

LAND USE BOARD
BOROUGH OF ALLENDALE
Municipal Building
500 West Crescent Ave.
Allendale, NJ

The Regular Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on June 15, 2022 at 7:30 p.m. Formal action will be taken.

- I. CALL TO ORDER
 - A. Open Public Meetings Act Announcement
 - B. Salute to Flag
- II. ROLL CALL
- III. APPROVAL OF MINUTES
April 18, 2022 and May 18, 2022 Land Use Board Regular Meetings
- IV. RESOLUTIONS:
Application File No: LUB 2022-11
Resolution No.: 22-19
Applicant: James & Dana Boyle
Address: 415 Canterbury Drive, Allendale, NJ 07401
Block: 410 Lot: 3
Proposed: Family room addition and second floor bed and bath addition.
- V. PUBLIC HEARINGS:

Application File No: LUB 2022-10
Applicant: Shoeb Raziuddin & Shaziya Shaikh
Address: 109 E. Orchard Street, Allendale, NJ 07401
Block: 1901 Lot: 10
Proposed: New single family dwelling with walk out basement, driveway, walkway, rear patio and in ground swimming pool with patio surround. Pursuant to 270-64 B(2) and 270-54A
(carried from the meeting of April 18, 2022)
(carried to the meeting of June 15, 2022) APPLICATION WITHDRAWN

Application File No: LUB 2022-13
Applicant: TRTD Donuts Allendale, LLC
Address: 9 DeMercurio Drive
Block: 1806 Lot: 2
Proposed: Add drive-thru window and exterior improvements to Dunkin Donuts

Application File No: LUB 2022-12
Applicant: Allendale Nursing Home
Address: 85 Harreton Road, Allendale, NJ 07401
Block: 601 Lot: 7
Proposed: Courtesy/Conceptual Review – expansion of existing non-conforming use with variances for FAR and lot coverage.
(carried from the meeting of May 18, 2022)

- VI. OPEN TO THE PUBLIC FOR COMMENT
- VII. OTHER
- VIII. ADJOURNMENT

****AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE****

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 1806 Block(s) 2
Street Address 9 DeMercurio Drive, Allendale
Applicant TRTD Donuts Allendale, LLC Address 516 Highland Terrace, Brick, NJ 08723
Owner Allendale Realty Group, LLC Address 80 Godwin Avenue, Midland Park, NJ 07432
Lessee TRTD Donuts Allendale, LLC Address 516 Highland Terrace, Brick, NJ 08723
Last Previous Occupancy _____
Size of Lot 35,681 sf
Floor area ratio calculation 5243 sf/14.69%
Percentage of lot occupied by building(s) 13.18%
Height of building(s) 13' (+/-) stories 1 feet 9' interior
Set back from front property line 51.3' * _____ ft. From side (if corner lot) 35.1' ** _____ ft.
Zoning requirements – Frontage _____, side yards _____, set-back _____, rear yard _____
"Prevailing set-back" of adjoining buildings within one block <42'
Has there been any previous appeal involving these premises? no
If so, state character of appeal and date of disposition _____

Proposed use: retail restaurant/food sales, with drive-up

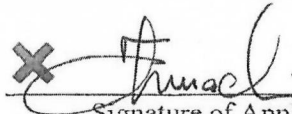
This application for a use variance includes an application for subdivision _____, site plan
X _____, conditional use X*** _____ approval.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION I SUBMIT THE FOLLOWING: (NOTE: All of these papers must be submitted with application.)

- (a) The original Zoning Review Application, signed by the Zoning Officer and/or a true copy of the Official order issued by the Zoning Officer and signed by him, where applicable.
- (b) Fifteen (15) copies of all application documents
- (c) Fifteen (15) copies of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified "location map" and clearly indicate such buildings and their approximate location, together with "prevailing set-back" dimensions.
- (d) Fifteen (15) copies of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions.
- (e) Fifteen (15) copies of List of Property owners served, indicating method of service on each, date of service, together with copies of the post office receipts, if any.
- (f) Fifteen (15) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

(File all copies with the Land Use Administrator when only a variance is sought.)

Date: 4/28/2022


Signature of Applicant or Agent

*2nd principal bldg. on same lot: frontyard setback 38.6'

**pre-existing non-conformance, no change

***application seeks use variance approval for drive-up & outdoor seating, and/or in the alternative, conditional use variance for outdoor cafe

ALLENDALE LAND USE BOARD
APPLICATION CHECK LIST

NAME TRTD Donuts Allendale, LLC BLOCK 1806 LOT 2

ADDRESS 9 DeMercurio Drive, Allendale

ZONE C-1 TYPE OF VARIANCE Use and/or in the alternative, conditonal use

BRIEF DESCRIPTION OF APPLICATION Upgrade of facade, installation of drive-up window and outdoor seating area. Drive-up requires use variance. Outdoor seating requires use variance and/or conditional use variance

SPECIFIC VARIANCE(S) REQUIRED Front yard, corner lot: 42' req'd, 35.1'/38.6' provided, pre-existing;
Min. Parking space size, 10' x 20' req'd, 9' x 18' provided, pre-existing

| ADMINISTRATIVE REQUIREMENTS | STATUS |
|---------------------------------|--------|
| 1. Application form complete | _____ |
| 2. Fee paid | _____ |
| 3. Denial by Building Inspector | _____ |
| 4. Affidavit of Service | _____ |
| 5. Proof of Publication | _____ |
| 6. Taxes Current | _____ |
| 7. Plot Plan | _____ |
| 8. Maps | _____ |
| 9. Photographs | _____ |
| 10. Email address | _____ |
| 11. Miscellaneous | _____ |

Date



Applicant's Signature

REQUIRED MATERIALS AND CHECKLIST FOR
ALLENDALE LAND USE BOARD HEARINGS

This checklist and attached sample drawings are provided to ensure that you or your professionals are prepared for your hearing and that your application is complete. All items should be supplied to the extent that they are applicable to the specific application. If information is insufficient or missing, the board may deem your application incomplete and adjourn your hearing until it receives all necessary documentation. Please create 15 packets of the below information.

I. PROVIDE AN ACCURATE SURVEY FOR THE PROPERTY IN QUESTION WHICH CONTAINS THE FOLLOWING INFORMATION:

- X 1. Footprint of existing buildings or structures.
- X 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- X 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- X 4. The location and dimensions of steps, patios, driveways, decks, pools and all other improved impervious areas and their precise distances to nearest property line and structures.
- X 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- X 6. The precise distances from all property lines to the closest point of the proposed construction.

II. AN ENLARGED TAX MAP DEPICTING PROPERTY IN QUESTION AND ITS RELATIONSHIP TO NEIGHBORING PROPERTIES.

- X 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.
- X 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.

III. STRUCTURAL DIMENSIONS:

- X 1. All dimensions of existing building or structure.
- X 2. All dimensions of proposed building or structure.

- X 3. Height of existing building or structure.*
X 4. Height of proposed building or structure.*
*(height to be measured from lowest point of the ground that abuts the foundation of the structure to the highest point on the roof.)

- X 5. Front, rear and side elevations of the proposed structure.

IV. FLOOR PLANS.

- X 1. Floor plans of the existing interior of the building containing all relevant dimensions.
X 2. Floor plans of the interior of the proposed construction containing all relevant dimensions.
X 3. Precise square footage of the existing building.
X 4. Precise square footage of the proposed construction.
X 5. Floor area ratio calculation pursuant to Section 270-63 of the zoning ordinance (required for all applications)

V. PHOTOGRAPHS.

- X 1. Photographs of the property in question and existing improvements may be helpful to the Board in presenting your information.
X 2. Photographs of views from the existing building or structure to neighboring properties and buildings which show existing plantings or other buffers are also helpful and may be requested by the Board.

(All photographs should be taken by you or someone who can testify to the Board as to when they were taken and that the photographs represent an accurate depiction of what they saw at the time.)

VI. LANDSCAPING AND LAND FEATURES.

- X 1. The survey, plat or plan should locate and describe any proposed landscaping to be done in connection with the application.
X 2. The location of any unusual property features should be indicated, such as flood plain, streams, wooded areas, rock outcroppings or steep slopes.

VII. PREVIOUS APPLICATIONS.

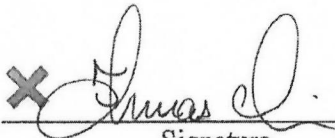
- ____ 1. Applicants should be prepared to discuss prior applications to the Land Use Board, Board of Adjustment and Planning Board and the results thereof.

- VIII. Any additional information which may be deemed necessary by the Land Use Board, its Consultants or Borough departments and agencies.

NOTE: ALL DIMENSIONS AND DISTANCES MUST BE DEPICTED TO SCALE ON DRAWINGS AND PLANS. *11 x 17 plans and PDF.*

Any questions regarding your hearing or the checklist should be directed to the Land Use Administrator at the Borough of Allendale Municipal Building 201-818-4400 x2#2. Please submit fifteen (15) packets with copies of all drawings and plans to the Land Use Administrator at least ten (10) days prior to the hearing. It is suggested that the property owner refer to the appropriate building code to assure proper engineering and construction techniques, or to secure the services of a local, reputable architect and/or engineer.

4/28/2022
Date


Signature

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM
BOROUGH OF ALLENDALE, NEW JERSEY

TO THE APPLICANT: COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

NOTICE OF APPEAL OF
ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of _____
shows that on or about the _____ day of _____, 20____
an application to the Zoning Official for the purpose of (describe intended
action) _____

_____ on the premises located at (street address) _____
Block _____ Lot _____

as shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that
after due consideration the Zoning Enforcement Officer did on the _____ day of _____, 20____
decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement
Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of
appeal with said Officer, together with the required fee of _____, and requests that
action of the Zoning Enforcement Officer be reversed or modified as the facts may be
determined, and applicant further requests that a day be fixed for hearing on this appeal and
states that the proper notice will be given to all owners of property situated within two hundred
(200) feet of the property specified above, and others as required by Statute.

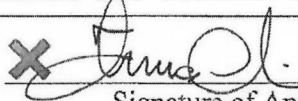
APPLICATION FOR VARIANCE

TO THE LAND USE BOARD:

An application is hereby made for a (~~Hardship~~) (~~Floor Area Ratio~~) (Use) variance from the terms
of Article(s) and Section(s) _____

_____ of the Zoning Ordinance so as to
permit a drive-up window (prohibited use), and attendant driveway

~~_____ improvements, and an outside dining area/patio, and/or in the~~
~~_____ alternative conditional use variance for outdoor cafe~~


Signature of Applicant

FEENEY & DIXON, L.L.C.

COUNSELLORS AT LAW

DAVID C. DIXON†
JOHN F. FEENEY
(1939-2019)
†MEMBER NJ AND DC BAR

620 NEWARK POMPTON TURNPIKE, SUITE TWO
POMPTON PLAINS, NEW JERSEY 07444
(973) 839-5100 FAX (973) 839-4203
E-MAIL: LAWOFFICE@FEENEYDIXON.COM

April 29, 2022

Borough Clerk
Borough of Allendale
500 W. Crescent Avenue
Allendale, New Jersey 07401

Re: Application for site plan, & variance (bulk, use and/or conditional use) approval(s)
Applicant: TRTD Donuts Allendale, LLC
Owner(s): Allendale Realty Group, LLC
Property(ies): 9 DeMercurio Avenue
Block 1806, lot 2

Dear Sir/Madam:

The undersigned represents the applicant, TRTD Donuts Allendale, LLC, herein. Enclosed herewith please find fifteen (15) sets of the following for filing herein:

- a) Description of Proposed Structure or Use (Incl. Application Checklist, and Required Materials and Checklist for Allendale Land Use Board Hearings);
- b) Borough of Allendale Land Use Board, Application for Development, including:
 - i. Disclosure Statement (Appendix A);
 - ii. Variance or Waiver Relief (Appendix B); and,
 - iii. Variance or Waiver Relief (Schedule, Appendix C);
- c) Checklist for Submissions of Development Applications (Schedule A);
- d) Waiver Request/Justification Letter, Ensureplan, Inc., William E. Scott, PE, dated 4/27/2022;
- e) Site photographs (Google Streetview; DeMercurio Drive & West Allendale Rd (2));
- f) Site Plan(s), entitled "Site Plan TRTD Donuts Allendale, LLC, Lot 2 in Block 1806, situated in the Borough of Allendale, Bergen County, NJ", dated 10/5/2021, revised to 3/24/2022, prepared by Ensureplan, Inc., William S. Scott, P.E., consisting of five (5) sheets, as follows:
 - i. Sheet 1 of 5, Site Plan – Radius Map, TRTD Donuts Allendale, LLC
 - ii. Sheet 2 of 5, Existing Conditions Survey for TRTD Donuts Allendale, LLC;
 - iii. Sheet 3 of 5, Site Plan (Dimensions and Circulation);
 - iv. Sheet 4 of 5, Site Plan Details, TRTD Donuts Allendale, LLC; and,

- v. Sheet 5 of 5, Site Plan, Grading & Landscaping, TRTD Donuts Allendale, LLC
- g) Architectural Plans, entitled "Dunkin' Remodel Construction Drawings", dated 4/25/2022, prepared by tk studio, llc, Kimberley Dechen, RA, consisting of two (2) sheets (A-4.0, Exterior Elevations Front & Right Side; A-4.1, Exterior Elevations Rear & Left Side); and,
- h) Application summary, dated April 28, 2022, prepared by David C. Dixon, Esq., Feeney & Dixon, LLC


We are also enclosing herewith, our check(s)(2), in the sum of \$1,150.00 & \$1,600.00, representing, respectively, our application fee(s) and escrow deposit(s).¹ Please file the same, determine completeness, and advise if this matter may be scheduled for the next, available hearing date in May, 2022.

Please advise if you should require anything further. Thank you.

Very truly yours,

FEENEY & DIXON, LLC
Attorneys for the Applicants

BY:



David C. Dixon, Esq.

Enclosures (ck. #3578 & 3579)

C: client

¹ Application fee: \$1,150.00 (Site plan: \$150; Use variance: \$500; and, bulk variance: \$500); and, Escrow deposit: \$1,600.00 (Site plan: \$1,000; and, Variance: \$600)

TRTD DONUTS ALLENDALE, LLC.
15 W. ALLENDALE AVENUE
ALLENDALE, NJ 07401

3578

55-136/312
775

April 21, 2022 Date

Pay to the Order of Borough of Allendale \$ 1,150⁰⁰
One thousand one hundred and fifty ⁰⁰/₁₀₀ — Dollars



Bank

America's Most Convenient Bank®

For Application Fee

[Signature]

MP

⑆031201360⑆ 3453866169 3578

TRTD DONUTS ALLENDALE, LLC.
15 W. ALLENDALE AVENUE
ALLENDALE, NJ 07401

3579

55-136/312
775

April 21, 2022 Date

Pay to the Order of Borough of Allendale \$ 1,600⁰⁰
One thousand and six hundred ⁰⁰/₁₀₀ — Dollars



Bank

America's Most Convenient Bank®

For Escrow

[Signature]

MP

⑆031201360⑆ 3453866169 3579

Schedule A

CHECKLIST FOR SUBMISSIONS OF DEVELOPMENT APPLICATIONS

LAND USE BOARD OF THE BOROUGH OF ALLENDALE

NAME OF APPLICANT: TRTD Donuts Allendale, LLC
 NAME OF OWNER OR DEVELOPMENT NAME: Allendale Realty Group, LLC
 LOT 2, BLOCK 1806
 DATE OF APPLICATION _____

An application for development shall not be considered complete until all the material and information specified below has been submitted unless, upon receipt of written request from the applicant, a specific requirement is waived by the municipal agency, or the agency otherwise deems a requirement inapplicable to the application. Certification of completeness or a Notice of Deficiencies shall be made, and any request for waiver shall be granted or denied, within 45 days of the filing of the application with the municipal agency.

No public hearing shall be scheduled for an application until the same has been deemed complete by the appropriate administrative officer or otherwise as permitted by the law.

Schedule "A" – General Requirements.

