



APPLICATION FOR DEVELOPMENT

Planning Board
 Board of Adjustment
App. Number: 2850

Date Filed: 5/15/23

MAY 18 2023

Valid Application Date: _____

Completeness Date: _____

MONTCLAIR PLANNING DEPT

1. PROPERTY INFORMATION

Address 160 Glenridge Avenue & 4 Lackawanna Plaza, Montclair, NJ Zone C-3 Central Business

Tax Map Number: 32 Block 3206 Lot(s) 14 and 13

Present Use: Used Motor Vehicle Dealer

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

Is there adjacent property in common ownership? Yes () No If yes, address of property
160 Glenridge Avenue, Montclair, NJ 07042 and 4 Lackawanna Plaza, Montclair, NJ 07042

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

2. APPLICANT INFORMATION

Name John's Automotive, Inc.

Address 160 Glenridge Avenue

City/State/Zip Montclair, NJ 07042

Phone # (732) 447-8762

FAX # _____

E-Mail jnsyuan@hotmail.com

Applicant is a: Corporation () Partnership () Individual

3. OWNER'S INFORMATION

Owner's Name: John's Automotive, Inc.

Address: 160 Glenridge Avenue, Montclair, NJ 07042

Telephone Number: (732) 447-8762

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: Hongjun Yuan Address: 4 Lackawanna Plaza, Montclair, NJ 07042 Interest: 100%

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

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

Name Stephen L. Ritz, Esq.

Address 159 Millburn Avenue, Suite 6

Phone # (973) 467-5300

FAX (973) 467-5312

E-Mail ritzlaw@aol.com

6. APPLICANT'S ENGINEER

Name Shoen Engineering L
Address 4499 Route 27 #5t Kingston, NJ 08528
Phone # (732) 329-8676 FAX (732) 329-1560
E-Mail shoen@usa.net

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 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 checked="" 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 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:
See attached

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.
Yes

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.

Attached is the approval from NJDEP dated January 19, 2020 for the open channel modification.
Attached is an agreement with Glen Willow Partners, LLC, signed by Steven Plofker, assuming responsibility for damages to the open channel.

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. Attach additional sheets if required.

- 1. Provide the name of any LEED-accredited or similar professionals working on the project.

N/A

- 2. List all appliances, fixtures and construction techniques that meet the U.S. EPA's Energy Star or WaterSense standards.

- 3. List all green and/or recycled building materials to be used in construction, renovation and maintenance.

- 4. Describe any water-efficient landscaping proposed for the project.

- 5. Describe any on-site renewable energy systems, such as solar, wind or geothermal, proposed for the project.

- 6. Provide details of roofing materials designed to reduce the urban heat island effect.

- 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.

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

- 9. Provide the location, number and type of electric charging stations.

- 10. Describe how all construction and demolition waste will be handled.

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	\$1000
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	\$500
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		\$850
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: 5/19/23