



Department of Planning and Community Development
Township of Montclair 205 Claremont Avenue

Montclair, NJ 07042

Tel: 973-509-4954

Fax: 973-509-4943



APPLICATION FOR DEVELOPMENT

LEC 29 2022

Planning Board

Board of Adjustment

App. Number: 2833

Date Filed: _____

Valid Application Date: _____

Completeness Date: _____

1. PROPERTY INFORMATION

Address 509 Park Street Zone R-1

Tax Map Number: 27 Block 2710 Lot(s) 29

Present Use: Single Family Residential Dwelling

Has there been any previous application involving these premises? () Yes (X) No;
If yes, nature of application, date, and determination

Is there adjacent property in common ownership? () Yes () No If yes, address of property

Restrictions, covenants, easements, association by-laws, existing or proposed on the property.
() Yes [attach copies] (X) No () Proposed

2. APPLICANT INFORMATION

Name 509 Park St LLC

Address 509 Park Street

City/State/Zip Montclair, NJ 07043

Phone # 973-759-2807 FAX # 973-759-6968

E-Mail RGaccione@gpmlegal.com (Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.)

Applicant is a: () Corporation () Partnership () Individual (X) Limited Liability Company

3. OWNER'S INFORMATION

Owner's Name: Same as applicant

Address: _____

Telephone Number: _____

Attach an affidavit of ownership or owner's authorization to submit the application.

4. DISCLOSURE STATEMENT

Pursuant to N.J.S. 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 application must be disclosed. In accordance with N.J.S. 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 non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: Not applicable Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.

Address 524 Union Avenue, P.O. Box 96 Belleville, NJ 07109

Phone # 973-759-2807 FAX 973-759-6968

E-Mail RGaccione@gpmlegal.com

6. APPLICANT'S ENGINEER

Name J. Michael Petry, P.E., P.P., R.A. of Petry Engineering, LLC
Address 155 Passaic Avenue, Fairfield NJ 07004
Phone # 973-227-7004 FAX 973-227-7074
E-Mail mikepetry@petryengineering.com

7. APPLICANT'S ARCHITECT

Name _____
Address _____
Phone # _____ FAX _____
E-Mail _____

8. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|---|---|
| <input type="checkbox"/> Conceptual Subdivision Plan | <input type="checkbox"/> Conceptual site plan |
| <input checked="" type="checkbox"/> Minor subdivision | <input type="checkbox"/> Minor site plan |
| <input type="checkbox"/> Major subdivision, preliminary | <input type="checkbox"/> Site plan approval, preliminary residential |
| <input type="checkbox"/> Major subdivision, final | <input type="checkbox"/> Site plan approval, preliminary nonresidential |
| <input type="checkbox"/> Amendment to approved plat | <input type="checkbox"/> Site plan approval, final |
| <input type="checkbox"/> Lot line adjustment | <input type="checkbox"/> Amendment to approved site plans |
| <input type="checkbox"/> Conditional use | <input type="checkbox"/> Steep slope review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Wireless telecommunications application |
| <input checked="" type="checkbox"/> Variance, other residential | <input type="checkbox"/> Appeal from administrative decision |
| <input type="checkbox"/> Variance, other non-residential | <input type="checkbox"/> Interpretation of zoning ordinance |
| <input type="checkbox"/> Zone change | <input type="checkbox"/> Historic Preservation Commission review |

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

The applicant is proposing to subdivide the existing lot into three lots with the existing single family dwelling to remain and a detached garage to be demolished. Should the subdivision be approved two new single family dwellings would be constructed on the newly created vacant lots.

10. DOES THIS APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance and waivers requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

No. See attached Statement of Intent

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH. Attach Copies of approvals of other government agencies as may be required or an affidavit indicating that application has been made to such agencies.

Essex County Planning Board Subdivision Approval

12. ENVIRONMENTAL ASSESSMENT FORM

All subdivision and major site plan applications shall complete this form to evaluate how the application addresses the requirements in the most recent version of the "Leadership in Energy and Environment" (LEED) or "Green Globes" rating system.

1. Provide the name of any LEED-accredited or similar professionals working on the project.
- Not applicable.

2. List all appliances, fixtures and construction techniques that meet the U.S. EPA's Energy Star or WaterSense standards.
- None to the knowledge of the applicant.

3. List all green and/or recycled building materials to be used in construction, renovation and maintenance.
- None proposed.

4. Describe any water-efficient landscaping proposed for the project.
- None proposed.

5. Describe any on-site renewable energy systems, such as solar, wind or geothermal, proposed for the project.
- None proposed.

6. Provide details of roofing materials designed to reduce the urban heat island effect.
- Not applicable.

7. Provide details of any sustainable stormwater systems employed, such as bioswales, rain gardens, permeable surfaces, grey water systems, retention and detention facilities or continuous trenching.
- To be discussed in testimony.

8. Provide a list of native and well-adapted species used in landscaping to minimize the need for fertilization and pesticides.
- To be discussed in testimony.

9. Provide the location, number and type of electric charging stations.
- No electric charging stations are proposed.

10. Describe how all construction and demolition waste will be handled.
- All construction and demolition waste will be removed from the property by the contractor.

