

**PRICE,
MEESE,
SHULMAN &
D'ARMINIO**

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

50 TICE BOULEVARD, SUITE 380
WOODCLIFF LAKE, NJ 07677
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AARON COHEN

MICHELLE L. KRONE

EDWARD W. PURCELL

* Also admitted in NY

+ Also admitted in DC

o Also admitted in PA

o Also admitted in CT

• Also admitted NY Fed Cts.

Also LEED AP

o Bergen County Prosecutor (ret.)

Additional Offices:

89 HEADQUARTERS PLAZA NORTH

SUITE 1442

MORRISTOWN, NJ 07960

TELEPHONE (973) 828-9100

FACSIMILE (201) 391-0998

WEST RED OAK LANE, SUITE 302

WHITE PLAINS, NY 10604

TELEPHONE (914) 251-1618

FACSIMILE (914) 251-1230

SE GATEWAY CENTER, SUITE 2600

NEWARK, NJ 07102

TELEPHONE (973) 799-8551

FACSIMILE (973) 735-2719

February 14, 2020

Our file 28946

Via Hand Delivery

Ms. Meg Smith
Planning Board Secretary
Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, NJ 07677

**RE: Application for Preliminary and Final Site Plan Approval
Brighton Norse Realty, LLC
520 Chestnut Ridge Road
Block 202, Lot 4
Woodcliff Lake, New Jersey**

Dear Ms. Smith:

Please be advised that we represent Brighton Norse Realty, LLC relative to an Application for Preliminary and Final Site Plan Approval(s) at the above-referenced property. In that regard, and in accordance with the Borough of Woodcliff Lake Planning Board Instructions Form, enclosed for filing please find twenty (20) filing packets each continuing the following:

1. Planning Board Application for Site Plan Approval, consisting of:
 - a. Site Plan Application Form;
 - b. Bureau of Fire Prevention Site Plan Review Information;
 - c. Affidavit of Applicant and Affidavit of Ownership;
 - d. 200' Property Owner List from Borough of Woodcliff Lake;
 - e. 200' Property Owner Adjoining List from Borough of Montvale;
 - f. Tax Account Detail Inquiry; and
 - g. Disclosure Affidavit;
2. Site Plan Checklist;
3. Preliminary and Final Site Plan for Brighton Norse Realty LLC prepared by Bohler Engineering dated 1/29/20 consisting of:
 - a. Sheet C-01 – Cover Sheet;
 - b. Sheet C-02 – Demolition Plan;
 - c. Sheet C-03 – Site Layout Plan;
 - d. Sheet C-04 – Grading and Drainage Plan;
 - e. Sheet C-05 – Soil Erosion and Sediment Control Plan;
 - f. Sheet C-06 – Lighting Plan
 - g. Sheet C-07 – Notes and Details Sheet;

PRICE, MEESE, SHULMAN & D'ARMINIO
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS

Borough of Woodcliff Lake
Attn: Ms. Meg Smith, Secretary Planning & Zoning
RE: Brighton Norse Realty LLC
Page -2-
February 14, 2020

4. ALTA/NSPS Land Title Survey prepared by Control Point Associates, Inc. dated 12/19/2011 entitled Woodcliff Lake Investors, L.P.;
5. Architectural Plans prepared by Rosenbaum Design Group dated February 6, 2020;
6. Title Report;

Also enclosed please find the following checks:

1. Check #5315 on the account of Brighton Norse Realty LLC, payable to Borough of Woodcliff Lake, in the amount of \$250, representing the application filing fee;
2. Check #5316 on the account of Brighton Norse Realty LLC, payable to Borough of Woodcliff Lake, in the amount of \$1,500, representing the Escrow fee;

After you have had an opportunity to review this submission, kindly advise if you have any questions or comments, or if we can provide any additional information. We look forward to receiving our completeness letter determination so that we may be scheduled for public hearing as soon as possible. Thank you in advance.

Very truly yours,

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

By:


Jennifer M. Knarich

Cc: Team

jag/enc.