(Applicable to all applications)

1. Fifteen (15) copies of the appropriate application form(s), completely filled in and filed with the appropriate administrative officer. If any item is not applicable to the Applicant, it should so be indicated on the application form(s).
2. Certificate of Borough Tax Collector that all taxes and assessments on the property are paid.
3. Receipt indicating that fees and escrow deposits are paid pursuant to schedule.
4. Fifteen (15) copies of any required plot plan, site plan, or subdivision plan, clearly and legibly drawn at a scale of not smaller than 1 inch = 100 feet. Said plans to be prepared by a licensed engineer or land surveyor of the State of New Jersey as applicable with name address and seal of preparer on plat. Entire tract to be shown on one sheet.

| Complies | Deficient | Waiver Request |
|----------|-----------|----------------|
| X | | |
| x | | |
| x | | |
| X | | |

5. Affidavit of ownership. If Applicant is not the owner, Applicant's interest in land; e.g. tenant, contract/purchaser, lienholder, etc.
6. One of the following:
 - a) A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands, or ,
 - b) A letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands
 - c) A copy of any application made to the N.J.D.E.P for any permit concerning a proposed regulated activity in or around freshwater wetlands.
 The Land Use Board may waive the above requirements where it can be established by the applicant and verified by the board and its professionals that no wetlands exist on site or no contiguous property owned by the applicant.
7. If Applicant is a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S. 40:55D-48.1 et seq.
8. Number and name(s) of witnesses and their expertise, if any.
9. Statement as to any requirements for which waiver is sought together with statement of reasons why waivers should be granted.
10. In subdivision and site plan applications for residential construction, a certification of the applicant or the applicant's engineer that the application complies with all requirements of the Residential Site Improvement Standards or other applicable regulations adopted by the Department of Community Affairs. If exceptions or waivers from such standards are sought, a statement of the hardship claimed, the reasons and conditions justifying the same and identification of any danger to health, safety or welfare resulting from adherence to said standards.

| | | |
|-----|--|---|
| X | | |
| | | X |
| X | | |
| X | | |
| | | X |
| N/A | | |

Schedule "B" – Plat Specifications for Site Plans and Subdivisions

General Information on Plat

1. Metes and bounds description of parcel in question based upon current land survey information.
2. Property line shown in degree, minutes and seconds.
3. Key map showing location of tract to be considered in relation to surrounding area, within 500 feet
4. Title block containing name of applicant, preparer, lot and block number, date prepared, date of last amendment and zoning district.
5. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.
6. Scale of map, both written and graphic.
7. North arrow giving reference meridian.
8. Space for signature of Chairman and Secretary of the Municipal Agency.
9. Names of owner and all property owners within 200 feet of subject property.
10. Location of existing and proposed property and structures with dimensions in feet up to the nearest two decimal places, with setback, side yard and rear yard distances for existing structures and with building envelope of each proposed lot formed by minimum front, rear and side yard distances.
11. Schedule of Zone Requirements for zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed.
12. Acreage of affected parcel to the nearest hundredth of an acre.
13. Delineation of proposed lots, specifying areas of lots in acres, if on acre or over, and in square feet.
14. Provide a Polaroid or other similar photograph of the premises in question taken from the opposite side of the street.
Natural Features and Topography
Topography of the site and within 200 feet thereof.
15. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% grade-2 feet; over 10% grade- 5 feet.
16. Cliffs and rock outcroppings.(Preliminary Site Plans and major subdivision only.)

| Complies | Deficient | Waiver Request |
|----------|-----------|----------------|
| | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| N/A | | |
| | | X |
| | | X |
| N/A | | |

17. Location of flood plains or flood hazard areas.
18. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.
19. Aquifer recharge areas, including safe sustained ground water yield.
20. Wooded areas indicating predominant species and size.
21. Location of trees 6 inches or more in diameter, as measured one foot above ground level, outside of wooded area, designating species of each. (Preliminary Site Plans and major subdivision only.)
22. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.
23. All areas to be disturbed by grading or construction. Man-made Features On Site And Within 200 Feet Thereof
24. Location of existing structures and their setbacks from existing and proposed property lines.
25. Location of existing easements or rights of way including power lines.
26. Location of existing railroads, bridges, culverts, drain pipes, water and sewer mains and other man-made installations affecting the tract.
27. Location of existing wells and septic systems on the property and within 100 feet.
28. Plans and profiles of proposed utility layouts such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems. (Major site plans and subdivisions only.)
29. Location and description of monuments, whether set or to be set. (Preliminary Site Plans and major subdivision only.)
30. Plans, profiles and cross-sections of all proposed streets and private roadways on the property and within 200 feet of the tract.
31. Indication of required road dedication.
32. Road orientation (as it relates to energy conservation)
33. Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.
34. Proposed sign easements where required.
35. Proposed drainage easements where required.
36. Natural resource inventory information including:
 - a) Soil types as shown by the current Soil Conservation and Survey Maps.

| | | |
|-----|--|---|
| X | | |
| X | | |
| N/A | | |
| X | | |
| N/A | | |
| X | | |
| X | | |
| X | | |
| X | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| X | | |
| N/A | | |
| N/A | | |
| N/A | | |
| | | X |

- b) Soil depth to restrictive layers of soil.
 - c) Soil depth to bedrock
 - d) Permeability of the soil by layers.
 - e) Height of soil water table and type of water table
 - f) Flood plain soil (status).
 - g) Limitation for foundation
 - h) Limitation for septic tank absorption field (only where septic tank is proposed to be used.)
 - i) Limitation for local road and streets
 - j) Agricultural capacity classifications
 - k) Erosion hazard.
37. Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included. (Preliminary Site Plans and major subdivision only.)
38. Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.
39. Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.
40. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.
41. Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the Applicant is entitled to such waiver.
42. Proof that application has been made to the Bergen County Planning Board.
43. Proof that a Soil Erosion and Sediment Control Plan has been submitted to the B.C.S.C.D. if more than 5,000 square feet of ground is to be disturbed.
44. An environmental impact statement if required.

| | | |
|-----|--|---|
| | | X |
| X | | |
| X | | |
| | | X |
| N/A | | |
| X | | |
| X | | |
| N/A | | |
| | | X |

BOROUGH OF ALLENDALE LAND USE BOARD
APPLICATION FOR DEVELOPMENT

Application No. _____ Application Perfected _____
Filing Date _____ Nature of Disposition _____
Time Limitation Date _____ Date of Disposition _____
Notice of Incomplete Application _____

SECTION I. APPLICANT HEREBY APPLIES FOR:

| | |
|---|----------------------------------|
| _____ Concept Review | Fee Paid _____ |
| <input checked="" type="checkbox"/> Preliminary Site Plan Approval | Legal & Engrg. Escrow Paid _____ |
| <input checked="" type="checkbox"/> Final Site Plan Approval | Taxes Paid _____ |
| <input checked="" type="checkbox"/> Sketch Plan Review and Classification | |
| _____ Minor Subdivision Approval | |
| _____ Major Preliminary Subdivision | |
| _____ Final Subdivision | |
| <input checked="" type="checkbox"/> Variance Relief Pursuant to 40:55D- 60 (c) | |
| _____ Subdivision or Site Plan Deviation relief | |
| _____ Modification or Waiver of Subdivision or Site Plan details | |
| <input checked="" type="checkbox"/> Conditional Use Approval | |
| _____ Other (Please Specify) <u>Use variance (drive-up & outdoor seating), and/or, in the alternative conditional use</u> | |
| ----- <u>variance (outdoor cafe)</u> ----- | |

SECTION II.

A. APPLICANT INFORMATION:

1. Name of Applicant: TRTD Donuts Allendale, LLC Phone: 908-692-1502
Address of Applicant: 516 Highland Terrace, Brick, NJ
(If Applicant is other than an individual, complete Appendix A – Disclosure Statement)
2. Name and Address of Applicants Attorney, If Any:
David C. Dixon, Esq., Feeney & Dixon, LLC, 620 Newark Pompton Tpk. Ste. 2, Pompton Plains, NJ 07444;
lawoffice@feeneydixon.com; 973-839-5100, 973-839-4203 (fax)
3. Name and Address of owner of premises : Allendale Realty Group, LLC, 80 Godwin Ave., Midland Pk., NJ 07432
4. Correspondence is to be Addressed and Mailed as Follows :
David C. Dixon, Esq., Feeney & Dixon, LLC, 620 Newark Pompton Tpk., Ste. 2, Pompton Plains, NJ 07444
5. The Premises Which Are the Subject of this Application Are Known as :
9 DeMercurio Drive and
are shown as Lot 2 in Block 1806 on Sheet # 18 of
_____ Tax Map.
6. The size of the premise is 35,681 sf square feet; 0.82 ac acres.
Frontage: _____ ; Depth: _____.

7. The zone district in which premise are located is C-1
8. Now located on premise is a Dunkin donuts restaurant & bank
9. The date of the last deed of record is 8/9, 2000 which deed was recorded in the Deed Book 8295 at page 610.
10. The grantee(s) named in said deed were Allendale Realty Group, LLC.
11. The interest of the applicant in premise, if other than the owner, is:
Tenant (ground)

B. SUBJECT PROPERTY SITE DATA

Location: 9 DeMercurio Drive

(Street Address, Cross Streets or Other Identifications)

Tax Map: Page(s): 18 Block(s): 1806 Lot(s): 2

Dimensions:

Frontage: 404 feet Depth: 105 feet Total Area: 0.82 ac feet/acres

Present Zoning District: C1

Present Use of Subject Property: Dunkin Donuts (retail food sales) & Bank

Is the property located on a Municipal ☒ County _____ or Private _____ Road?

Proposed Use/Change _____

Describe in detail the exact nature of the application and to the changes to be made to the subject property, including proposed use of premise.

Installation of drive-up window, with driveway, and outdoor seating area (outdoor cafe)

Proposed Number of Buildings: 2

Proposed Gross Floor Area of all structures: 4702 Sq. Ft.

Percentage of coverage by buildings: 13.18%

Percentage by impervious cover: 52%

Number of existing lots: 1 Proposed number of lots: 1

Proposed No. of dwelling units: none

Proposed area to be disturbed : 4000 Sq. Ft.

Existing Building Height: 13.3'

Proposed Building Height: 13.3'

Anticipated Number of Employees per Shift: _____ Hours of Operation: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on property:

Existing: ☒ Yes ☐ No Proposed: _____

Attach legible copies of deed restrictions. **Stream encroachment line (circa 1975)**

Does the within proposal affect a Municipal or State designated historic site and/or building? Yes ☐ No ☐

C - ZONING DATA: SEE ZONING SCHEDULE ANNEXED AS APPENDIX C

(State current zone in which lot(s) is located)

D - EXISTING CONDITIONS: (Attach additional sheets containing responses to the following);

1. Are there any buildings or signs now on the site? ☒ Yes ☐ No If yes, which if any, is the applicant proposing to remove.

None

2. Is the applicant proposing to erect new signs on the site? Yes ☒ No ☐ If yes, describe proposed sign locations, sign design, dimensions as depicted on plans and state whether the proposed sign(s) comply with Borough sign ordinance.

3. Is the applicant proposing the removal of any existing fences? Yes ☒ No ☐ Describe and state whether proposed fence(s) comply with the Borough Fence Ordinance.

4. Is the site in conformance with the Zoning Ordinance of the Borough? ☐ Currently, yes; as proposed, no. Use ☐ variance required for drive-up & outdoor seating area (or conditional use variance)
5. Identify the soils at the site, using the U.S. SCS descriptions. What percentage of the site is covered by each soil type.

| Soil Map Unit | Percentage Cover | Acidity | Erodibility | Drainage |
|---------------|------------------|----------|-------------|----------|
| UR Urban Land | 100% | unranked | low | poor |

6. Describe dominant flora and fauna at the site.

Deciduous oak species

7. Are there threatened or endangered wildlife and/or vegetative species at the site? Yes _____ No X
8. What is the source of information leading to your conclusions about threatened or endangered wildlife or species?

NJ Geoweb

9. If endangered or threatened species are associated with the site, list them below.

10. Percentage of site with

0 to 10% slopes: 100

10 to 15% slopes:

15 to 20% slopes:

20% slopes:

E. REVISIONS TO APPROVED PLANS: Please indicate prior Allendale LUB application numbers, the original requirements of the approved plan and the requested change or revision (attach separate sheet if necessary).

Section III. APPLICATION INFORMATION

A. Does the current owner or the applicant now own or have any interest in any other property which adjoins the premises which are the subject of this application? _____ Yes X No
(If yes, describe the contiguous property by reference to the current tax map of Borough of _____)

B. Have the premises which are the subject of this application been the subject of Land Use Board action?
X Yes _____ No Upon information & belief, yes
(If yes, please attach a copy of the Land Use Board resolution to this application)

C. Are the premises which are the subject of this application located within 100 feet of a brook or located on a county road? X Yes _____ No. Do the said premises consist of more than one acre in area?
_____ Yes X No – Does the proposed improvement on said premises involve the installation of more than five parking spaces? _____ Yes X No

D. Is any portion of the premises which are the subject of this application intended to be dedicated or reserved for the public use? _____ Yes X No

E. If this application is for final subdivision approval, does the final plat follow exactly the preliminary plat in regard to details and area covered? n/a Yes n/a No If not, indicate material changes

F. If this application is for variance relief, has a decision been rendered or an order issued by the Borough Director of Buildings and Inspections? _____ Yes X No

I. The details of the within application are shown on a certain plan entitled
Site plan, TRTD Donuts Allendale LLC; Lot 2, Block 1806

Said plan is comprised of 5 sheets.

Section IV. INFORMATION TO BE SET FORTH IN APPENDIX B.

- i. If this application is for various relief, pursuant to 40:55D-60 (c), please set forth in Appendix B, Section 1, hereof, all of the information requested.
- ii. If this application is for subdivision or site plan standards relief, please set forth in Appendix B, Section 2 hereof, all of the information requested.
- iii. If this application is for modification or waiver of site plan or subdivision details, please set forth in Appendix B, Section 3 hereof, all of the information requested.

Section V. AUTHORIZATION BY OWNER

_____ is hereby authorized to file the within application with
the Borough Clerk of the Borough of _____.

Dated: _____ /s/ see signature attached

OWNER

Section VI. CERTIFICATION BY APPLICANT

The undersigned applicant does hereby certify that all of the statements contained in this application are true.

Dated: _____ /s/ see signature attached

APPLICANT

I. The details of the within application are shown on a certain plan entitled _____

Said plan is comprised of _____ sheets.

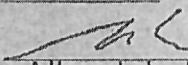
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- iii. If this application is for modification or waiver of site plan or subdivision details, please set forth in Appendix B, Section 3 hereof, all of the information requested.

Section V. AUTHORIZATION BY OWNER
TRTD Donuts Allendale, LLC

_____ is hereby authorized to file the within application with
the Borough Clerk of the Borough of Allendale.

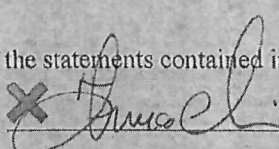
Dated: 4/19/22


Allendale Realty Group LLC
OWNER

Section VI. CERTIFICATION BY APPLICANT

The undersigned applicant does hereby certify that all of the statements contained in this application are true.

Dated: 4/28/2022


APPLICANT

Borough of Allendale Land Use Board

Disclosure Statement – Appendix A

Name of Applicant: TRTD Donuts Allendale, LLC

Address: 516 Highland Terrace City : Brick

State: NJ Zip: 08723 Phone: (908) 692-1502

Applicant is a Corporation Partnership Individual

☒ Limited liability company

Pursuant to N.J.S.A. 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 applicant must be disclosed. List names, addresses and partnership interest here.

Name: Thomas Oliver Interest % 100

Address: 516 Highland Terrace City: Brick State: NJ

Name: _____ Interest % _____

Address: _____ City: _____ State: _____

Name: _____ Interest % _____

Address: _____ City: _____ State: _____

Name: _____ Interest % _____

Address: _____ City: _____ State: _____

Name: _____ Interest % _____

Address: _____ City: _____ State: _____

INTEREST OF APPLICANT (Owner, Lessee, Etc.) Lessee

NAME OF OWNER: (If Different from Applicant) Allendale Realty Group, LLC

Name of Applicant's ATTORNEY: _____

Address: 80 Godwin Avenue City: Midland Park

State: NJ Zip: 07432 Phone: () _____

Name of Applicant's ARCHITECT: Kimberley Dechen, RA

Address: 262 Mullica Hill Road City : Mullica Hill

State : NJ Zip: 08062 Phone: (856) 845-0132

Name of Applicant's SURVEYOR: Nancy J. Scott, PLS

Address: 172 Washington Vly. Rd. City: Warren

State : NJ Zip: 07059 Phone: (732) 469-0400

Name of Applicant's ENGINEER: William S. Scott, PE

Address: 172 Washington Vly. Rd., PO Box 4304 City: Warren

State: NJ Zip: 07059 Phone: (732) 469-0400

Name of Applicant's PLANNING CONSULTANT: Michael Kauker, PP

Address: 356 Frnklin Ave. City: Wyckoff

State: NJ Zip: 07481 Phone: (201) 847-2424

Name of Applicant's TRAFFIC ENGINEER: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: () _____

Borough of Allendale Land Use Board
Variance or Waiver Relief – Appendix B

Section 1 – APPLICATION FOR VARIANCE RELIEF

In connection with your application for variance relief, please set forth:

1. The section(s) of the ordinance regulations of the Borough of Allendale from which variance relief is requested: Section 270-69 B (Front yard, corner lot), 42' req'd, 51.3. 35.1 (1st bldg.) & 38.6' (2nd bldg.)
provided; Section 270-40, parking, 1 space per 1000 sf/17 spaces req'd, 4 provided; Parking
space size, 10' x 20' req'd, 9' x 18' provided
2. The nature of the variance relief requested: Front yard setback (corner lot) and parking space size are pre-
existing conditions
3. In what manner, in this particular case, the strict application of the foregoing ordinance regulations will result on practical difficulties or undue hardship upon you inconsistent with the general purpose and intent of said regulations: See planner's report or testimony to be provided
4. In what manner, in this particular case, there exist exceptional circumstances or conditions applicable to the premises which are the subject of this application, which do not apply generally to other premises located in the same zone district or neighborhood: See planner's report or testimony to be provided
5. In what manner, in this particular case, the granting of the variance relief requested will not be substantially detrimental to the public welfare or injurious to the premises in the area in which the premises which are the subject of this application are located: See planner's report or testimony to be provided

Section 2 – APPLICATION FOR SUBDIVISION OR SITE PLAN RELIEF FROM DESIGN STANDARDS

In connection with your application for preliminary subdivision deviation relief or preliminary site plan deviation relief, please set forth:

1. The section(s) of the Residential Site Improvement Standards (RSIS) of the Borough of Allendale Land Subdivision or Site Plan Ordinances from which deviation relief is requested: n/a
2. In what manner, in this particular case, this literal enforcement of the provisions of said sections is impracticable and will exact undue hardship because of peculiar conditions pertaining to the premises which are the subject of this application: Pre-existing non-conformances, and pre-existing conditions and limitations (i.e. stream
encroachment & easement restrictions), See planner's report or testimony to be submitted

Section 3 – APPLICATION FOR MODIFICATION OR WAIVER OR SITE PLAN AND/OR SUBDIVISION
DETAILS.

In connection with your application for modification or waiver of site plan and/or subdivision details, please set forth:

1. The Borough Ordinances or RSIS provision of requiring site plan and/or subdivision details which are purposely omitted from your development plan and the reasons for such omission:

~~See engineer's waiver request letter and letter/summary filed herewith~~

2. The peculiar conditions applicable to the premises which are the subject of this application or applicable to the proposed construction thereon, which render the omitted site plan and/or subdivision details unnecessary to properly evaluate your site plan and/or subdivision:

~~See engineer's waiver request letter, letter/summary filed herewith, and~~

~~Planner's report or planning testimony at time of hearing~~

Borough of Allendale Land Use Board

Variance or Waiver Relief – Appendix C

| Schedule | Existing | Required | Provided |
|--|---|----------|------------|
| Lot Area (Sq. Ft.) | 35,681 sf | n/a | no change |
| Lot Width (Sq. Ft.) | n/a | | |
| Lot Depth (Sq. Ft.) | n/a | | |
| Max. Coverage (%) | Building cover. = 4,702 sf/12.85%; Lot cover. = 18,704 sf/51% | | |
| Improved Lot Coverage (%) | | | |
| Max. Bldg. Height (Stories/Feet) | 13.3'/ 1 story | | no change |
| Min. Front Depth (Ft.) | n/a | | |
| Min. Rear Depth (Ft.) | n/a | | |
| Min. Side (Sum Both Each-Min) (Ft.) | 42.2' | 0' | no change |
| Floor Area Ratio | Floor area: 5,243 sf/14.33% | | |
| Parking Stalls | 28 (total site) | | |
| Handicapped stalls | 2 (total site) | | |
| Loading Spaces | none | | |
| Garage(s)/Stalls | none | | |
| Distance of the nearest part of the lot(s) to the nearest residential zone | | | 195' (+/-) |

ENSURPLAN, INC.