13. APPLICATION FEES AND ESCROW DEPOSITS. The application fee and escrow deposit is based on the following fee schedule:

| | Application Fee | Escrow Deposit |
|---|---|--|
| Conceptual subdivision plan | \$150 | \$250 |
| Minor subdivision | \$300 | \$1500 |
| Major subdivision, preliminary | \$500 | \$2000 + \$200 per lot |
| Major subdivision, final | \$200 | 50% preliminary fee |
| Amendment to approved plat | 50% of original fee | 50% of original fee |
| Lot line adjustment | \$300 | \$500 |
| Conceptual site plan | \$250 | \$250 |
| Minor site plan | \$500 | \$750 |
| Site plan approval, preliminary residential | \$500 + \$25 per dwelling unit | \$2,000 + \$200 per dwelling unit |
| Site plan approval, preliminary nonresidential | \$500 + \$10 per 1,000 s.f. building area | \$2,000 + \$100 per 1,000 s.f. building area |
| Site plan approval, final | 50% of preliminary fee | 50% of preliminary fee |
| Amendments to approved site plans | 50% of original fee | 25% of original fee |
| Conditional use | \$300 | \$500 |
| Use Variance | \$500 | \$1,500 |
| Variance, other residential | \$200 | \$250 |
| Variance, other non-residential | \$200 per variance | \$250 per variance |
| New or expanded parking lots – multifamily or nonresidential | | \$1,500 |
| New or expanded parking lots – residential with 5 or fewer parking spaces | | \$600 |
| Steep slope review | | \$750 |
| Wireless telecommunications application | | \$1,500 |
| Appeal from Administrative Decision | \$200 | \$1,500 |
| Request for Interpretation of Zoning Ordinance | \$200 | \$1,000 |
| Zone change | \$1,000 | \$1,500 |
| Certified List of Property Owners | \$10 | |
| Permit to maintaining the Official Map | \$250 | |
| Reproduction of recorded hearing | \$10 per compact disk | |
| Special meeting | \$800 | |
| Zoning permit | \$50 | |
| Zoning Map | \$20 | |
| Master Plan – Land Use & Circulation Plan | \$100 | |
| Master Plan – Housing Plan | \$10 | |
| Master Plan – Conservation Plan | \$10 | |
| Master Plan – Stormwater Management Plan | \$10 | |
| Master Plan – Historic Preservation Plan | \$10 | |
| Historic Preservation Advisory Review | | \$250 |

Make checks payable to: Township of Montclair

A W-9 form must be submitted with all escrow fee checks. When an application involves two or more fee categories, the fee shall equal the total of the fees required for each type of application requested. The Developer's Fee/Inclusionary Zoning Ordinance Fee (IZO) is payable upon issuance of certificates of occupancy, if applicable.

14. CERTIFICATION

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of Applicant or Agent: 

Date: 12/21/22

Nathan Rozen, Managing Member
509 Park St LLC

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

GACCIONE POMACO

A PROFESSIONAL CORPORATION

524 UNION AVENUE

P.O. BOX 96

BELLEVILLE, NEW JERSEY 07109

(973) 759-2807

TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO
Of Counsel

LESLIE W. FINCH
(1973-2000)

Statement of Applicant Intent

**Re: 509 Park St LLC
509 Park Street
Block 2710 / Lot 29**

509 Park St LLC (the "Applicant") has filed an application with the Montclair Planning Board requesting minor subdivision approval in order to subdivide existing Lot 29 into three lots to be known as Lots 29.01, 29.02 and 29.03. Should the application be approved the existing single family residential dwelling will remain on Lot 29.02, a detached garage will be demolished on Lot 29.01 and two new single family residential dwellings will be constructed on Lots 29.01 and 29.03.

The subject property is located in a R-1 Single Family Zone and the proposed single family uses are permitted in the zone. In order to improve and use the subject property as proposed, the Applicant is requesting the following relief:

- Class C Bulk Variance for minimum required lot depth for proposed Lot 29.01 where a lot depth of 214.5 feet is required and a lot depth of 195.1 feet is proposed;
- Class C Bulk Variance for minimum required lot depth for proposed Lot 29.02 where a lot depth of 214.5 feet is required and a lot depth of 210.9 feet is proposed; and
- Class C Bulk Variance for maximum permitted building width for proposed lot 29.02 where a building width of 65% is lot width is permitted and a building width of 67.9% is proposed.

In addition to the above the Applicant is also respectfully requesting any and all variances or waivers that the Montclair Planning Board deems necessary for approval of the application.

Dated: December 19, 2022

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

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Business Entity Disclosure Statement

The Applicant for development at 509 Park Street, Montclair, New Jersey (Block 2710, Lot 29) is 509 Park St LLC. 509 Park St LLC is also the owner of the subject property. 509 Park St LLC is a New Jersey Domestic Limited Liability Company formed on July 11, 2022 and is owned by the following natural person:

- Nathan Rozen 1063 Lublin Terrace, Lakewood NJ 08701 100% interest



Nathan Rozen, Managing Member
509 Park St LLC

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
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Fees Explanation for Land Use Application

Re: 509 Park St LLC
509 Park Street
Block 2710 / Lot 29

Application Fees

Minor Subdivision = \$300

Class C Variance (residential) = \$200

Application Fee total = **\$500**

Escrow Fees:

Minor Subdivision = \$1,500

Class C Variance (residential) = \$250

Application Fee total = **\$1,750**

Total Fees:

Application Fees = **\$500**

Escrow Fees = **\$1,750**

HPC Admin Renew - \$250