PLANNING BOARD
SITE PLAN APPLICATION FORM

Date: _____

1. Applicant's name: Brighton Norse Realty, LLC c/o Norse Realty Group, Inc.

Address: c/o Jennifer M. Knarich, Esq., Price, Meese, Shulman & D'Arminio, P.C.
50 Tice Boulevard, Suite 380
Woodcliff Lake, NJ 07677 Phone: 201-391-3737

2. Owner's name: Brighton Norse Realty, LLC c/o Norse Realty Group, Inc.

Address: 2001 Marcus Avenue, Suite W183, Lake Success, NY 11042

3. Name and location of development: 520 Chestnut Ridge Road

Block: 202 Lot: 4 Section: 2

4. Location of nearest intersection of abutting street with other public streets:
Chestnut Ridge Road and Tice Boulevard

5. Map dated: 1/10/2020 Prepared by: Bohler Engineering

Preliminary and Final Site Plan for Brighton Norse Realty, LLC
Entitled: Proposed Whole Foods Supermarket, 500 Chestnut Ridge Road, Borough of Woodcliff Lake,
Bergen County, NJ Tax Map Sheet 2, Block 202, Lot 4

6. Present use: Multi-tenant shopping center

7. Proposed use: Multi-tenant shopping center

8. Lot area: 315,182 sf Building area: +/- 70,150 sf

9. Building area (total): +/- 70,150 sf No. of parking spaces: 401 existing; 406 proposed

10. Property part of N/A

granted on N/A

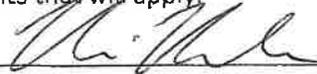
11. Area in acres of any additional adjoining land owned by owner or applicant:
N/A

12. Does this constitute:

(a) New application as expansion/renovation of existing building.

(b) Revision or resubmission of a prior application.

13. Attach a copy of any deed restrictions or covenants that will apply.

Signature: 

Title: MANAGER

BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW INFORMATION

Name of Business: Brighton Norse Realty, LLC

Proposed Business Address: 500 Chestnut Ridge Road, Woodcliff Lake, NJ 07677

Business type: Multi-tenant shopping center

Type of building construction: Non-combustible, non-fireproof steel construction at the main structure. Floor and roof at the mezzanine is fireproof. Construction type IIB.

Total square foot of new or added structure: No square footage is being added to the building. Appurtenances such as exterior stairs, ramps and dock access are being added as exterior elements.

Will structure be equipped with fire alarm system: Yes

Site plan must have the following items indicated on them for proper review:

1. Yard fire hydrant locations.
2. "No Parking or Standing Fire Lane or Fire Zone" signs and proper stripping indicated (follow attached diagram).
3. Fire Sprinkler Siamese connection location.
4. All entrance and exits from parking areas with proposed dimensions (minimum width for fire lane is 25'-0").

The submitted site plan will be reviewed by the Bureau and returned with the areas of required stripping and parking signs indicated on them if they are not already indicated on plans for final approval.

A final as built site plan with all proper "fire lane" and "No parking" stripping and signs must be submitted to the Bureau of Fire Prevention upon final Planning Board review and approval.

Bureau of Fire Prevention

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

COUNTY OF _____ ss.

Uri Moché, of full age, being duly sworn according to law, deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to and subscribed before me

this 28 day of JANUARY 2020



(Applicant to sign here)



(Notary Public)
HEDY L. LAZAR
NOTARY PUBLIC, State of New York
No. 01LA4888051
Qualified in Nassau County
Commission Expires March 23, 2023

AFFIDAVIT OF OWNERSHIP

STATE OF NEW ^{YORK} JERSEY
COUNTY OF NASSAU ss.

Uri Moché, of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 2001 MARCUS AVE, SUITE W183, in the VILLAGE of LAKE SUCCESS in the county of NASSAU and State of New York, that BRIGHTON NORSE REALTY LLC is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the municipality aforesaid, and known and designated as Number: BLOCK 202, LOT 4

Sworn to and subscribed before me

this 28 day of JANUARY 2020



(Owner to sign here)



(Notary Public)
HEDY L. LAZAR
NOTARY PUBLIC, State of New York
No. 01LA4888051
Qualified in Nassau County
Commission Expires March 23, 2023

See attached

PLANNING BOARD – BOROUGH OF WOODCLIFF LAKE, N.J.