Civil Engineers & Land Surveyors
Certificate of Authorization 24GA27997700

www.Ensurplan.com
Ph: (732) 469-0400
Fax: (732) 469-0466

April 27, 2022

Land Use Board Secretary - Borough of Allendale
500 West Crescent Ave
Allendale, NJ 07401

**RE: TRTD Donuts Allendale, LLC
15 West Allendale Rd
Lot 2 Block 1806**

Dear Board Secretary,

I have prepared the site plans for the above referenced project and completed the "Schedule A General Requirements Checklist" in preparation for submitting this application. There were some items on the checklist for which waivers were requested and I offer the following explanation and justification for each.

Checklist Item 6: The site abuts the Allendale Brook. I have inspected the portion of the brook along the property and in my opinion the lack of vegetation which commonly indicates wetland areas would classify this feature as a State Open Water with no associated buffer. The watercourse would however have an associated riparian zone buffer. This project proposes no disturbance of riparian zone vegetation, and as such, I believe would not require any DEP review. If the Borough professionals determine permitting is required, the project could be encompassed under the "Permit by Rule" (#10) process and would not require application to NJDEP.

Checklist item 15: A waiver is requested for providing topography within 200' of the site. The scope of this project is very small and occurs within an area which is currently paved. There will be no change of rainfall runoff direction, rate or volume. All runoff from the proposed work area is currently collected at one inlet on-site and there will be no change to this condition. I believe the topography supplied is sufficient to complete an engineering review of the project.

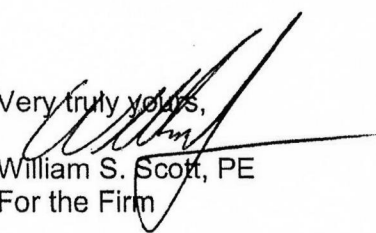
Checklist Item 36: A waiver is requested for providing all of the "Natural Resource Inventory" items. The soil type "item a" has been provided. The scope of the project occurs within an area which is currently a paved parking lot. No significant land disturbance is proposed. No increase of rainfall runoff direction, rate or volume is proposed. No activities for which provision of the remaining items would be required are proposed.

Checklist Item 39: A waiver is requested for providing design calculations for proposed drainage facilities. There are no proposed drainage facilities or alterations of existing facilities proposed. There will be no change of rainfall runoff direction, rate or volume.

Checklist Item 44: A waiver is requested for providing an Environmental Impact Statement. This project occurs within an area which is currently a paved parking lot. No significant land disturbance is proposed. No increase of rainfall runoff direction, rate or volume is proposed. No alteration of the current environmental impact of the site is expected.

Please do not hesitate to contact me should you have any questions or concerns.

Very truly yours,


William S. Scott, PE
For the Firm

LOT OWNERS

(WITHIN 200 FT OF SITE)

BLOCK 1806 – LOT 1
CURRENT OWNER
12 JEFFREY ROAD
WAYNE, NJ 07470
RE: 1 DE MERCURIO DRIVE

BLOCK 1806 – LOT 3
CURRENT OWNER
139 SPRING HILL CIRCLE
WAYNE, NJ 07470
RE: 9 W ALLENDALE AVE

BLOCK 1806 – LOT 4
CURRENT OWNER
9 WEST ALLENDALE AVENUE
ALLENDALE, NJ 07401
RE: 9 W ALLENDALE AVE

BLOCK 1806 – LOT 5
CURRENT OWNER
37 ROANDIS COURT
RAMSEY, NJ 07446
RE: 1 W ALLENDALE AVE

BLOCK 1806 – LOT 6
CURRENT OWNER
323 FRANKLIN ROAD
WAYNE, NJ 07470
RE: 323 FRANKLIN TPKE

BLOCK 1807 – LOTS 1 & 2
CURRENT OWNER
6 PROSPECT ST – SUITE 1B
MIDLAND PARK, NJ 07432
RE: 54 W ALLENDALE AVE

BLOCK 1808 – LOT 12
CURRENT OWNER
51 E. RAMPO AVE
MAHAM, NJ 07430
RE: 385 FRANKLIN TPKE

BLOCK 1808 – LOT 13
CURRENT OWNER
2 WEST ALLENDALE AVE
ALLENDALE, NJ 07401
RE: 2 W ALLENDALE AVE

BLOCK 1808 – LOT 14
CURRENT OWNER
42 WEST ALLENDALE AVE
ALLENDALE, NJ 07401
RE: 42 W ALLENDALE AVE

BLOCK 1808 – LOT 15, 01
CURRENT OWNER
20 RED BIRD RD
STAMFORD, CT 06905
RE: 44 W ALLENDALE AVE

BLOCK 1808 – LOT 17
CURRENT OWNER
54 WEST ALLENDALE AVE
ALLENDALE, NJ 07401
RE: 54 W ALLENDALE AVE

UTILITIES

CLERK
BOROUGH OF ALLENDALE
500 W CRESCENT AVENUE
ALLENDALE, NJ 07401

PSE& CO.
20 VAN COOREN DRIVE
OAKLAND, NJ 07436

CABLEVISION OF NEW JERSEY
40 POTASH ROAD
OAKLAND, NJ 07436

ROCKLAND ELECTRIC
1 BLUE HILL PLAZA
PEARL RIVER, NY 10965

BERGEN COUNTY PLANNING BOARD
11 BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601

NEW JERSEY DEPARTMENT OF
TRANSPORTATION
PO BOX 600
TRENTON, NJ 08625

VERIZON NEW JERSEY
114 BERGEN COUNTY PLAZA
PATERSON, NJ 07501

SOIL TYPE

GEOWEB SOIL SURVEY
UR – Urban Loam

APPROVALS:

OWNER

I HEREBY CONSENT TO THE FILING OF THIS SITE PLAN WITH THE BOROUGH OF ALLENDALE.

DATE OWNER

LAND USE REVIEW BOARD

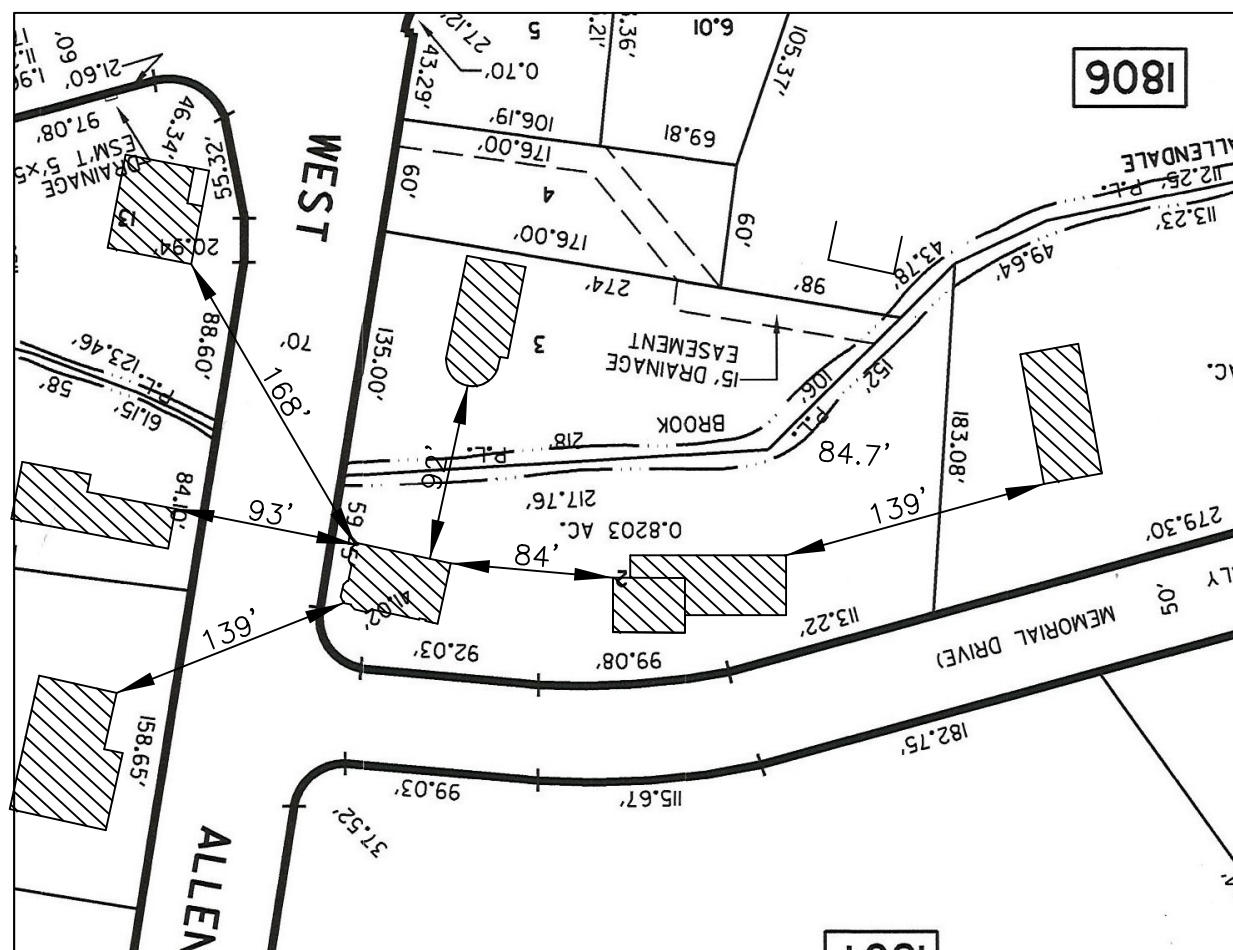
DATE CHAIRMAN

DATE SECRETARY

ENGINEER

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION

DATE BOARD ENGINEER



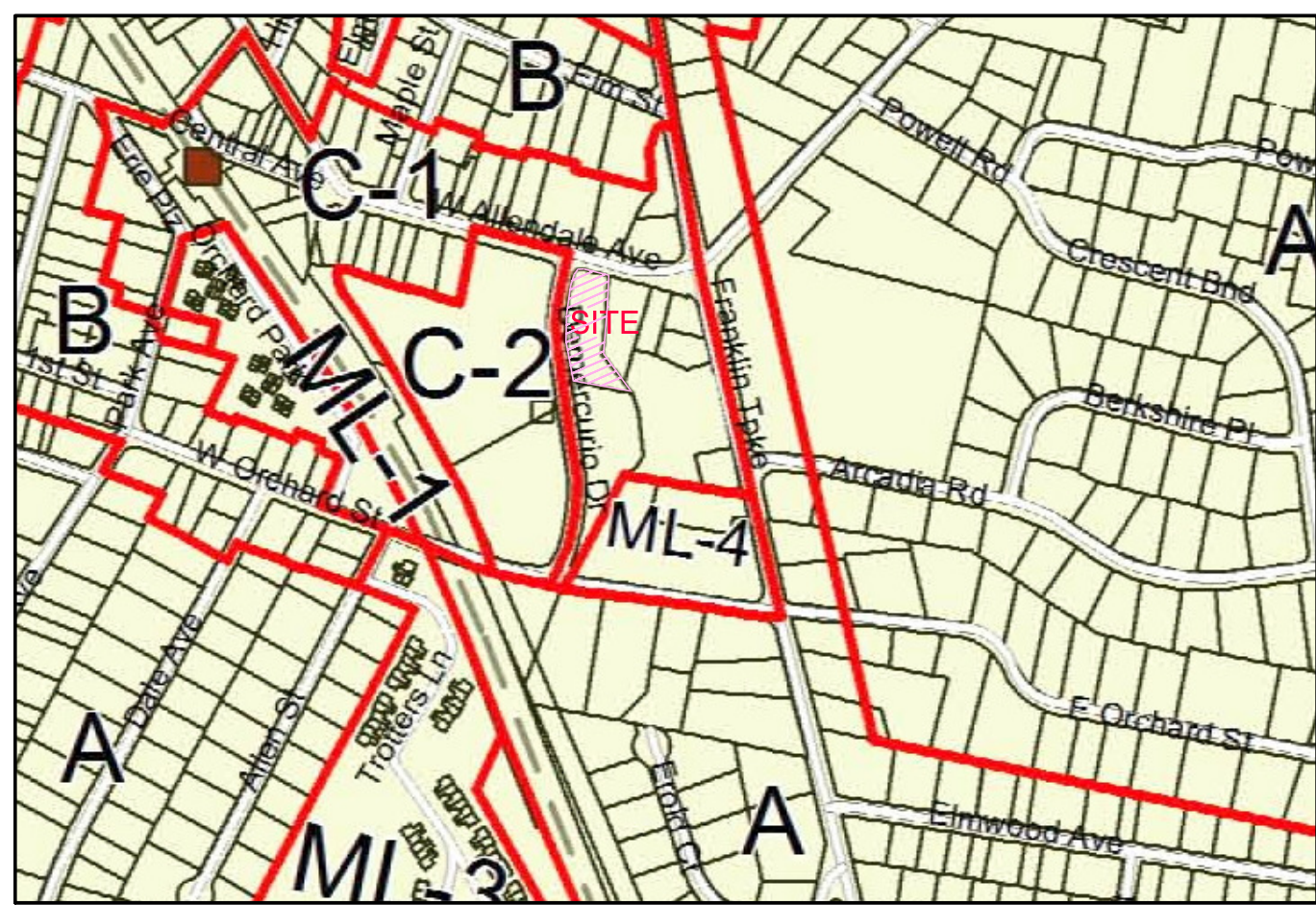
TAX MAP

SCALE: 1" = 100'±
(DISTANCES TO SURROUNDING BUILDINGS)

SITE PLAN TRTD DONUTS ALLENDALE, LLC

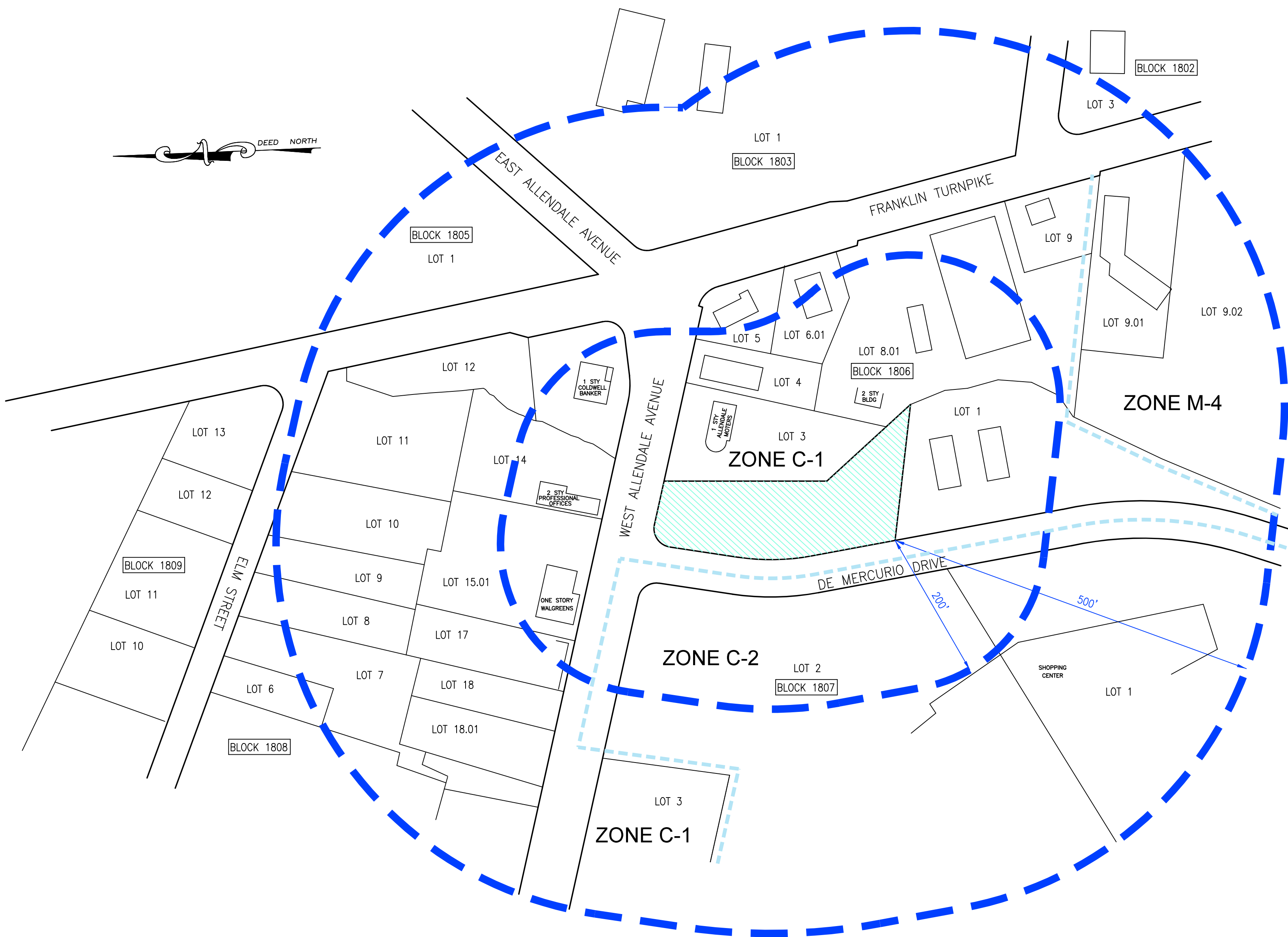
LOT 2 IN BLOCK 1806

SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ



ZONE MAP

SCALE: 1" = 500'±
(JOHN YAKIMIK, PE BOROUGH ENGINEER MAY 2014)



200' RADIUS & 500' KEY MAP

SCALE: 1" = 100'

ZONING REQUIREMENTS: RESIDENTIAL DISTRICT C-1 (BUSINESS).

| | ZONE C-1 | EXISTING | PROPOSED | VARIANCE ? |
|---|---------------|-------------------|-----------|------------|
| LOT AREA | N/A | 35,681 SF/0.82 AC | NO CHANGE | NO |
| PRINCIPAL BUILDING FRONT YARD: (WEST ALLENDALE ROAD) | 42 FT ** | 51.3 FT | NO CHANGE | NO |
| PRINCIPAL BUILDING FRONT YARD: (DE MERCURIO DRIVE) | 42 FT ** | 35.1 FT | NO CHANGE | EX COND * |
| PRINCIPAL BUILDING FRONT YARD: (DE MERCURIO DRIVE) WELLS FARGO BANK | 42 FT ** | 38.6 FT | NO CHANGE | EX COND * |
| PRINCIPAL BUILDING SIDE YARD (MIN) 10 FT WHEN ADJOINING RESIDENTIAL (N/A) | 0 FT | 42.2 FT | NO CHANGE | NO |
| PRINCIPAL BUILDING REAR YARD (MIN) 24 FT WHEN ADJOINING RESIDENTIAL (N/A) | 0 FT | N/A | NO CHANGE | NO |
| MINIMUM PARKING SPACE SIZE | 10 FT x 20 FT | 9 FT x 18 FT | NO CHANGE | EX COND * |
| PARKING SPACES REQUIRED *** 1/100 SF GROSS FLOOR AREA | 17 | 13 | 4 | YES |

* VARIANCE REQUIRED FOR AN EXISTING CONDITION NOT TO BE EXACERBATED

** AS MEASURED FROM THE CENTER LINE OF THE ROADWAY

*** REQUIRED PARKING CH 270-40

PARKING FOR USES OTHER THAN SINGLE FAMILY SHALL PROVIDE ONE SPACE FOR EACH 100 SF OF GROSS BUILDING AREA.
1,669 SF / 15SPACE/100 SF OF GROSS BUILDING AREA. = 17 SPACES

PERMITTED USES

PERMITTED USES PER CHAPTER 270-66.C INCLUDE BOTH RESTAURANT AND BANKING.

