29/19

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