Cal. No. _____ Filed _____

LIST OF PROPERTY OWNERS SERVED

LOCAL PROPERTYOWNERS – Personal Service or Certified Mail

OUT-OF-TOWN PROPERTY OWNERS – Certified Mail

NOTICE: The list of required names and addresses shall be obtained from the Tax Assessor. This form shall be typewritten and shall clearly indicate the type of service, i.e. P.S. – Personal Service or Certified Mail Service. Each sheet must be certified by the Board clerk or Secretary.

NAME AND ADDRESS

TYPE OF SERVICE

Certified:

Board Clerk or Secretary



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

January 15, 2020

Price, Meese, Shulman & D'Arminio
Ms. Jennifer Gutierrez
50 Tice Boulevard
Suite 380
Woodcliff Lake, NJ 07677

Re: 200 Foot Property List
Block – 202 Lot- 4
Borough of Woodcliff Lake

Dear Ms. Gutierrez,

Per your request, the attached list is the current owners of property according to the 2020 Tax Duplicate in the Borough of Woodcliff Lake that are within 200 feet of the above properties.

I have also attached a listing of utilities that require notification from you. Please note that the Municipal Lease Act requires notice of hearings and applications for certain development approval. It is recommended that Public Utilities and Cable Companies owning land or facilities and/or possessing Rights of Way and Easements within the Borough of Woodcliff Lake be notified via certified mail. Please see the attachments for contacts and addresses.

If you have any questions please contact me at the above phone number or on my cell phone, 201-906-2469.

Sincerely,


James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

01/15/20 Page 1 of 1

200 FOOT LIST FOR BLOCK-202 LOT-4
520 CHESTNUT RIDGE ROAD

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
202	4		4A	BRIGHTON NORSE REALTY LLC A&P TEA CO., 2 PARAGON DR MONTVALE, NJ 07645	520 CHESTNUT RIDGE RD	FORMER 4.Q & 4.QQ
202	4.01		4A	H Y2 530 CHESTNUT RIDGE LLC 125 E. ELM ST., SUITE 400 CONSHOHOCKON, PA. 19428	530 CHESTNUT RIDGE ROAD	
202	4.02		4A	H Y2 470 CHESTNUT RIDGE LLC 125 E. ELM ST., SUITE 400 CONSHOHOCKEN, PA. 19428	470 CHESTNUT RIDGE RD	
301	3.01		4A	CAPSTONE TICE BLVD LLC 44 HACKENSACK AVE #800 HACKENSACK, NJ 07601	50 TICE BOULEVARD	
301.01	3.01		4A	WS TICE'S CORNER MKT, C/O DA REALTY PO BOX 5040 WESTPORT, CT 06881	MALL CHESTNUT RIDGE RD	401.01-2&3
301.01	3.02		4A	TICE ASSOC & MAHONEY ASSOC.%R.TICE THOMSON REUTERS/BOX 2609 CARLESBAD, CA 92018	BANK-CHESTNUT RIDGE ROAD	

OWNERS & ADDRESS REPORT

Block	Lot	Property Owner	Address
			Garden State Parkway
			Borough of Montvale, NJ

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

OPTIMUM
GENERAL MANAGER
40 POTASH ROAD
OAKLAND, NEW JERSEY 07436

BERGEN COUNTY UTILITIES AUTHORITY
PO BOX 9
LITTLE FERRY, NEW JERSEY 07643

SUEZ
69 DE VOE PLACE
HACKENSACK, NEW JERSEY 07601

VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07926

PUBLIC SERVICE ELECTRIC & GAS
CORPORATE SECRETARY
80 PARK PLACE
NEWARK, NEW JERSEY 07101

PARK RIDGE WATER UTILITY
CORPORATE SECRETARY
53 PARK AVENUE
PARK RIDGE, NEW JERSEY 07656

BERGEN COUNTY DEPT. OF PLANNING &
ECONOMIC DEVELOPMENT
JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY
ENGINEER
ONE BERGEN PLAZA, 4TH FLOOR
HACKENSACK, NEW JERSEY 07601-7000



Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

www.montvale.org

Ph: 201-391-5700

Fx: 201-391-9317

January 27, 2020

Jennifer Gutierrez, Legal Assisstant
Price, Meese, Shulman & D'Arminio, PC
50 Tice Blvd-Suite 380
Woodcliff Lake, NJ 07677

RE: Certified Property List of all the Properties within 200' of 250 Chestnut Ridge Road, Woodcliff Lake, NJ

Dear Jennifer:

As per your request, enclosed please find a certified list of the property owners within 200' of the above referenced Woodcliff Lake properties and a list of utilities that also need to be notified in Montvale.

If you require any additional information or have any questions, please do not hesitate to contact me.

Sincerely,

R. Lorraine Hutter
Land Use Administrator

/rlh

Enclosure

**BOROUGH OF MONTVALE
200' PROPERTY OWNERS LIST FOR 520 CHESTNUT RIDGE ROAD, WOODCLIFF LAKE, NJ**

Block	Lot	Owner Name	Owner Address	Owners City and St	Zip Code
3301	1	BRIGHTON NORSE RLTY LLC	2001 MARCUS AVE STE W-183	LAKE SUCCESS, NY	11042
3301	2	H'Y2 530 CHESTNUT RIDGE LLC	125 E. ELM ST.SUITE 400	CONSHOHOCKEN,PA.	19428

This is a 200' certified property list for the above referenced property of Montvale properties that border the Woodcliff Lake address listed above.



R. Lorraine Hutter, Land Use Administrator

Date: January 27, 2020



Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

www.montvale.org

Ph: 201-391-5700
Fx: 201-391-9317

Revised -June 2018

ZONING BOARD/PLANNING BOARD UTILITIES

ATTN: Corporate Secretary
Verizon
P.O. Box 4835
Trenton, NJ 08650-4835

ATTN: Mgr. Corporate Properties
Public Service Electric & Gas
80 Park Place
Newark, NJ 07101

ATTN: General Manager
Cablevision
235 West Nyack Road
West Nyack, NY 10994

ATTN: Corporate Secretary
Suez-North America
461 From Road # 400
Paramus, NJ 07652

Planning Board
County of Bergen
One Bergen Plaza
Hackensack, NJ 07601

ATTN: Clerk's Office
Borough of Montvale
12 Mercedes Drive 2nd flr
Montvale, NJ 07645-1816

Dominic L. DiSalvo PE, BCEE
Director of Engineering
Bergen County Utilities Authority
Foot of Merhof Road
P.O. Box Nine
Little Ferry, NJ 07643

Tenneco, Inc.
Tennessee Gas Pipeline Division
P.O. Box 4372
Houston, TX 77210

NJ Transit Corp. Headquarters
One Penn Plaza
Newark, NJ 07105

Orange & Rockland Utilities, Inc.
390 West Route 59
Spring Valley, NY 10977-5300
Attn: E. M. McDonough
Senior R.E. Representative

New Jersey Highway Authority
Garden State Parkway
GSP Division
King George Post Road
Woodbridge, NJ 07095-5050

NJ Dept of Transportation
1035 Parkway Avenue
Trenton, NJ 08625



County of Bergen - New Jersey

PARCEL VIEWER



520 Chestnut Ridge Road, Wood X



Show search results for 520 Che...