PROHIBITED USES

1. PROHIBITED USES PER CHAPTER 270-67.E INCLUDE DRIVE-THRU STYLE FAST FOOD RESTAURANTS PRIMARILY ENGAGED IN THE SALE OF FOODS FOR OFF PREMISES CONSUMPTION.

A USE VARIANCE MAY BE REQUIRED SUBJECT TO DETERMINATION BY THE TOWNSHIP ZONING OFFICIAL.

2. PROHIBITED USES PER CHAPTER 270-68 INCLUDE BUSINESS OPERATION NOT UNDER A PERMANENT ENCLOSED ROOFED STRUCTURE.

A USE VARIANCE MAY BE REQUIRED FOR OUTDOOR SEATING SUBJECT TO DETERMINATION BY THE TOWNSHIP ZONING OFFICIAL.

STORMWATER RUNOFF

THE PROPOSED IMPROVEMENTS WILL RESULT IN A MINOR DECREASE OF IMPERVIOUS SURFACE AND A CORRESPONDING DECREASE IN RUNOFF IS ANTICIPATED.

SUPPLEMENTAL ZONING INFORMATION

LOT COVER = 18,704 SF OR 52%
BUILDING COVER = 4,702 SF OR 13.18%
FLOOR AREA = 5,243 SF± OR 14.69%

LIGHTING:

PROPERTY IS CURRENTLY ILLUMINATED BY POLE MOUNTED FLOOD LIGHTS AND GOOSE NECK LIGHTING ON THE BUILDING. IT IS PROPOSED TO LEAVE THE EXISTING LIGHTING IN PLACE.

DRAINAGE:

THE PARKING AREA AND ROOF DRAINS CURRENTLY FLOW OVERLAND TO AN EXISTING INLET EAST OF THE DUMPSTER ENCLOSURE. IT IS PROPOSED TO LEAVE THIS INLET IN PLACE AND MAINTAIN THE EXISTING DRAINAGE PATTERNS. THE PROPOSED IMPROVEMENTS RESULT IN A DECREASE (24 SF) OF IMPERVIOUS COVER. A CORRESPONDING DECREASE IN OVERALL SITE RUNOFF IS EXPECTED NO ADDITIONAL DRAINAGE IMPROVEMENTS OR DETENTION/RETENTION IS PROPOSED.

IMPROVEMENTS

TO THE EXTENT POSSIBLE THE APPLICANT SHALL UTILIZE THE BRICK COLOR AND PATTERN TO MATCH THAT OF THE BOROUGH STREETSCAPE IMPROVEMENTS.

FOLLOWING APPROVAL THE APPLICANT SHALL PROVIDE AN ENGINEERED GRADING AND UTILITY PLAN WITH CONSTRUCTION METHODS AND MATERIALS FOR APPROVAL OF THE BOROUGH ENGINEER.

FLOOD_ZONE

PROPERTY SITUATED IN FLOOD ZONE X (HATCHED & UNHATCHED) AND ZONE AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BERGEN COUNTY, NEW JERSEY (PANEL 69 OF 332) ON MAP NO. 34003C0069J DATED REVISED AUGUST 28, 2019.

OWNER:

Allendale Realty Group, LLC
80 Godwin Ave
Midland park, NJ 07432

APPLICANT/OPERATOR:

Mr. Tom Oliver
Allendale Dunkin
15 W Allendale Avenue
Allendale, NJ 07401
908-692-4502
toliver33@gmail.com

PROPERTY NOTES:

- PROPERTY KNOWN AS LOT 2 IN BLOCK 1806 ON THE CURRENT TAX MAPS OF THE BOROUGH OF ALLENDALE, SHEET NO. 1B.
- BEING MORE COMMONLY KNOWN AS 15 WEST ALLENDALE ROAD, BOROUGH OF ALLENDALE, N.J.
- PROPERTY KNOWN AS LOT 12 IN BLOCK 29 ON A MAP ENTITLED, "FINAL SUBDIVISION PLAT ALLENDALE SHOPPING MART..." AND RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAY 31, 1962 AS MAP NO. 5840. BEING FURTHER DESCRIBED IN A DEED RECORDED IN DEED BOOK 8295 AT PAGE 610.
- PROPERTY CONTAINS 35,681 SQUARE FEET OR 0.82 ACRES (MORE OR LESS) TO THE CENTER OF THE STREAM.
- SETBACK SHOWN IN ACCORD WITH THE CURRENT ZONING REQUIREMENTS FOR ZONE C-1 (ZONING MAP DATED REVISED MAY 2014).
- PROPERTY SITUATED IN FLOOD ZONE X (HATCHED & UNHATCHED) AND ZONE AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BERGEN COUNTY, NEW JERSEY (PANEL 69 OF 332) ON MAP NO. 34003C0069J DATED REVISED AUGUST 28, 2019.

Revision Table:

1) 3-24-2022 ZONING APPLICATION

WILLIAM S. SCOTT, P.E.

Professional Engineer,
N.J. License No. GE44863

ENGINEERING
SURVEYING
PLANNING

ENSURPLAN INC.
(Certificate of Authorization No. 246427997700)
P.O. BOX 4304, WARREN, N.J. 07059
172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
TEL: 732-469-0400 FAX: 732-469-0466

SITE PLAN – RADIUS MAP
TRTD DONUTS ALLENDALE, LLC
LOT 2 IN BLOCK 1806
C1 ZONE
SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

SCALE: 1"=10'

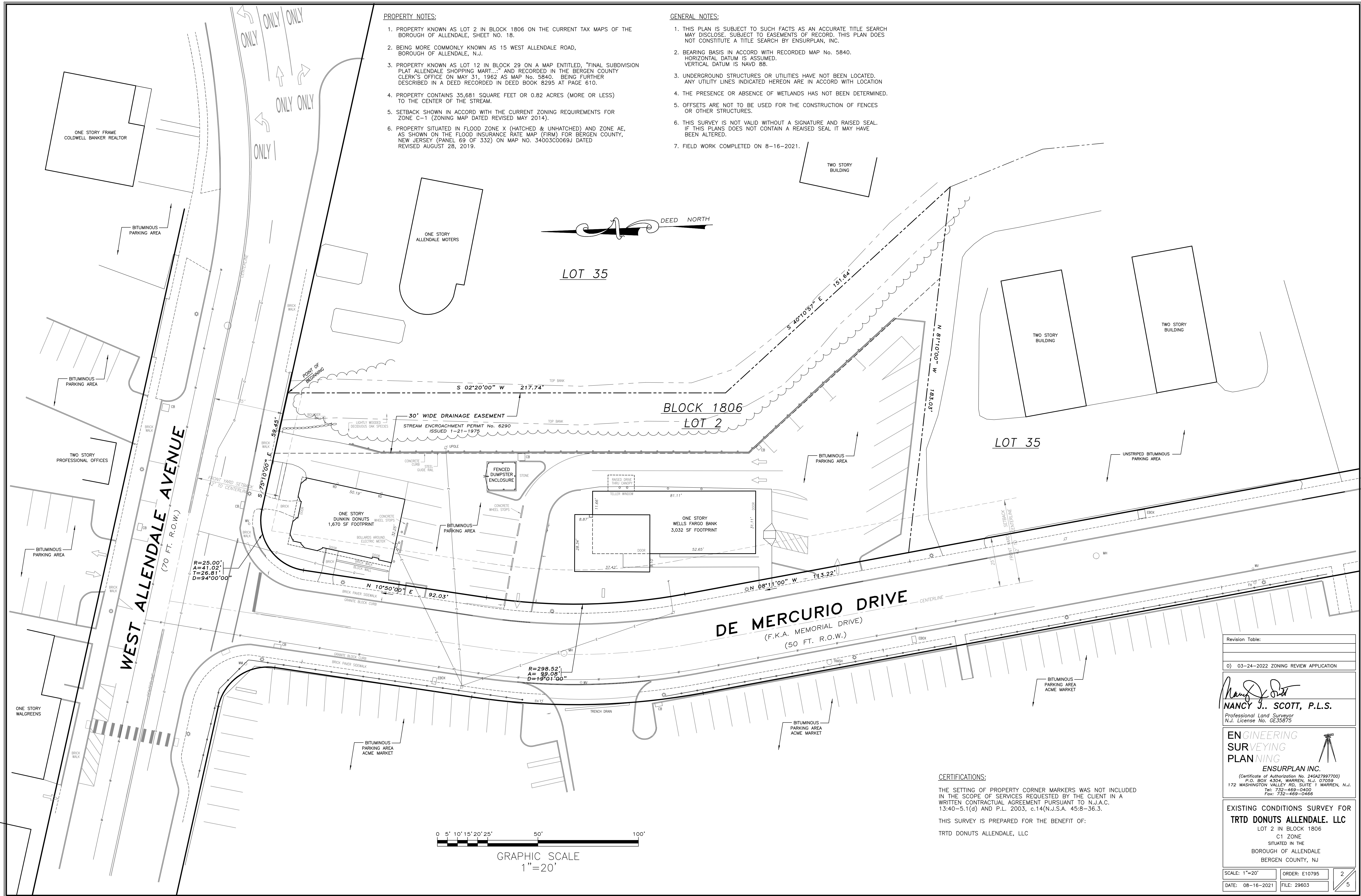
ORDER: E10795

1

DATE: 10-05-2021

FILE: 29603

5



| |
|---|
| Revision Table: |
| |
| |
| 0) 03-24-2022 ZONING REVIEW APPLICATION |

Nancy J. Scott
NANCY J. SCOTT, P.L.S.
 Professional Land Surveyor
 N.J. License No. 6E35875

**ENGINEERING
SURVEYING
PLAN**

ENSURPLAN INC.
 (Certificate of Authorization No. 240427997700)
 P.O. BOX 4304, WARREN, N.J. 07059
 172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
 Tel: 732-469-0400
 Fax: 732-469-0466

**EXISTING CONDITIONS SURVEY FOR
TRTD DONUTS ALLENDALE, LLC**
 LOT 2 IN BLOCK 1806
 C1 ZONE
 SITUATED IN THE
 BOROUGH OF ALLENDALE
 BERGEN COUNTY, NJ

| | | |
|------------------|---------------|---|
| SCALE: 1"=20' | ORDER: E10795 | 2 |
| DATE: 08-16-2021 | FILE: 29603 | 5 |

PROPOSED DIMENSIONS & CIRCULATION PLAN
TRTD DONUTS ALLENDALE, LLC
LOT 2 IN BLOCK 1806
SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

ZONING REQUIREMENTS: RESIDENTIAL DISTRICT C-1 (BUSINESS).

| | ZONE C-1 | EXISTING | PROPOSED | VARIANCE ? |
|--|---------------|-------------------|-----------|------------|
| LOT AREA | N/A | 35,681 SF/0.82 AC | NO CHANGE | NO |
| PRINCIPAL BUILDING FRONT YARD: (WEST ALLENDALE ROAD) | 42 FT ** | 51.3 FT | NO CHANGE | NO |
| PRINCIPAL BUILDING FRONT YARD: (DE MERCURIO DRIVE) | 42 FT ** | 35.1 FT | NO CHANGE | EX COND * |
| PRINCIPAL BUILDING FRONT YARD: (DE MERCURIO DRIVE) WELLS FARGO BANK | 42 FT ** | 38.6 FT | NO CHANGE | EX COND * |
| PRINCIPAL BUILDING SIDE YARD (MIN) 10 FT WHEN ADJOINING RESIDENTIAL (N/A) | 0 FT | 42.2 FT | NO CHANGE | NO |
| PRINCIPAL BUILDING REAR YARD (MIN) 24 FT WHEN ADJOINING RESIDENTIAL (N/A) | 0 FT | N/A | NO CHANGE | NO |
| MINIMUM PARKING SPACE SIZE | 10 FT x 20 FT | 9 FT x 18 FT | NO CHANGE | EX COND * |
| PARKING SPACES REQUIRED *** | 17 | 13 | 4 | YES |
| 1/100 SF GROSS FLOOR AREA | | | | |

* VARIANCE REQUIRED FOR AN EXISTING CONDITION NOT TO BE EXACERBATED
** AS MEASURED FROM THE CENTER LINE OF THE ROADWAY

*** REQUIRED PARKING CH 270-40

PARKING FOR USES OTHER THAN SINGLE FAMILY SHALL PROVIDE ONE SPACE FOR EACH
100 SF OF GROSS BUILDING AREA.
1,669 SF / 1SPACE/100 SF OF GROSS BUILDING AREA. = 17 SPACES

PERMITTED USES

PERMITTED USES PER CHAPTER 270-66.C INCLUDE BOTH RESTAURANT AND BANKING.

PROHIBITED USES

1. PROHIBITED USES PER CHAPTER 270-67.E INCLUDE DRIVE-THRU STYLE FAST FOOD RESTAURANTS
PRIMARILY ENGAGED IN THE SALE OF FOODS FOR OFF PREMISES CONSUMPTION.

A USE VARIANCE MAY BE REQUIRED SUBJECT TO DETERMINATION BY THE TOWNSHIP ZONING OFFICIAL.

2. PROHIBITED USES PER CHAPTER 270-68 INCLUDE BUSINESS OPERATION NOT UNDER A PERMANENT
ENCLOSED ROOFED STRUCTURE.

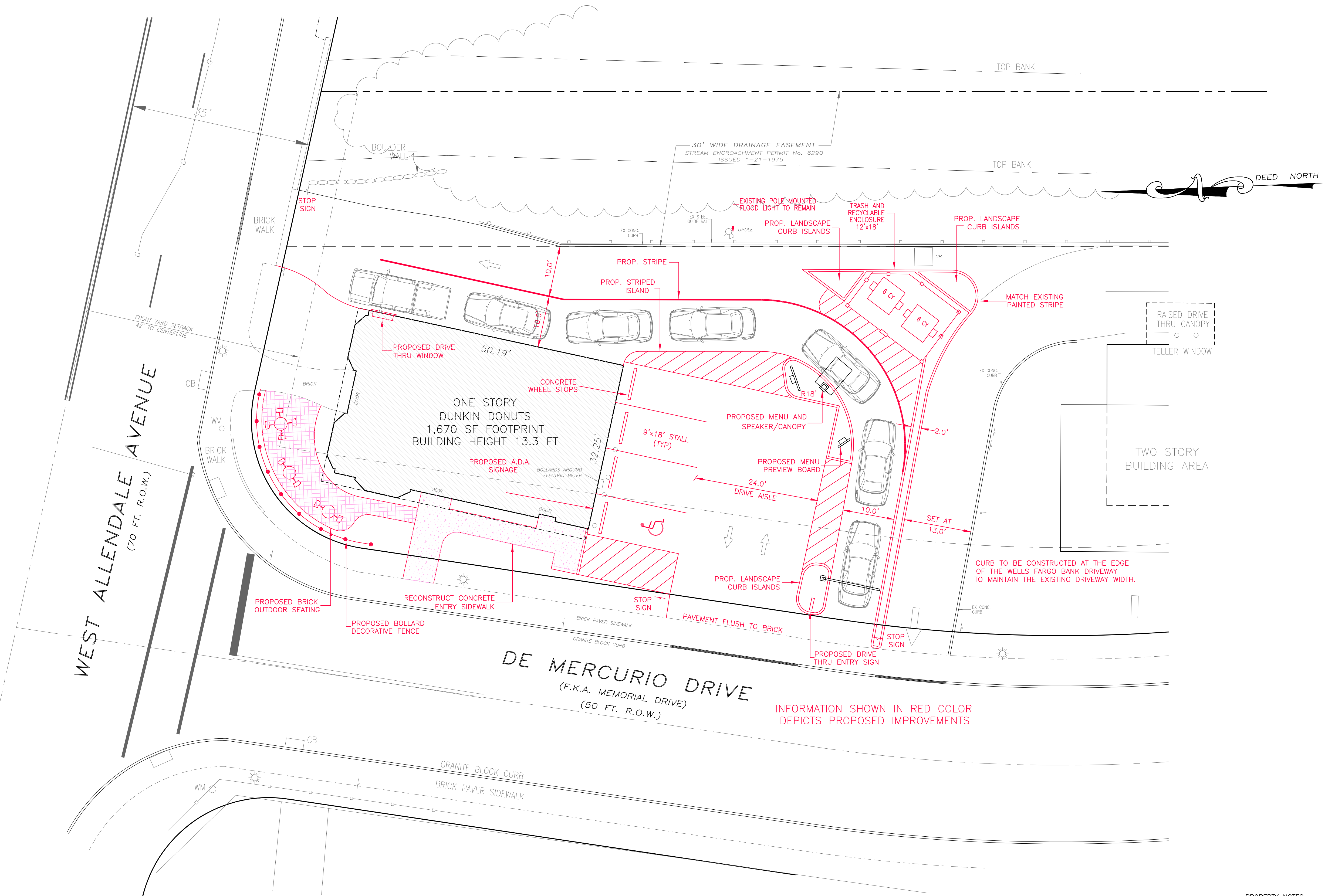
A USE VARIANCE MAY BE REQUIRED FOR OUTDOOR SEATING SUBJECT TO DETERMINATION BY
THE TOWNSHIP ZONING OFFICIAL.

STORMWATER RUNOFF

THE PROPOSED IMPROVEMENTS WILL RESULT IN A MINOR DECREASE OF IMPERVIOUS SURFACE
AND A CORRESPONDING DECREASE IN RUNOFF IS ANTICIPATED.

SUPPLEMENTAL ZONING INFORMATION

LOT COVER = 18,704 SF OR 52%
BUILDING COVER = 4,702 SF OR 13.18%
FLOOR AREA = 5,243 SF± OR 14.68%



GENERAL NOTES:

- THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD, THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC.
- BEARING BASIS IN ACCORD WITH RECORDED MAP NO. 5840. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS NAVD 88.
- UNDERGROUND STRUCTURES OR UTILITIES HAVE NOT BEEN LOCATED. ANY UTILITY LINES INDICATED HEREON ARE IN ACCORD WITH LOCATION.
- THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED.
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- FIELD WORK COMPLETED ON 8-16-2021.

PROPERTY NOTES:

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- PROPERTY CONTAINS 35,681 SQUARE FEET OR 0.82 ACRES (MORE OR LESS)
- SETBACK SHOWN IN ACCORD WITH THE CURRENT ZONING REQUIREMENTS FOR ZONE C-1 (ZONING MAP DATED REVISED MAY 2014).
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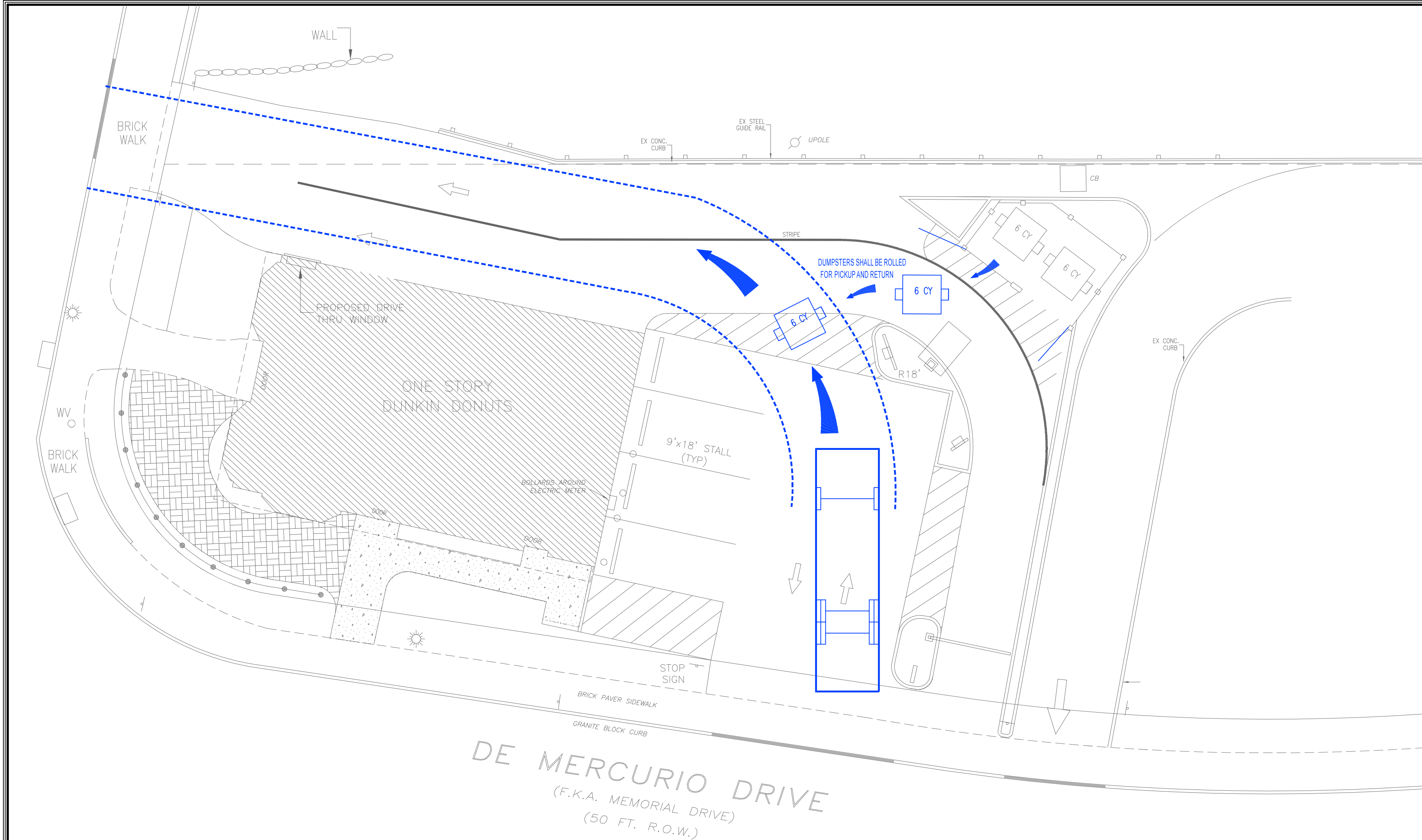
| |
|---------------------------------|
| Revision Table: |
| 1) 3-24-2022 ZONING APPLICATION |

William S. Scott
WILLIAM S. SCOTT, P.E.
Professional Engineer
N.J. License No. GE44863

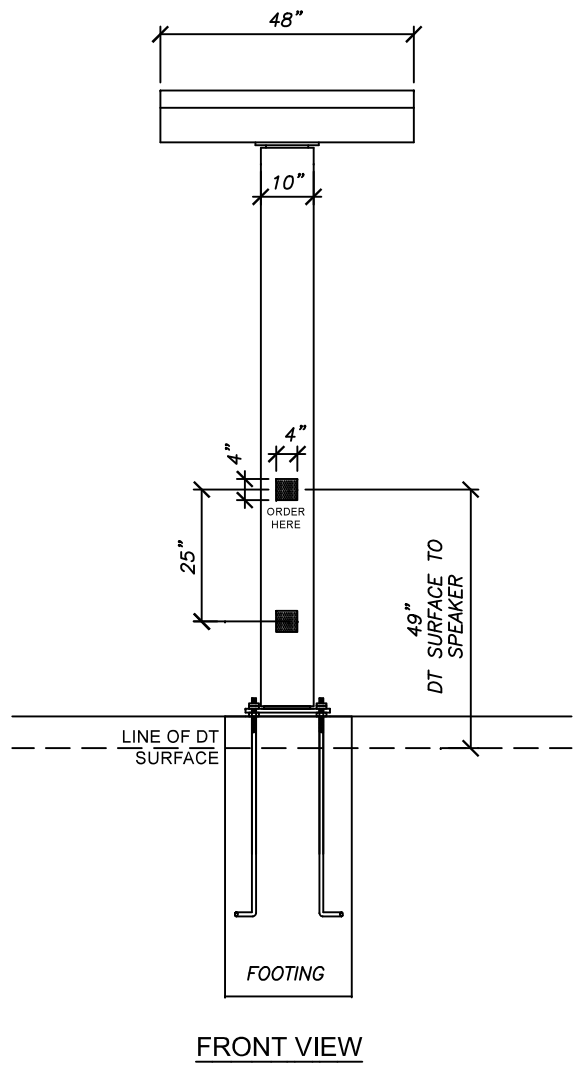
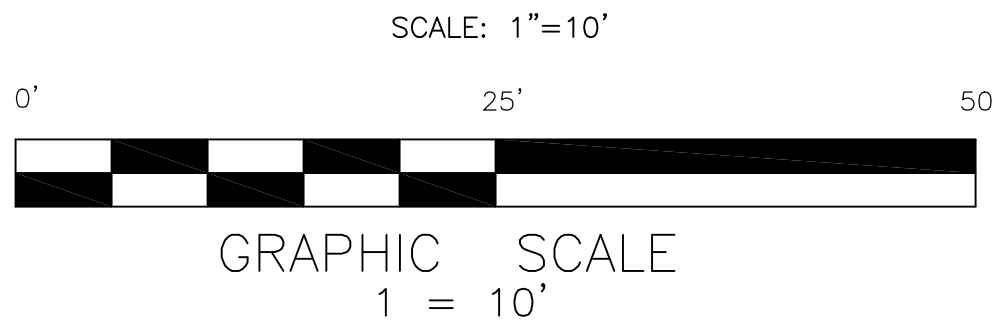
**ENGINEERING
SURVEYING
PLANNING**
ENSURPLAN INC.
(Certificate of Authorization No. 240427987700)
P.O. BOX 4304, WARREN, N.J. 07059
172 WASHINGTON VALLEY RD., SUITE 1 WARREN, N.J.
Tel: 732-469-0400
Fax: 732-469-0466

**SITE PLAN
(DIMENSIONS AND CIRCULATION)
TRTD DONUTS ALLENDALE, LLC**
LOT 2 IN BLOCK 1806
C1 ZONE
SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

| | | |
|------------------|---------------|---|
| SCALE: 1"=10' | ORDER: E10795 | 3 |
| DATE: 10-05-2021 | FILE: 29603 | 5 |

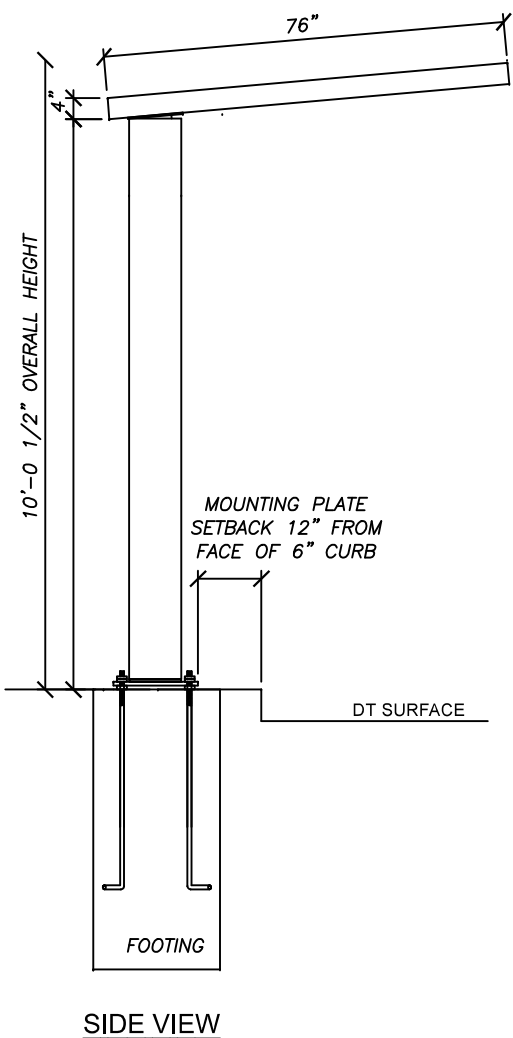


FRONT LOAD 32' REFUSE TRUCK CIRCULATION PLAN

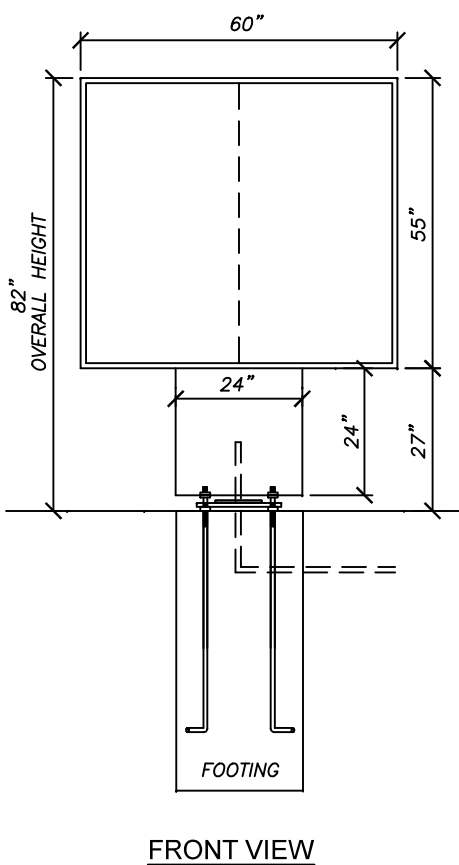


MENU BOARD CANOPY

N.T.S.



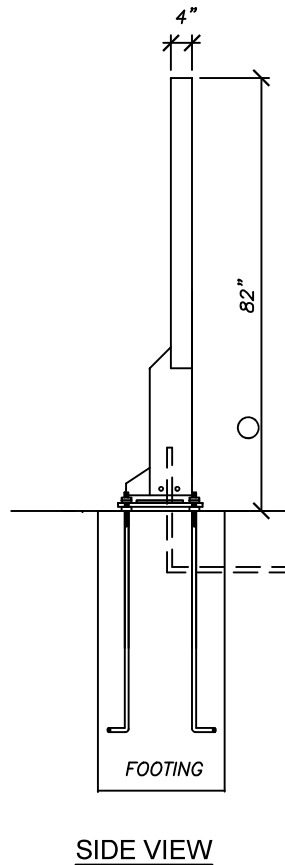
SIDE VIEW



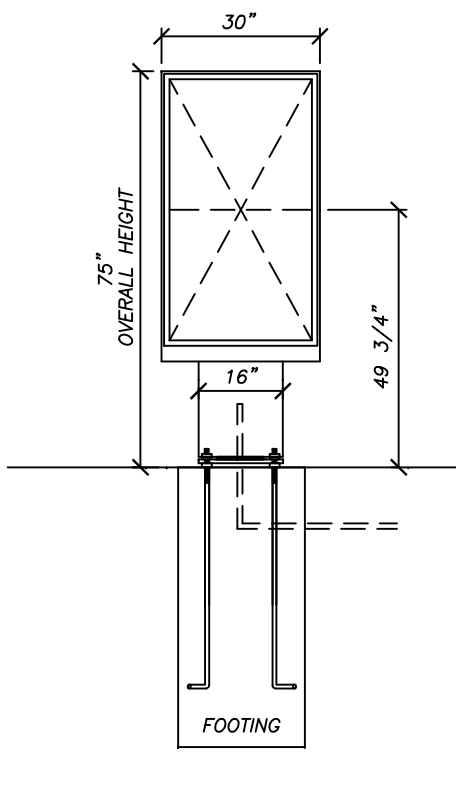
FRONT VIEW

DIGITAL MENU BOARD

N.T.S.



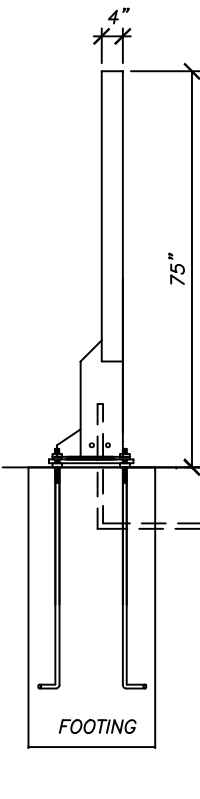
SIDE VIEW



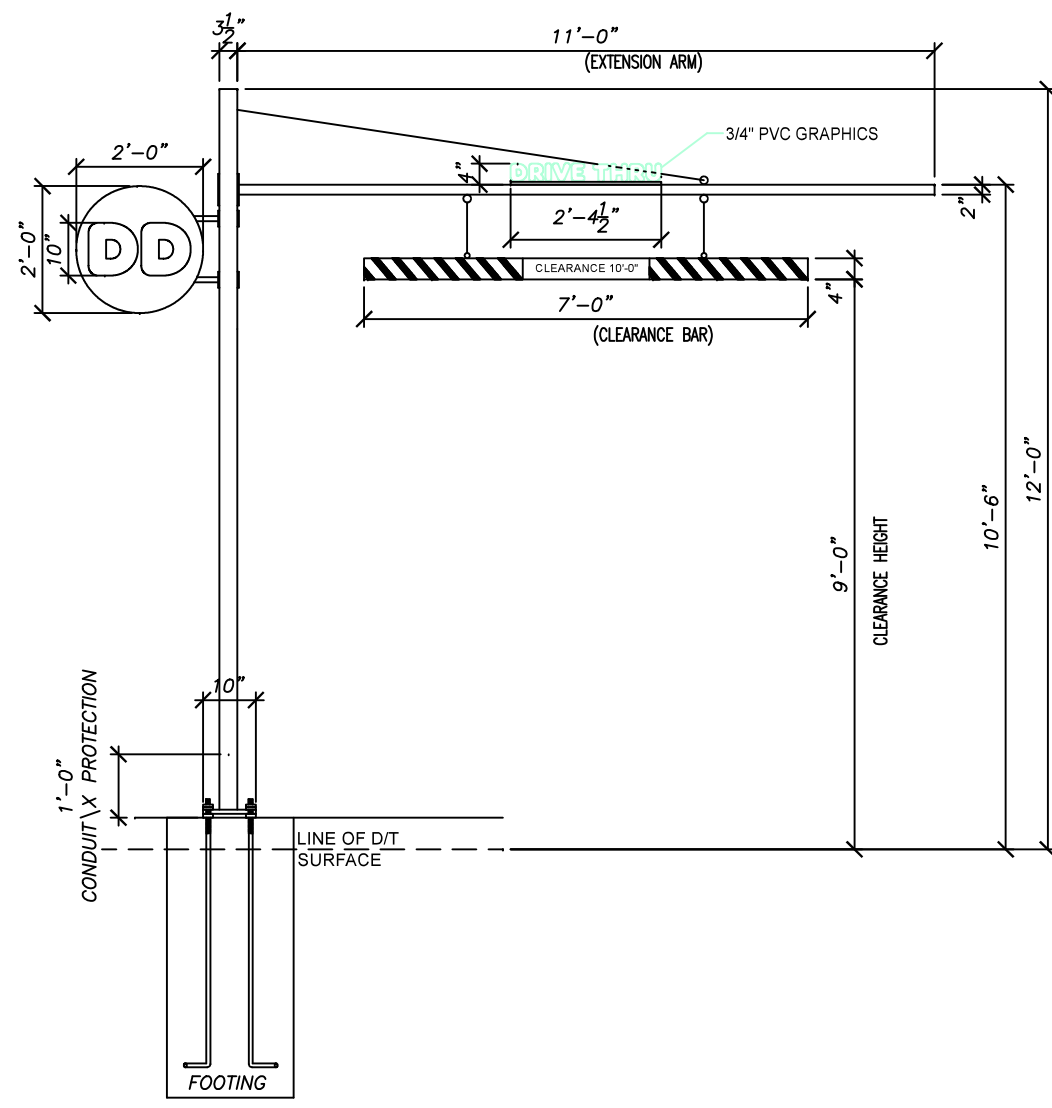
FRONT VIEW

DIGITAL PREVIEW BOARD

N.T.S.