501 ft

300ft

-74.070 41.042 Degrees

Parcel Map - Tax Maps	Parcel Map - Parcels	Parcel Map - Municipalities	Parcel Map - County	Parcel Map - Parcels _C			
Options	Filter by map extent	Zoom to	Clear selection	Refresh			
OBJECTID	PAMS_PIN	MUN	BLOCK	LOT	QCODE	LASTUPDATE	SC
243904	0236_3301_1	0236	3301	1			27
285486	0268_301_3.01	0268	301	3.01			26
285802	0268_202_4	0268	202	4			27

8 features 0 selected

BLQ: 202. 4.
Owner Name: BRIGHTON NORSE REALTY LLC

Tax Year: 2019 to 2020
Property Location: 520 CHESTNUT RIDGE RD

Tax Year: 2019		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total			
Original Billed:		161,995.63	161,995.62	166,654.54	165,085.04	655,730.83			
Payments:		161,995.63	161,995.62	166,654.54	165,085.04	655,730.83			
Balance:		0.00	0.00	0.00	0.00	0.00			

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
								655,730.83		655,730.83
								Original Billed		
01/31/19	1	Payment	001	5180007447	CK	6836	1 L-FREZZA	161,995.63	0.00	493,735.20
04/30/19	2	Payment	001	51800089498	CK	7068	35 L-FREZZA	161,995.62	0.00	331,739.58
08/05/19	3	Payment	001	5180010438	CK	7306	2 L-FREZZA	166,654.54	0.00	165,085.04
10/21/19	4	Payment	001	518-0011466	CK	7455	4 L-FREZZA	165,085.04	0.00	0.00

Tax Year: 2020		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total			
Original Billed:		163,932.71	163,932.71	0.00	0.00	327,865.42			
Payments:		0.00	0.00	0.00	0.00	0.00			
Balance:		163,932.71	163,932.71	0.00	0.00	327,865.42			

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								327,865.42		327,865.42
								Original Billed		

Total Principal Balance for Tax Years in Range: 327,865.42

Miscellaneous Payments for Date Range 01/01/19 to 12/31/20:											
Date	Type	Description	Date	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	Total
04/30/19	Payment	OPRA	030	8956	CK	7068	36 L-FREZZA		2.75	0.00	2.75
										<u>2.75</u>	

I verify that this information accurately reflects municipal tax records.

**Tax Collector
Woodcliff Lake Borough
Bergen County**



Block: 202

Lot: 4

Qualifier:

Owner: BRIGHTON NORSE REALTY LLC

Prop Loc: 520 CHESTNUT RIDGE RD

Account Id: 00000090

Year	Qtr	Type	Billed	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
2020	2		163,932.71			163,932.71	.00	163,932.71		
2020	1		163,932.71			163,932.71	.00	163,932.71		
2020		Total	327,865.42			327,865.42	.00	327,865.42		
2019	4		165,085.04			165,085.04	.00	165,085.04		
2019	3		166,654.54			166,654.54	.00	166,654.54		
2019	2		161,995.62			161,995.62	.00	161,995.62		
2019	1		161,995.63			161,995.63	.00	161,995.63		
2019		Total	655,730.83			655,730.83	.00	655,730.83		
2018	4		162,993.70			162,993.70	.00	162,993.70		
2018	3		167,369.84			167,369.84	.00	167,369.84		
2018	2		158,809.47			158,809.47	.00	158,809.47		
2018	1		158,809.48			158,809.48	.00	158,809.48		
2018		Total	647,982.49			647,982.49	.00	647,982.49		
2017	4		158,789.09			158,789.09	.00	158,789.09		
2017	3		162,736.57			162,736.57	.00	162,736.57		
2017	2		156,856.11			156,856.11	.00	156,856.11		

I verify that this information accurately reflects municipal tax records.

Tax Collector
Woodcliff Lake Borough
Bergen County



Other Delinquent Balances:

.00 Interest Date: 01/13/20

Other APR2 Threshold Amt:

.00 Per Diem:

.0000

Last Payment Date:

10/21/2019

TOTAL TAX BALANCE DUE

PLANNING BOARD – BOROUGH OF WOODCLIFF LAKE, N.J.

AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF

ss.

_____ of full age, being duly sworn according to law, deposes and says that he resides at _____ in the municipality of _____, County of _____, State of _____, that _____ is the applicant in a proceeding before the Planning Board of the Borough of Woodcliff Lake, N.J., being an application/appeal under the Zoning Ordinance relating to premises _____; that on _____, 20 _____, he gave written notice of the hearing on this appeal to each and all of the owners of property affected by said application as hereinafter set forth, and according to the list provided and in the manner indicated.