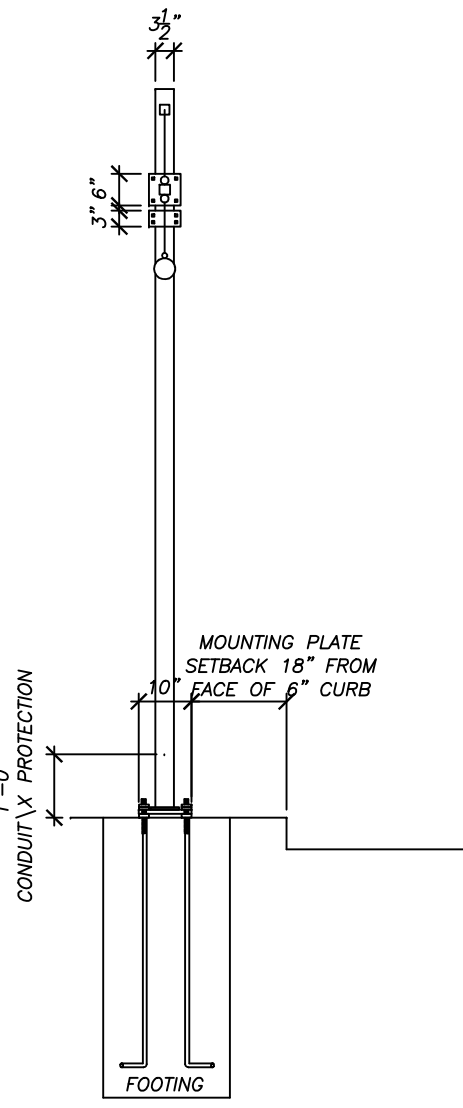
SIDE VIEW



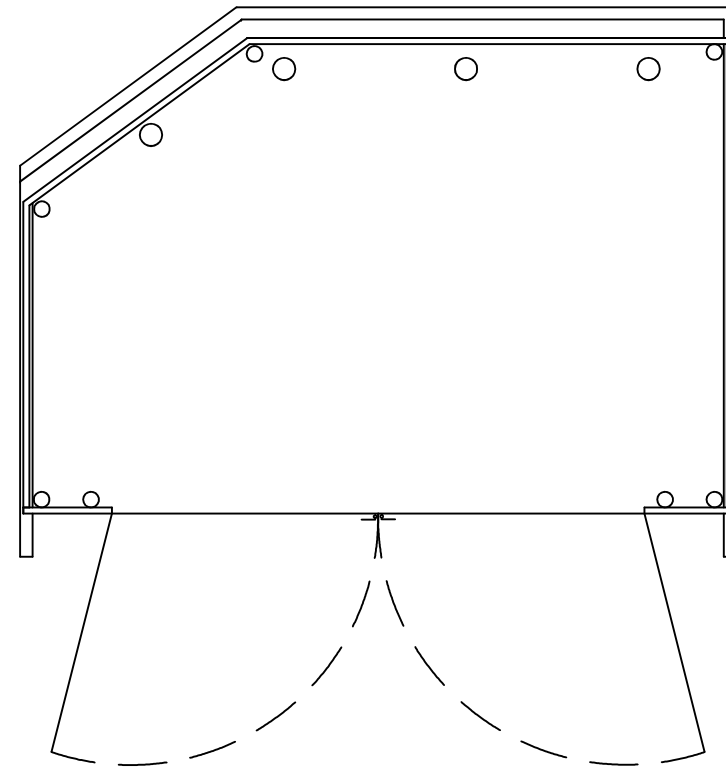
FRONT VIEW (SINGLE LANE)

VEHICLE CLEARANCE BAR

N.T.S.

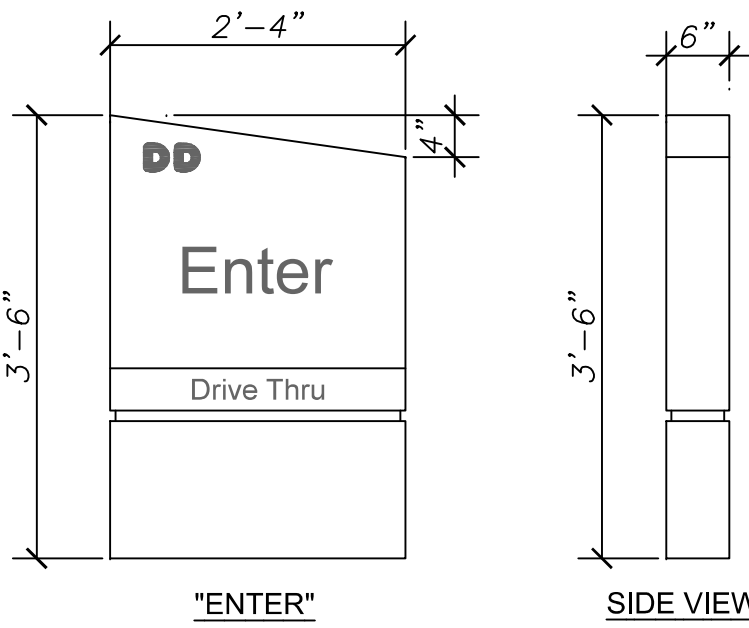


SIDE VIEW



TRASH ENCLOSURE

N.T.S.

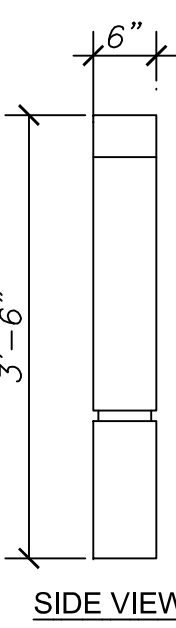


"ENTER"

DIRECTIONAL SIGN

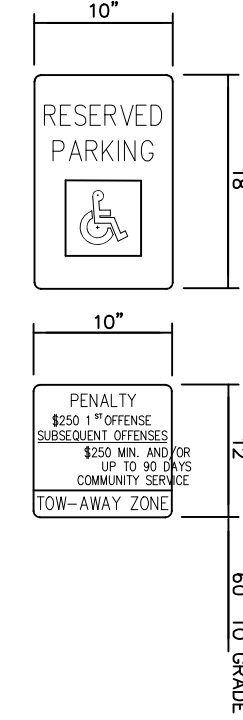
N.T.S.

SIGN IS INTERNALLY ILLUMINATED.
AREA OF THE SIGN IS 8.17 SF



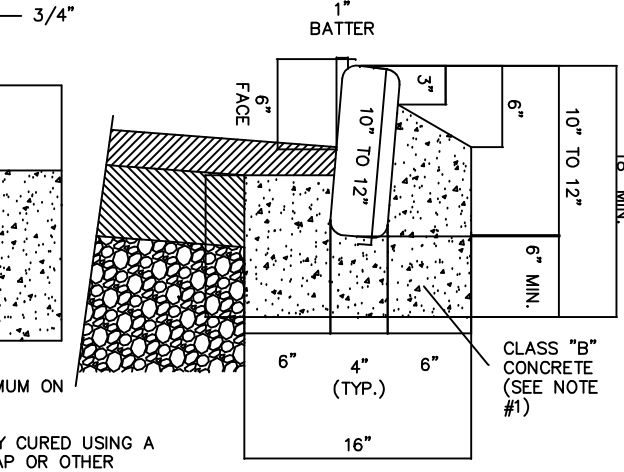
SIDE VIEW

ACCESSIBLE PARKING
BUILDING MOUNTING



RESERVED PARKING

PENALTY
\$500 PER HOUR
SUBSEQUENT OFFENSES
UP TO 90 DAYS
COMMUNITY SERVICE
TOW-AWAY ZONE



GRANITE BLOCK CURB
DETAIL

N.T.S.

| | | |
|--|---------------|---|
| Revision Table: | | |
| | | |
| | | |
| 1) 3-24-2022 ZONING APPLICATION | | |
|  | | |
| WILLIAM S. SCOTT, P.E. | | |
| Professional Engineer, N.J. License No. GE44863 | | |
| ENGINEERING SURVEYING PLANING | |  |
| ENSURPLAN INC. (Certificate of Authorization No. 240427997700) P.O. BOX 4304, WARREN, N.J. 07059 172 WASHINGTON VALLEY RD., SUITE 1 WARREN, N.J. Tel: 732-469-0400 Fax: 732-469-0466 | | |
| SITE PLAN DETAILS | | |
| TRTD DONUTS ALLENDALE, LLC | | |
| LOT 2 IN BLOCK 1806 C1 ZONE SITUATED IN THE BOROUGH OF ALLENDALE BERGEN COUNTY, NJ | | |
| SCALE: 1"=10' | ORDER: E10795 | 4 |
| DATE: 10-05-2021 | FILE: 29603 | 5 |

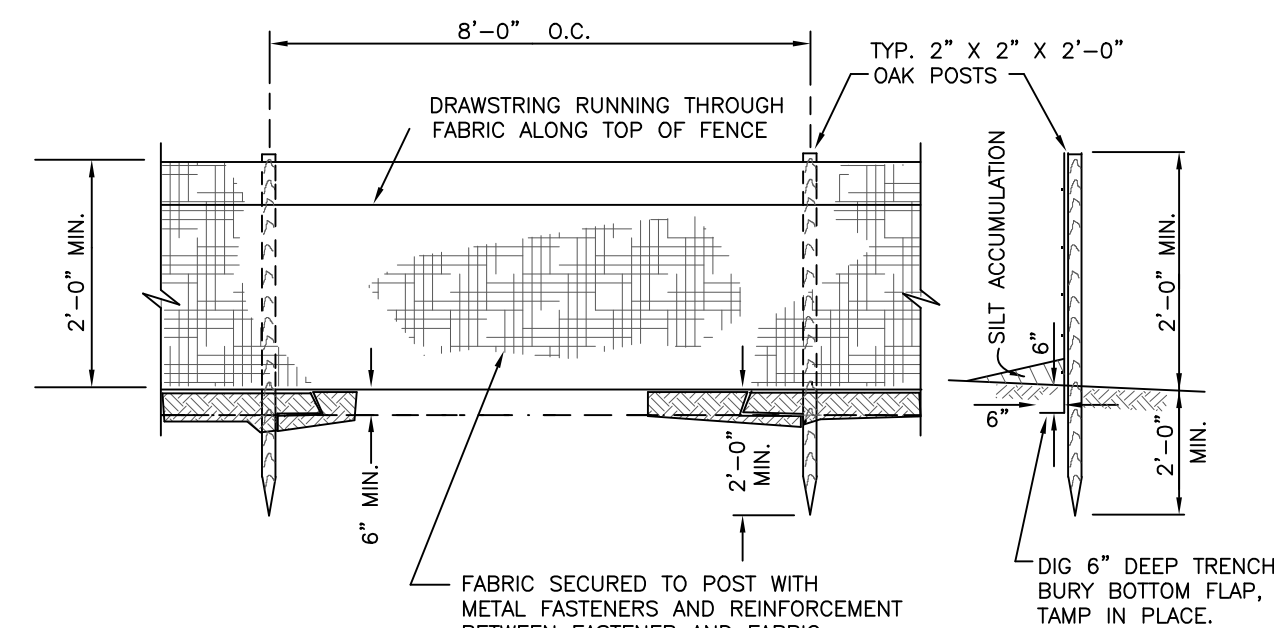
DISTURBANCE LIMIT

(— — — — —)

1. DISTURBED AREA AS SHOWN IS 3,980 SF
A CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN IS NOT REQUIRED.
2. INLET PROTECTION SHALL BE INSTALLED AND SILT FENCE SHALL BE ERECTED AROUND ANY DISTURBED SOIL.
3. CONTRACTOR SHALL KEEP ROADWAYS AND PAVEMENT CLEAN OF SOIL AT ALL TIMES.

GRADING & LANDSCAPING
TRTD DONUTS ALLENDALE, LLC

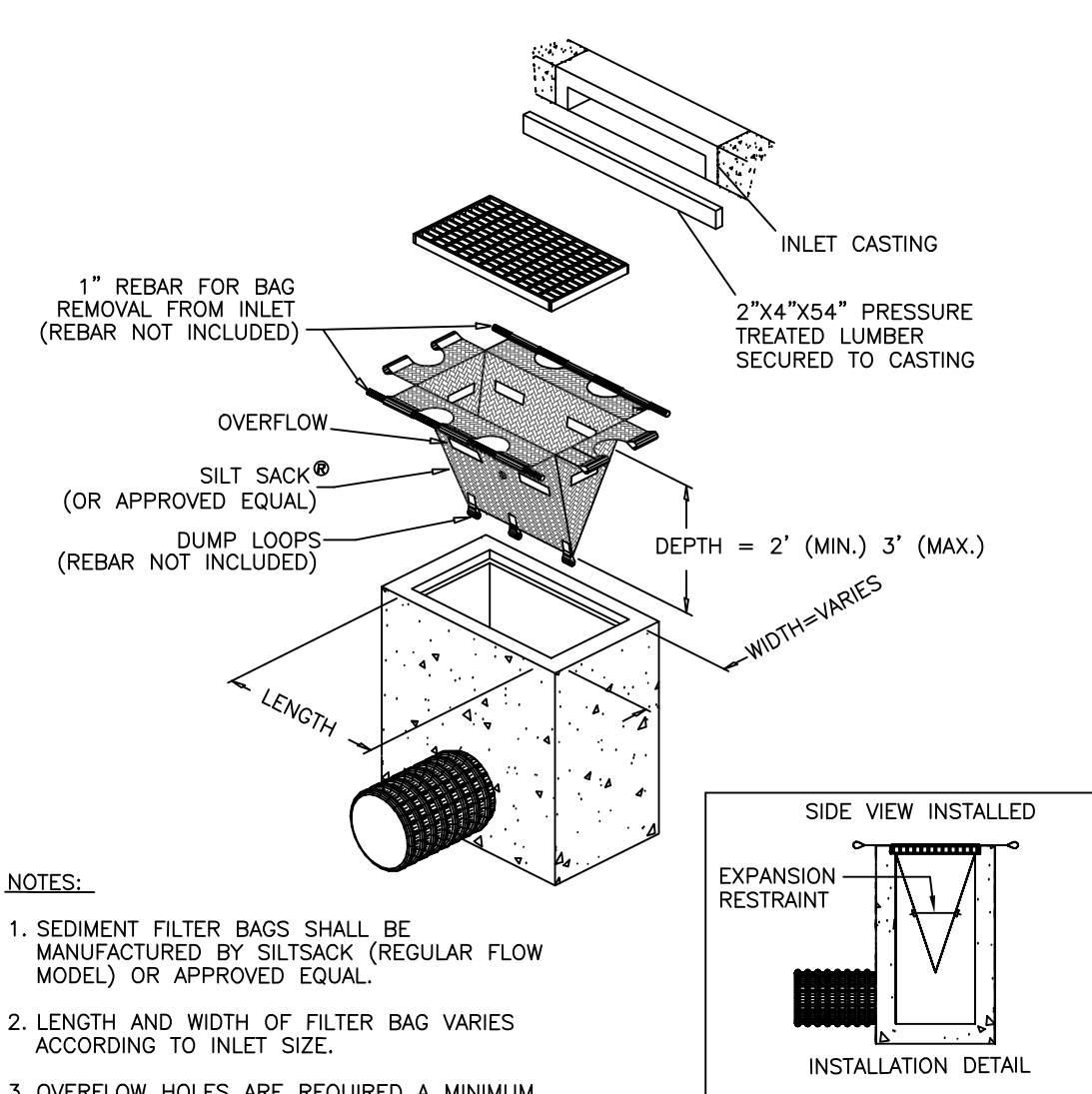
LOT 2 IN BLOCK 1806

SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

NOTE:
ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL
MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN
24 HOURS AFTER EACH RAIN.

TEMPORARY SILTATION CONTROL FENCE

NOT TO SCALE



NOTES:

1. SEDIMENT FILTER BAGS SHALL BE MANUFACTURED BY SILTSACK (REGULAR FLOW MODEL) OR APPROVED EQUAL.
2. LENGTH AND WIDTH OF FILTER BAG VARIES ACCORDING TO INLET SIZE.
3. OVERFLOW HOLES ARE REQUIRED A MINIMUM OF 1 FOOT ABOVE THE BOTTOM OF THE BAG.

INLET PROTECTION - FILTER BAG INSERT

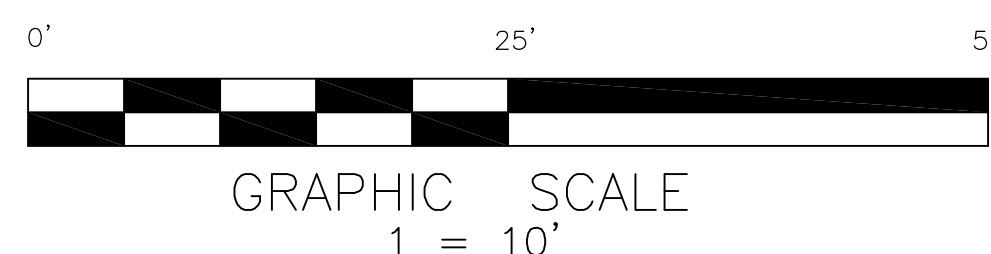
NOT TO SCALE

GENERAL NOTES:

1. THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE, SUBJECT TO EASEMENTS OF RECORD. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC.
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7. FIELD WORK COMPLETED ON 8-16-2021.