To _____
 Owner of Premises _____

The undersigned has made application to the Planning Board of the Borough of Woodcliff Lake, N.J., for _____ and a variance from the requirements of the Zoning Ordinance regarding with respect to premises known as _____

Which is within 200 feet of property owned by you. Copies of the application and drawings are available for review at Borough Hall, 188 Pascack Road, Woodcliff Lake, N.J., between the hours of 8:30a.m. and 4:30 p.m., Monday through Friday. PLEASE TAKE NOTICE, this matter is on the Board's calendar and a public hearing has been ordered for _____, 20 _____, at _____ p.m., in the Borough Hall, 188 Pascack Road, Woodcliff Lake, N.J., at which time you may appear either in person or by agent or attorney and present any comment or objection which you may have concerning this application.

This notice is sent to you by the applicant, by order of the Planning Board.

Respectfully,

Applicant

Sworn to before me this _____

Day of _____

A Notary Public of N.J.

(Signature of person who served the notices)

DISCLOSURE AFFIDAVIT

Pursuant to the requirements of New Jersey statute 40:55D-48.1, et seq., I, Uri Moché, hereby certify that the following is a true and complete list of the names and addresses of all individuals who own ten percent (10%) or more stock or other interest in the property located at 500 Chestnut Ridge Road also known as Block 202 Lot 4, for which an application has been filed with the Borough of Woodcliff Lake Planning Board.

I fully understand that failure to disclose any and/or all ownership parties with ten percent (10%) or more interest in the corporation/partnership or deliberately misrepresenting any facts thereon is sufficient grounds for disapproval of the application by the Board and can result in a fine as provided for by the statute.

<u>NAME</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
CHARLOTTE LEVINSKY	2001 MARCUS AVE, SUITE W183 LAKE SUCCESS, NY 11042	30.8%
MICHAEL LEVINE	2001 MARCUS AVE, SUITE W183 LAKE SUCCESS, NY 11042	15.2%
URI MOCHÉ	2001 MARCUS AVE, SUITE W183 LAKE SUCCESS, NY 11042	30.8%

By: 
Brighton Norse Realty, LLC

Sworn and subscribed to before me
this 27 day of JAN., 2020.


Notary Public

HEDY L. LAZAR
NOTARY PUBLIC, State of New York
No. 01LA4888051
Qualified in Nassau County
Commission Expires March 23, 2023

Borough of Woodcliff Lake Planning Board

Site Plan Checklist

The following checklist is designed to assist applicants in preparing site plans for Planning Board Review. Applicant should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets.

1. Marginal Information & Administrative Data

Any site plan(s) shall include and show the following information:

- The Site Plan shall be prepared by a professional engineer licensed in the State of New Jersey and duly signed and sealed. Said site plan shall be certified as to the accuracy of everything represented thereon. (1)
- Place for the signatures of the Chairman and of the Secretary of the Planning Board. (2)
- Place for the signature of the Borough Engineer. (3)
- The name and address of the applicant and the owner, and the name, address and title of the person preparing the plan, maps and accompanying data. (4)
- The municipal Tax Map lot and Block numbers of the lot or lots tax sheet number, and key location map, for all properties required to be on map or site plan. (5)
- Maps and plans shall include appropriate titles, a data, scale and north arrow on each map, plan or decision thereof. (6)
- The zone district in which the site in question is located, and the zone district or districts of all immediately adjoining properties. (7)
- The location, size, to the nearest tenth of an acre, and nature of the entire plot or tract in question, and any contiguous plot or tract owned by the applicant or in which the applicant has a direct or indirect interest even though only a portion of the entire properties involved in the site plan for which approval is sought; provided, however that if it is physically impossible to show the entire plot or tract or contiguous plot or tract on one (1) map, a key map thereof shall be submitted. (24)
- The property lines of all abutting properties, and properties within a distance of three (300) feet, together with the names and addresses of the owners as disclosed on the latest Tax Maps of the Borough of Woodcliff Lake as of the date of the site plan applications (26)
- N/A A site data box showing total building area, total area for driveways, roads and walkways, total landscaped area in square feet or acres whichever is appropriate.

2. Topography

X Topography of existing grades and proposed grades with contour intervals shown at two (2) foot intervals may be used for all slopes with a 10% grade or less; five (5) foot intervals may be used for all slopes with a grade in excess of 10%. All contour lines shall be referenced to the "New Jersey Geodetic Control Survey Datum." (8)

X Location of existing and proposed monuments with elevations.

3. Buildings & Structures

X The location of existing and proposed property lines, building set back lines, building set back lines buildings and structures, side line and rear yard distances with an indication of whether the existing structures will be retained or removed. (9)

X The existing and proposed principal building and all accessory structures, if any, with dimensions showing present and finished grade elevations at all corners and entrances of said structures, and the floor plans thereof, including the number of square feet to be occupied by the existing and proposed buildings.

X Complete building elevation drawings of any proposed structure or structures and any proposed appurtenances to be placed on any structure on the ground. (15)

X The present and proposed use of existing building and land and proposed structures. (18)

TBD The present and proposed number of unites and umber of tenants, employees or occupants of each unit. (19)

X Existing and proposed fire protection systems either water Freon or electric, this includes fire warning as well as protection. (21)

X Storage areas for refuse and garbage.

4. Parking areas, roads, driveways, walks, curbs, walkways, signs and lighting.

X The location, type, and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof, and all off-street loading areas where required, together with all the dimensions of all the foregoing on the site in question and within 200 feet of said site:

- a) Adjacent roadways, curbs, curb cuts, driveway entrances or exits within one hundred (100) feet of both sides of the lot and across the street.
- b) Sidewalk area with dimensions and construction cross section including location of existing or proposed street trees.
- c) Type of paving and construction cross section for parking, aisles and driveways, curbing, walkways, exterior stairways and railings. (17)

X All existing and proposed signs, lighting standards and utility poles, and their size, type of construction and location on the site. Information relating to the radius of light and intensity in foot candles. (13)

X The location, size and nature of all existing and proposed rights-of-way, easements, deed restrictions and other encumbrances which may affect the site in question, and the location, size and description of any lands contemplated to be dedicated to the Borough of Woodcliff Lake or the County of Bergen. (23)

X The location, names and widths of all existing and proposed streets, including cross sections and profiles, abutting the site in question and within two hundred (200) feet of

said site. The typical cross section of streets shall clearly indicate the type and width of pavement and location of curbs, sidewalks and shade tree planting areas. (25)

5. Drainage, storm & sanitary sewers and utilities.

X The location of existing physical features such as watercourses, depressions, ponds, marshes, brooks, water holes, poorly drained and swampy areas with previous flood elevations of these areas, as determined by survey and 100 year records if available; all rock outcroppings on the tract or on adjacent land with high points and percentage of total area; and outlines of wooded areas. (10)

X Soil survey data as made available by the U.S. Department of Agriculture, Soil Conservation Service indicating soil characteristics, depth of bedrock and other similar information as might be required by the Planning Board. (11)

W The location, type and size of existing and proposed catch basins, storm drainage facilities, including all required design data supporting the adequacy of the existing or proposed facility to handle future storm flows, and all utilities, both above and below the ground. The location of easements to accommodate all of the foregoing shall be clearly indicated on the plan. (16)

W Potable water system existing and proposed. (20)

W Plans and computations showing existing and proposed sewerage facilities serving the site, including the following:

- a) Location, size and slope of all sanitary sewer lines, pumping stations and connections to existing facilities.
- b) Location of any proposed sanitary sewage treatment, plans, together with evidence of submission of plans to the appropriate governmental agencies and the Borough Sewer engineer.
- c) The volume and content of sewage and waste to be produced. (22)

6. Landscaping and plantings.

N/A Landscaping and buffering plans showing existing and proposed screening around the perimeter of the site and in parking and off-street loading areas; location, size and type of plants and trees to be used in landscaping the site including parking areas; existing trees over 6" caliper 3' above base of trunk and natural wooded areas.