LANDSCAPE SCHEDULE

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | PLANTING HEIGHT/WIDTH |
|--------|-----|------------------------|-----------------|-----------------------|
| ILCL | 31 | ILEX CRENATA 'HELLERI' | 'HELLERI' HOLLY | 12"-15" |
| CUL | 3 | CUPRESSUS X LEYLANDI | LELAND CYPRUS | 5'-6' |



PROPERTY NOTES:

1. PROPERTY KNOWN AS LOT 2 IN BLOCK 1806 ON THE CURRENT TAX MAPS OF THE BOROUGH OF ALLENDALE, SHEET NO. 18.
2. BEING MORE COMMONLY KNOWN AS 15 WEST ALLENDALE ROAD, BOROUGH OF ALLENDALE, N.J.
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Revision Table:

| | |
|----|------------------------------|
| 1) | 3-24-2022 ZONING APPLICATION |
|----|------------------------------|

William S. Scott
WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. GE44863

**ENGINEERING
SURVEYING
PLANING**
ENSURPLAN INC.
(Certificate of Authorization No. 24GA27997700)
P.O. BOX 4304, WARREN, N.J. 07059
172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
Tel: 732-469-0400
Fax: 732-469-0466

**SITE PLAN
GRADING & LANDSCAPING
TRTD DONUTS ALLENDALE, LLC**
LOT 2 IN BLOCK 1806
C1 ZONE
SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

SCALE: 1"=10'

ORDER: E10795

DATE: 10-05-2021

FILE: 29603

5

5

PROPOSED DIMENSIONS & CIRCULATION PLAN
TRTD DONUTS ALLENDALE, LLC
LOT 2 IN BLOCK 1806
SITUATED IN THE
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

ZONING REQUIREMENTS: RESIDENTIAL DISTRICT C-1 (BUSINESS).

| | ZONE C-1 | EXISTING | PROPOSED | VARIANCE ? |
|--|---------------|--------------|-----------|------------|
| LOT AREA | N/A | 35,681 SF | NO CHANGE | NO |
| PRINCIPAL BUILDING FRONT YARD: (WEST ALLENDALE ROAD) | 42 FT ** | 51.3 FT | NO CHANGE | NO |
| PRINCIPAL BUILDING FRONT YARD: (DE MERCURIO DRIVE) | 42 FT ** | 35.1 FT | NO CHANGE | EX COND * |
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* VARIANCE REQUIRED FOR AN EXISTING CONDITION PROPOSED TO REMAIN.
** AS MEASURED FROM THE CENTER LINE OF THE ROADWAY

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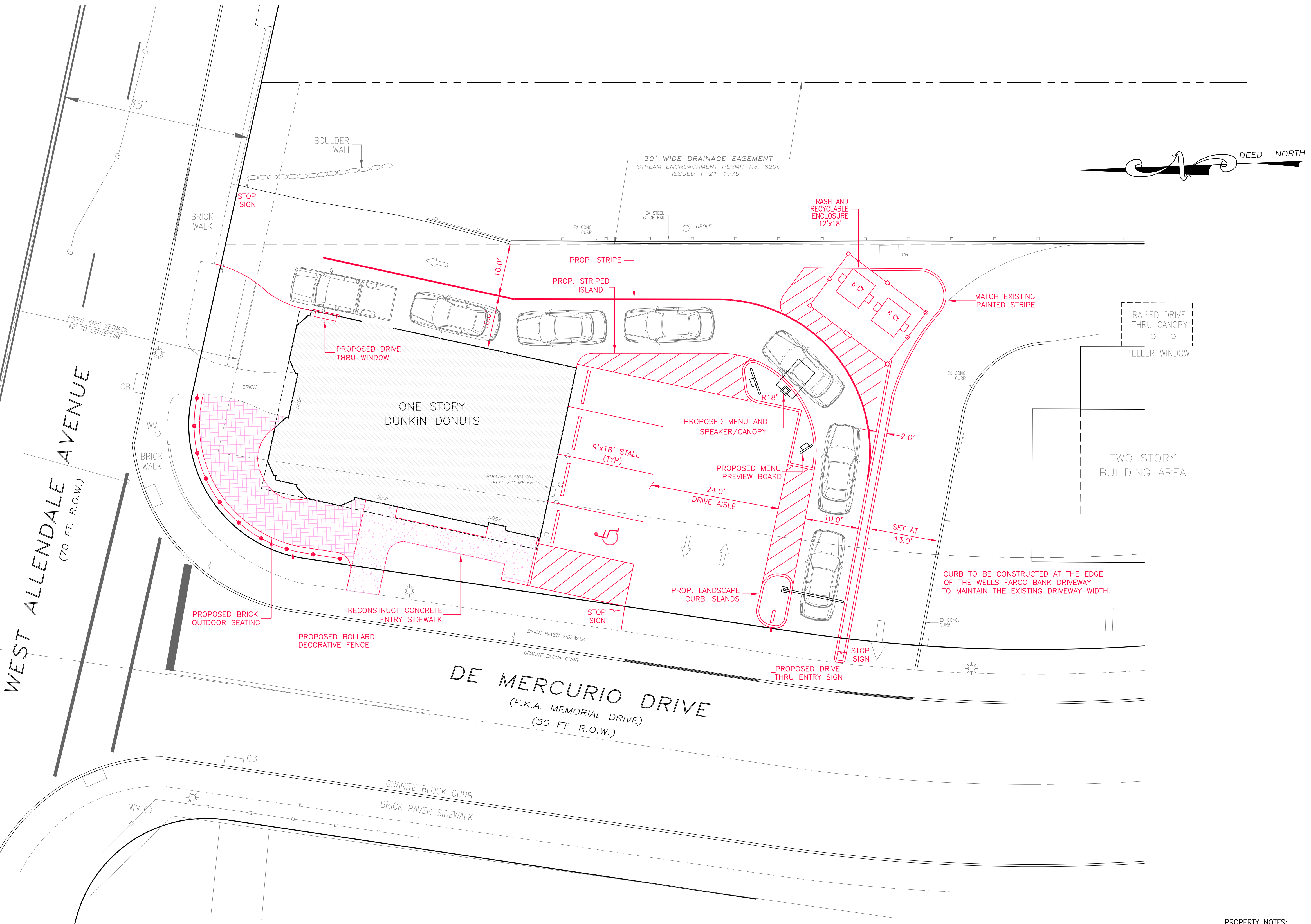
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A USE VARIANCE MAY BE REQUIRED FOR OUTDOOR SEATING SUBJECT TO DETERMINATION BY THE TOWNSHIP ZONING OFFICIAL.

REQUIRED PARKING

ORDINANCE DOES NOT PROVIDE SPECIFIC PARKING REQUIREMENTS FOR A RESTAURANT USE. THE APPLICANT SHALL PROVIDE TESTIMONY REGARDING THE REQUIRED AMOUNT OF PARKING NECESSARY TO OPERATE THE BUSINESS FOR THE CONSIDERATION OF THE BOARD OF ADJUSTMENT.

STORMWATER RUNOFF

THE PROPOSED IMPROVEMENTS WILL RESULT IN A MINOR DECREASE OF IMPERVIOUS SURFACE AND A CORRESPONDING DECREASE IN RUNOFF IS ANTICIPATED.

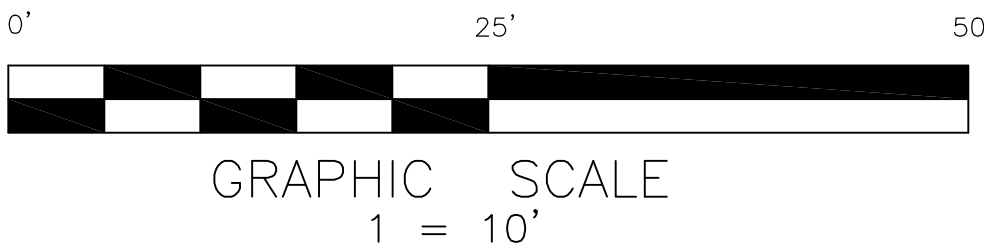


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| | |
|--|------------------------------------|
| Revision Table: | |
| 1) | 12-10-2021 REVISE PER REVIEW EMAIL |
| 0) | 11-30-2021 REVISE PER REVIEW EMAIL |
| WILLIAM S. SCOTT, P.E. Professional Engineer, N.J. License No. GE44863 | |
| ENGINEERING SURVEYING PLAN ENSURPLAN INC. (Certificate of Authorization No. 24GA27997700) P.O. BOX 4304, WARREN, N.J. 07059 172 WASHINGTON VALLEY RD., SUITE 1 WARREN, N.J. Tel: 732-469-0400 Fax: 732-469-0466 | |
| DIMENSION AND CIRCULATION PLAN DUNKIN BRANDS LOT 2 IN BLOCK 1806 SITUATED IN THE BOROUGH OF ALLENDALE BERGEN COUNTY, NJ | |
| SCALE: 1"=10' | ORDER: E10795 |
| DATE: 10-05-2021 | FILE: 29603 |
| 1/1 | |

April 20, 2022

Borough of Allendale
Land Use Board
500 W Crescent Ave
Allendale, NJ 07401
Attn: Ms. Linda Garofalo, Land Use Administrator

Re: **Conceptual Site Plan Review Application**
Proposed Building Addition and Site Improvements
Allendale Community for Senior Living
85 Harreton Road
Block 601, Lot 7
Borough of Allendale, Bergen County, NJ
Our File Number: 21-THGC-003

Dear Ms. Garofalo:

Pursuant to our recent conversation, this letter serves to transmit the following documents for a conceptual site plan meeting associated with the above referenced property. Enclosed please find the following documents:

- Ten (10) copies of the Land Use Board Application, noted for conceptual review
- One (1) check (#7547) in the amount of \$600.00 for escrow fee
- Ten (10) copies of the Project Narrative, dated April 2022
- Ten (10) full size copies of Conceptual Site Plan (CP-4.0), dated March 15, 2022
- Ten (10) 11x17 size copies of Conceptual Site Plan (CP-4.0), dated March 15, 2022

We will also email you a PDF copy of the above documents for your use and reference.

We would like to be placed on the next available board meeting agenda. Once confirmed, please advise as to the date of the meeting at which this conceptual application will be heard.

Upon review, please do not hesitate to contact our office should you have any questions or need any additional information. You may reach me via phone at 856-933-2005 or via email at tjefferis@jefferisengineering.com. Thank you.

Respectfully for:
JEFFERIS ENGINEERING ASSOCIATES, LLC.



Teal S. Jefferis, PE, CME, CDT
President

cc: Allendale Nursing Home, Inc. *w/ copy*
Brommer Architects, *w/ copy*
file

enc.
via overnight delivery

BOROUGH OF ALLENDALE
LAND USE BOARD

Instructions to applicants

After receiving denial letter from the Zoning Official, applicant will pick up application packet and check list from the Land Use Administrator.

Applicant will submit to the Land Use Administrator everything as indicated on the check list. Each item on the list must be checked to indicate compliance. Check list is to be signed by applicant.

If application is deemed complete, the applicant will be given a hearing date and advised to send notices to residents within 200 ft. and advertise in newspaper.

When proof of service and proof of publication is received, applicant will be placed on the agenda.

Requirements for Submission of Application:

Proof that Taxes are current from Tax Clerk – 201 818-4400 X206

15 collated sets of application and plans (11 x 17 plans)

PDF of plans – email to LindaGarofalo@allendalenj.gov

Copy of letter to neighbors and Utility companies

Receipts for certified letters that were mailed and a copy of 200 foot list
(minimum of 5 days prior to meeting)

Copy of the newspaper ad (minimum of 5 days prior to meeting)

Phone number and email of applicant

Fees

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 7 Block(s) 601
Street Address 85 Harreton Road (also listed as 85 State Highway 17 South)
Applicant Allendale Nursing Home, Inc. Address 1608 Rt. 88, Suite 103, Brick, NJ 08723
Owner Allendale Real Property, Inc. Address PO Box 1030, Brick, NJ 08723
Lessee n/a Address _____
Last Previous Occupancy Nursing Home and Assisted Living Facility
Size of Lot 11.04 +/-ac
Floor area ratio calculation 26.3%(existing) ; 28.1% (proposed)
Percentage of lot occupied by building(s) 26.3%(existing) ; 28.1% (proposed)
Height of building(s) 1 stories 23.7 feet _____
Set back from front property line 185.7 (E/P) ft. From side (if corner lot) n/a ft.
Zoning requirements – Frontage 60 ft, side yards 50 ft, set-back _____, rear yard 50 ft
“Prevailing set-back” of adjoining buildings within one block n/a
Has there been any previous appeal involving these premises? None known.
If so, state character of appeal and date of disposition n/a

Proposed use: Maintain existing nursing home and assisted living facility. A building addition (~8,666 sf) is proposed

This application for a use variance includes an application for subdivision _____, site plan
Minor site plan _____, conditional use *1 approval.

*1-expansion of existing non-conforming use with variances for floor area ratio and lot coverage

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION I SUBMIT THE
FOLLOWING: (NOTE: All of these papers must be submitted with application.)

- (a) The original Zoning Review Application, signed by the Zoning Officer and/or a true copy of the Official order issued by the Zoning Officer and signed by him, where applicable.
- (b) Fifteen (15) copies of all application documents
- (c) Fifteen (15) copies of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified “location map” and clearly indicate such buildings and their approximate location, together with “prevailing set-back” dimensions.
- (d) Fifteen (15) copies of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions.
- (e) Fifteen (15) copies of List of Property owners served, indicating method of service on each, date of service, together with copies of the post office receipts, if any.
- (f) Fifteen (15) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

(File all copies with the Land Use Administrator when only a variance is sought.)

Date: _____



Signature of Applicant or Agent

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM
BOROUGH OF ALLENDALE, NEW JERSEY

TO THE APPLICANT: COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

NOTICE OF APPEAL OF
ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER: N/A

The petition of _____
shows that on or about the _____ day of _____, 20____
an application to the Zoning Official for the purpose of (describe intended
action) _____

on the premises located at (street address) _____ Block _____ Lot _____
as shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that
after due consideration the Zoning Enforcement Officer did on the _____ day of _____, 20____
decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement
Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of
appeal with said Officer, together with the required fee of _____, and requests that
action of the Zoning Enforcement Officer be reversed or modified as the facts may be
determined, and applicant further requests that a day be fixed for hearing on this appeal and
states that the proper notice will be given to all owners of property situated within two hundred
(200) feet of the property specified above, and others as required by Statute.

APPLICATION FOR VARIANCE

TO THE LAND USE BOARD:

An application is hereby made for a (Hardship) (Floor Area Ratio) (Use) variance from the terms
of Article(s) and Section(s) _____ of the Zoning Ordinance so as to
permit _____

Signature of Applicant

NEWSPAPER NOTICE

LAND USE BOARD
BOROUGH OF ALLENDALE
NOTICE OF PUBLIC HEARING N/A

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on _____, 20____, at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on the application of _____ (Applicant) at

_____ (Address)

Block No. _____, Lot No. _____ for a (hardship, floor area ratio, use) variance from Section _____

_____ of the zoning ordinance of the Borough of Allendale, and for any other variances or waivers that the Board may deem necessary, for the purpose of _____

Name and Address of Applicant

Sample Legal Notice

To be published in *The Record* or *The Ridgewood News* at least ten (10) days prior to the scheduled hearing date.

Original notice cut from newspaper must be given to Board Secretary along with all forms.

BOROUGH OF ALLENDALE

LAND USE BOARD

DATE _____

NOTICE OF HEARING TO PROPERTY OWNERS

(Cross out inapplicable sections)

N/A

TO WHOM IT MAY CONCERN:

In compliance with the Zoning Ordinance of the Borough of Allendale, NJ, notice is hereby served upon you to the effect that (I) (We) _____
hereby propose to (give detailed information) _____

Location _____

The Zoning Officer of the Borough of Allendale, Bergen County, New Jersey, refused this request by reason of its being in violation of Section _____

of the Zoning Ordinance, from which decision (I) (We) hereby appeal. (I)(We) have applied to the Land Use Board for a (hardship), (floor area ratio), (use) variance, (together with subdivision _____, site plan _____, conditional use _____ approval), and from any other variances or waivers that the Board may deem necessary.

Any person or persons affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held _____, 20____, at 7:30pm in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401.

All documents relating to this application may be inspected by the public between the hours of 9 a.m. and 4:30 p.m. in the office of the Borough Clerk in the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

Signature

Note: This Notice must be personally Served or sent by certified or registered mail at least 10 days before the day of the hearing, and proof of service given to the Land Use Administrator.

AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

BOROUGH OF ALLENDALE

PROOF OF SERVICE OF NOTICES REQUESTED BY STATUTE MUST BE
FILED AND VERIFIED WITH BOARD SECRETARY AT LEAST 10 DAYS PRIOR TO MEETING
OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY)

N/A

COUNTY OF BERGEN) SS.

_____, of full age, being duly sworn according to law, deposes and
says, that (s)he resides at _____ in the municipality
of _____, County of _____, and State of _____,
and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of Allendale, New
Jersey, being an appeal or application under the Zoning Ordinance, which relates to premises at
_____, and that on _____, 20____ (s)he gave written
notice of the hearing on this application to each and all of the persons upon whom service must be made,
in the required form and according to the attached lists, and in the manner indicated thereon.

Applicant's Signature

Sworn to and subscribed before me

this ____ day of _____,

20____.

NOTICE TO APPLICANT: Attach list of all persons served.

BOROUGH OF ALLENDALE
LAND USE BOARD

NOTICE OF HEARING TO ADJACENT MUNICIPALITY

TO: MUNICIPAL CLERK _____
OF _____ N/A _____

PLEASE TAKE NOTICE:

That _____, the undersigned, has appealed to the
(Applicant)
Land Use Board of the Borough of Allendale for relief from _____

To permit _____

at _____

Block _____, Lot _____, _____

of _____, which property is within two hundred (200) feet of
your municipality. A hearing in this matter will be held on _____, 20____,
at 7:30pm in the Allendale Municipal Building, Allendale, New Jersey. Applicant is seeking a
hardship_____, use_____ variance, and subdivision_____, site plan_____, conditional use_____,
approval. This notice is given pursuant to the provisions of N.J.S.A. 40:55D-12d.

Applicant's Signature

NOTE: This notice must be personally served or sent by certified or registered mail at
least 10 days before the day of the hearing, and proof of service given to the Land
Use Administrator.

REQUIRED MATERIALS AND CHECKLIST FOR ALLENDALE LAND USE BOARD HEARINGS

This checklist and attached sample drawings are provided to ensure that you or your professionals are prepared for your hearing and that your application is complete. All items should be supplied to the extent that they are applicable to the specific application. If information is insufficient or missing, the board may deem your application incomplete and adjourn your hearing until it receives all necessary documentation. Please create 15 packets of the below information.

I. PROVIDE AN ACCURATE SURVEY FOR THE PROPERTY IN QUESTION WHICH CONTAINS THE FOLLOWING INFORMATION:

- X 1. Footprint of existing buildings or structures.
- X 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- X 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- X 4. The location and dimensions of steps, patios, driveways, decks, pools and all other improved impervious areas and their precise distances to nearest property line and structures.
- X 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- X 6. The precise distances from all property lines to the closest point of the proposed construction.

II. AN ENLARGED TAX MAP DEPICTING PROPERTY IN QUESTION AND ITS RELATIONSHIP TO NEIGHBORING PROPERTIES.

Not shown 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.

Not shown 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.

III. STRUCTURAL DIMENSIONS:

- X 1. All dimensions of existing building or structure.
- X 2. All dimensions of proposed building or structure.

- X 3. Height of existing building or structure.*
X 4. Height of proposed building or structure.*
*(height to be measured from lowest point of the ground that abuts the foundation of the structure to the highest point on the roof.)

To be provided
with formal
application

5. Front, rear and side elevations of the proposed structure.

IV. FLOOR PLANS.

To be provided
with formal
application

1. Floor plans of the existing interior of the building containing all relevant dimensions.

To be provided
with formal
application

2. Floor plans of the interior of the proposed construction containing all relevant dimensions.

- X 3. Precise square footage of the existing building.

- X 4. Precise square footage of the proposed construction.

- X 5. Floor area ratio calculation pursuant to Section 270-63 of the zoning ordinance (required for all applications)

V. PHOTOGRAPHS.

- X 1. Photographs of the property in question and existing improvements may be helpful to the Board in presenting your information.

- X 2. Photographs of views from the existing building or structure to neighboring properties and buildings which show existing plantings or other buffers are also helpful and may be requested by the Board.

(All photographs should be taken by you or someone who can testify to the Board as to when they were taken and that the photographs represent an accurate depiction of what they saw at the time.)

VI. LANDSCAPING AND LAND FEATURES.

To be provided
with formal
application

1. The survey, plat or plan should locate and describe any proposed landscaping to be done in connection with the application.

To be provided
with formal
application

2. The location of any unusual property features should be indicated, such as flood plain, streams, wooded areas, rock outcroppings or steep slopes.

VII. PREVIOUS APPLICATIONS.

None Known

1. Applicants should be prepared to discuss prior applications to the Land Use Board, Board of Adjustment and Planning Board and the results thereof.

- VIII. Any additional information which may be deemed necessary by the Land Use Board, its Consultants or Borough departments and agencies.

NOTE: ALL DIMENSIONS AND DISTANCES MUST BE DEPICTED TO SCALE ON DRAWINGS AND PLANS. *11 x 17 plans and PDF.*

Any questions regarding your hearing or the checklist should be directed to the Land Use Administrator at the Borough of Allendale Municipal Building 201-818-4400 x242. Please submit fifteen (15) packets with copies of all drawings and plans to the Land Use Administrator at least ten (10) days prior to the hearing. It is suggested that the property owner refer to the appropriate building code to assure proper engineering and construction techniques, or to secure the services of a local, reputable architect and/or engineer.

Date

Signature

**LAND USE BOARD FEES FOR VARIANCE APPLICATIONS
PURSUANT TO ORDINANCE 18-03**

§ 40-24 Fees.

- A. Fees for applications for rendering any service by the Land Use Board or any member of their administrative staffs shall be set by the Borough Council by ordinance and copies of said fee schedules shall be available to the public.
- B. Fees for applications to the Land Use Board acting as the Zoning Board of Adjustment shall be as follows:
 - (1) Applications for use variances under N.J.S.A. 40:55D-70d: \$500.
 - (2) Applications for hardship variances under N.J.S.A. 40:55D-70c and all other types of applications to the Land Use Board acting as the Zoning Board of Adjustment: \$500.
- D. In addition to the fees noted in subsections (A) and (B) of this §40-24, an applicant with a pending application or appeal before the Land Use Board shall place in an escrow account with the Treasurer of the Borough of Allendale a \$600 fee in order to cover legal fees of the attorney for the Land Use Board, engineering fees of the Borough Engineer, publication fees, and resolution fees incurred by the Borough in the processing of the application, and such other fees and costs for other professional consultants as the Land Use Board may from time to time reasonably and within its sole discretion determine are necessary for a proper review of the application and to supplement the applicant in support thereof.
- E. In making a determination as to what professional consultants shall be required, if any, except for the services and fees of the attorney for the Land Use Board and the Borough Engineer, the Land Use Board shall review the application and consider the nature and extent of the application, and any professionals which may be required, including whether any environmental or other conditions may exist.
- F. When the Land Use Board makes a determination that a professional consultant's services are required (other than those of the attorney for the Land Use Board or the Borough Engineer), it shall estimate the fees and costs therefor. Notice of such fees and costs shall be conveyed to the applicant, who shall forthwith deposit such funds, in addition to those set forth in §40-24(D) hereinabove, in an escrow account with the Treasurer of the Borough of Allendale. Any funds contained within the escrow account not required for such legal, engineering or other professional consultants shall be returned to the applicant upon completion of the application or proceeding. In the event of a failure by an applicant to comply with these regulations or to deposit the escrow funds determined by ordinance or by the appropriate board as set forth herein, the Land Use Board may, in its discretion, suspend or dismiss proceedings before it or suspend or revoke such municipal permits or approvals as may have been issued with regard to said application.

- G. If an escrow account or deposit contains insufficient funds to enable the municipality or Land Use Board to perform required application review or processing, including but not limited to the payment for services performed by professional consultants for the municipality or the Land Use Board, the Chief Financial Officer shall provide the applicant with a notice of the insufficient escrow or deposit balance. In order for work to continue on the application, the applicant shall, within a reasonable time period, post a deposit to the account in an amount to be agreed upon by the Borough or Land Use Board.
- H. Payment procedure when a professional consultant's services are required
- (1) The Chief Financial Officer of the Borough shall make all of the payments required for legal, engineering, publication, and resolution preparation, and to professionals for services rendered to the Borough and/or Land Use Board for reviewing an application. In addition to fees, the Chief Financial Officer shall pay all costs associated with the above. The only costs that shall be added to any such charges shall be actual out-of-pocket expenses of the Borough or the Land Use Board, or professionals or consultants. No applicant shall be charged for any Borough, clerical or administrative functions, overhead expenses, meeting room charges or any of the Borough costs and expenses except as provided for specifically by statute, nor shall a Borough professional add any such charge to his or her bill.
 - (2) Scope of reimbursed services. The Borough shall be entitled to be reimbursed for the review of applications, both as to completeness and as to content, and for the review and preparation of documents such as, but not limited to drafting resolutions, agreements and necessary correspondence with the applicant or applicant's professionals.
 - (3) Deposit of escrow funds; refunds. Deposits received from any applicant in excess of \$5,000 shall be held by the Chief Financial Officer in a special interest-bearing deposit account, and upon receipt of bills from professionals and approval of said bills as hereinafter provided for, the Chief Financial Officer may use such funds to pay the bills submitted by such professionals or experts. The Borough shall not be required to refund an amount of interest paid on a deposit which does not exceed \$100 for the year. If the amount of interest exceeds \$100, the entire amount shall belong to the applicant and shall be refunded to him by the Borough annually or at the time the deposit is repaid or applied for the purposes for which it was deposited, as the case may be, except that the Borough may retain for administrative expenses a sum equivalent to no more than 33 1/3% of that entire amount, which shall be in lieu of all other administrative and custodial expenses. All sums not actually so expended shall be refunded to the applicant within 90 days after the final decision by the appropriate Borough agency with respect to such application, upon certification by the Land Use Board Secretary that such application has been finally decided.

NOTICE TO APPLICANTS:

Upon granting of a variance, a Resolution of Memorialization is drawn and voted upon by the Land Use Board at a subsequent meeting. This is the legal document approving the variance.

Included in this document is the following paragraph:

"Construction shall proceed in accordance with the plans and drawings marked in evidence, the testimony of the applicant, and in accordance with all applicable state, county and municipal codes, ordinances rules and regulations."

This resolution is a legal, binding document and all construction must proceed as approved by the board, only after the Resolution of Memorialization has been received and after approval with the Construction Code Office.

Any changes in construction must be re-submitted in a new application. It is not within the purview of the Building Inspector or the Land Use Board to authorize changes without a resubmission.



Conceptual Site Plan Review
Application
Allendale Rehabilitation & Healthcare
Center
85 Harreton Road
Block 601, Lot 7

THE BOROUGH OF ALLENDALE

N E W J E R S E Y

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401

WWW.ALLENDALE.NJ.GOV

ARI BERNSTEIN
MAYOR

N/A - conceptual review only

200' PROPERTY OWNERS LIST REQUEST

FEE: \$10.00

DATE REQUESTED: _____ DATE PAID: _____

REQUESTED BY: _____

PHONE #: _____

BLOCK: _____ LOT: _____ QUALIFIER: _____

ADDRESS: _____

EMAIL ADDRESS: _____

REMARKS: _____

INITIALS:

ORIGINAL DOCUMENT PRINTED WITH MICROPRINTED BORDER ON FRONT AND SECURE DOCUMENT WATERMARKS ON BACK - HOLD AT ANGLE TO VIEW.

NH Construction Services LLC

PO Box 1030
Brick NJ 08723

Investors Bank

Lakewood NJ 08701
55-7203/22.12

Check No. 7547

Date 4/6/2022

Pay to the
Order of Borough of Allendale

**600.00

Six Hundred and 00/100***** Dollars

Void after 90 days

Borough of Allendale

Witchwood Borough

Memo

Allendale

⑆ 221272031⑆ 1000594548⑆ 7547

Borough of Allendale
Date 4/6/2022
Type Reference
Bill Escrow

Check: 7547
Original Amt.
600.00

Balance Due
600.00

4/6/2022
Discount
Check Amount

Payment
600.00
600.00

Investors Checking Allendale
NH Construction Services Investors Chec

600.00

Project Narrative

Conceptual Site Plan Application

Project Data:

Site: Proposed Building Addition & Minor Site Improvements
Allendale Nursing Home, Inc.
85 Harreton Road (a.k.a. 85 State Hwy 17 South)
Block 601, Lot 7
Borough of Allendale, Bergen Co., NJ

Application Type: Use Variance Minor Site Plan Application (with bulk variance)

Zoning District: AAA One Family Residential District

Date: April 2022

Project Narrative:

The subject site is located at 85 Harreton Road, is identified as Block 601 Lot 7, and is approximately 11.04 acres in size. The lot is located at the eastern and terminal end of Harreton Road and bordered to the north, west, and south by residential properties. The lot is bordered to the east by commercial uses that extend along Route 17 and to the southeast by an existing conservation area.

Access to the property is provided through a controlled access driveway extending from the end of Harreton Road (on the west side of the property) and a driveway that extends through an existing access easement from Route 17 (on the east side of the property).

Allendale Brook extends across the northern portion of the lot and then southerly along the eastern side of the lot. Existing lightly wooded areas exist along the brook and the northern and eastern boundaries of the lot.

The lot is currently improved with a 126,408 +/- s.f., 1 story building that is utilized as a nursing home and assisted living facility. The existing facility was constructed initially circa 1967, with additions constructed in 1976 and 1988, which collectively compose the existing facility present at the site. Existing site improvements include asphalt parking areas, driveways to Harreton Road and Rt. 17, paved drop-off areas, sidewalks, public utility services, lighting, landscaping, and perimeter fencing.

The property is located in the AAA One Family Residential Zoning District, which does not specifically permit the existing nursing home & assisted living facility use. Therefore, the existing facility is considered to be an existing non-conforming use.

Proposed Improvements:

The Applicant seeks to construct a building addition of approximately 8,666 s.f in area that will contain twenty-two (22) single occupancy rooms in the skilled nursing units section. This addition will allow the conversion of 22 existing double occupancy rooms to 22 single occupancy rooms, thereby creating 44 single occupancy rooms. With this conversion, the overall quantity of patient beds at the facility, 336 beds, will not change and will remain the same. The addition will simply enable the conversion of existing double-occupancy rooms to single-occupancy rooms without reducing the overall number of beds in the facility.

The building addition will be located along the southern portion of the site and situated in the area of existing asphalt paved parking and trash storage enclosure. With the displacement of parking at this location, minor site modifications are proposed to maintain existing parking quantity and improve pedestrian access, including the following:

- Reconfigure existing parking in the area of the proposed addition and add concrete sidewalk;
- Relocate the trash enclosure to the parking area in the northwestern portion of the site and closer to the existing loading area;



- Reconfigure the existing parking lot in the northwestern corner of the site to accommodate the trash enclosure and increase the quantity of parking stalls;
- Add concrete sidewalk at employee entrance at the existing parking area along the northern wall of the building;
- Add ADA accessible curb ramp and sidewalk along the eastern side of the building at the Assisted Living entrance and restripe the parking stalls.

All existing utility services will remain.

No improvements in flood hazard area or beyond the perimeter extent of existing site features are proposed.

Summary of Variances and Waivers Evaluation

Use or "D" Variance

- Use (Section 270-49): The existing nursing home and assisted living use is not permitted in the AAA-One Family Residential District. While no change in use or expansion of the quantity of beds in the facility is proposed, a use variance for the physical expansion of an existing non-conforming use will be required.
- Floor Area Ratio (Section 270-51): A maximum FAR of 19%, as determined by Section 270-63 for lots greater than 40,000 s.f., is permitted, whereas the existing FAR is calculated to be 26.3% and the proposed FAR will be 28.1%.

Bulk or "C" Variances

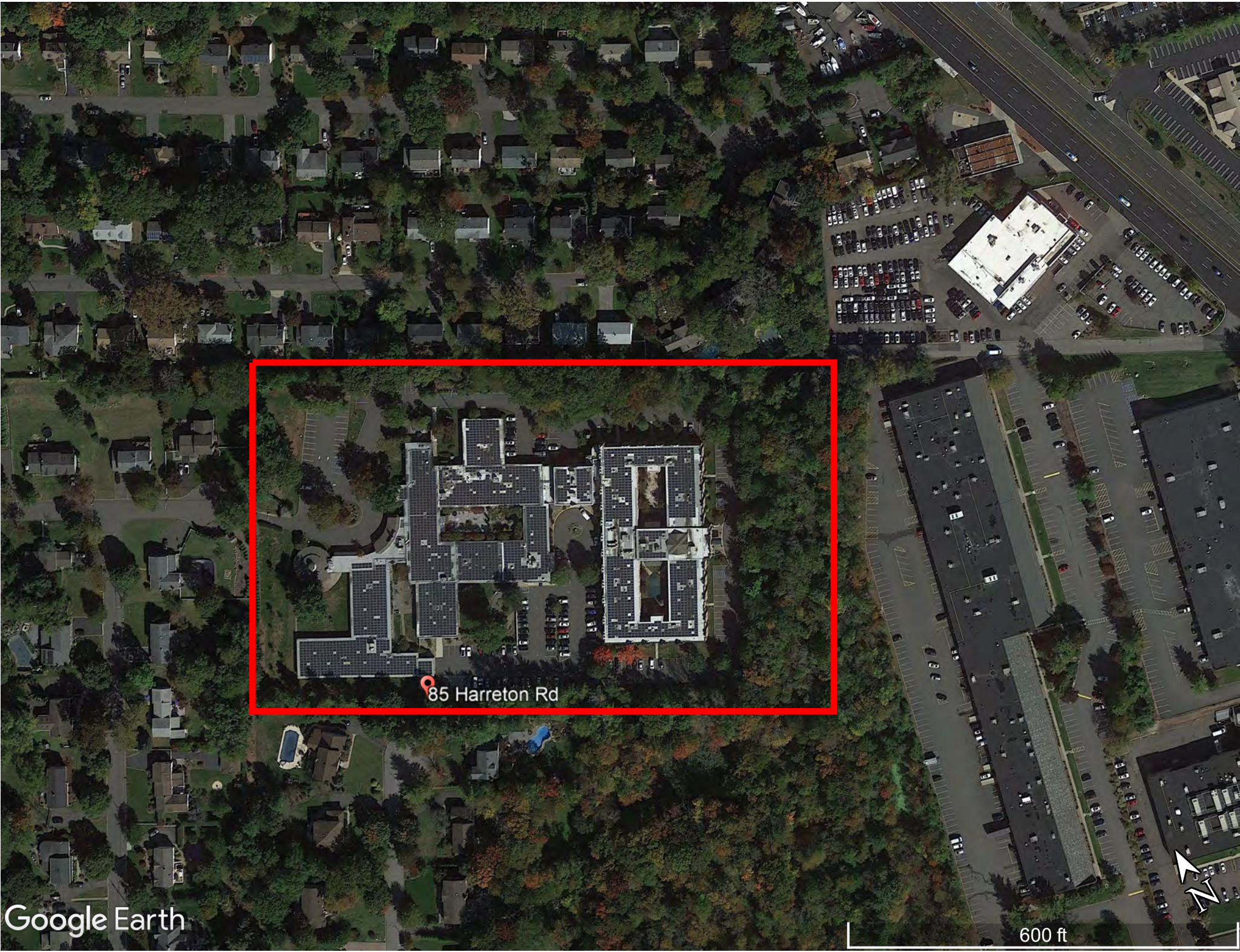
- Maximum Lot Coverage (Section 270-51): A maximum lot coverage of 27.5%, as determined by Section 270-62 for lots greater than 40,000 s.f., is permitted, whereas the existing lot coverage is calculated to be 51.2% and the proposed lot coverage will be 52.2%.
- Parking Quantity (Section 270-40): Based upon zoning requirements, a total of 199 stalls are required, whereas 162 stalls exist and 162 stalls are proposed.
- Driveway Width (Section 270-42.D): A maximum driveway width of 15' is permitted, whereas existing driveway widths of 12' and 24' will remain and are proposed.
- Parking Stall Size (Section 270-42.D): Parking stall size of 10' x 20' is required, whereas existing stalls are 9' x 18' and under proposed conditions, existing 9'x18' stalls will remain and 10'x20' stalls are proposed. A variance for existing stalls to remain is required.

Any other variances and/or waivers determined to be required during the review of this application will also be requested and sought.

Attachment:

- Tax Map
- Aerial photograph





Google Earth

600 ft



