

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 October 19, 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
September 21, 2022 Land Use Board Regular Meeting

IV. RESOLUTIONS:

Application File No: LUB 2022-19
Resolution No.: 22-25
Applicant: Peter & Katharine Miros
Address: 18 Gloria Drive, Allendale, NJ 07401
Block: 510 Lot: 8
Proposed: Addition and rear deck. Pursuant to 270-37(A)2 and 270-64A(2)

Application File No: LUB 2020-08
Resolution No.: 22-26
Applicant: Hampshire Venture Partners, LLC
Address: 220/230 W. Crescent Avenue, Allendale, NJ 07401
Block: 1005 Lots: 3.01, 11.01, 20.01 & 20.02
Proposed: Review of the new plans – Amended Site Plan approval

V. PUBLIC HEARINGS:

Application File No: LUB 2022-20
Applicant: World Class Wireless, LLC
Address: 240 & 260 West Crescent Avenue, Allendale, NJ 07401
Block: 1005 Lots: 1 & 2
Proposed: Conditional Use, Site Plan & Variance approval to install a wireless communications facility on the property. Pursuant to 270-48.

VI. OPEN TO THE PUBLIC FOR COMMENT

VII. OTHER

VIII. ADJOURNMENT

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

Borough Website
Bulletin Board

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Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Daloisio						
Kistner						
Lovisolo						
Yaccarino						
Sirico						
Bernstein						
Quinn						
Forbes - Alt. #1						
Putrino – Alt. #2						

Carried ☐ Defeated ☐ Tabled ☐

RESOLUTION 22-25

LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
APPLICATION FOR VARIANCE FOR
PETER & KATHERINE MIROS
BLOCK 510, LOT 8
(a/k/a 18 GLORIA DRIVE)

WHEREAS, the applicant, PETER & KATHERINE MIROS, the owners of the property located at 18 Gloria Drive, known as Block 510, Lot 8, on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, applied to the Land Use Board of the Borough of Allendale in an application dated August 31, 2022 for approval of variance relief for a proposed addition and renovations to the premises, which is located in the AAA residential zone, from the Allendale Code, Zoning; and

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WHEREAS, variance relief is necessary since the property is pre-existing non-conforming, and the proposed addition/renovation requires variance relief from bulk standards in the Allendale Code; and

WHEREAS, the application and plans specifically seek approval to construct an addition and renovations to the existing dwelling, including an addition to both sides and the rear of the structure, a rear covered porch, a rear deck expansion and a driveway extension; and

WHEREAS, the application seeks specific variance relief for lot size, lot width and side yard; and

WHEREAS, the Land Use Board considered the matter at the September 21, 2022 regular meeting of the Land Use Board at which time the applicant and her professional personally appeared and testified;

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.

2. The property is located at 18 Gloria Drive, known as Block 510, Lot 8, on the Tax Map of the Borough of Allendale. The property is located in the AAA residential zone. The application was in evidence.

3. As part of the application, the applicant submitted Architectural Plan Set consisting of 6 sheets entitled, "New Addition / Renovation for: Mr. & Mrs. Miros, 18 Gloria Drive, Allendale, NJ," William G. Brown, Jr., AIA of William G. Brown Architects, dated July 13, 2020, last revised October 20, 2021. The applicant also submitted a Survey consisting of 1 sheet entitled, "Survey of Property, Lot 8 in Block 510, Borough of Allendale, Bergen County, New Jersey," prepared by Ryan R. Harris, PLS of Galiano, Harris & Associates LLC, dated May 22, 2013, without revision.

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4. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant and prepared a Memorandum dated September 14, 2022. The Memorandum was in evidence and reviewed and examined by the members of the Land Use Board.

5. Variance relief is required because this property located in the AAA residential zone has pre-existing, non-conforming conditions, due to the undersized lot size, undersized lot width, front yard encroachment and side yard encroachment, as follows:

§270-37A(2) – Additions to Non-conforming Structures. The proposed additions create additional non-conformities. This is the basis of the Zoning Officer's Letter of Denial dated July 25, 2022.

§270-51B(1) – Lot Area. The existing 23,000 sf lot is $\pm 17,000$ sf less than the required 40,000 sf lot area. The subject application does not appear to alter this condition.

§270-51C(1) – Lot Width. The existing 115 ft wide lot is ± 5 ft less than the required 120 ft width. The subject application does not appear to alter this condition.

§270-64A(2) – Side Yard Setbacks. The existing required side yard setback is calculated as 25.54 ft. The existing left side yard setback to Lot 7 is non-conforming at 20.8 ft. The existing right side yard setback to Lot 9 is conforming at 28.4 ft. The proposal increases the GBA and expands the required enhanced side yard to 28.53 ft. This exacerbates the existing non-conforming left setback and creates a non-conforming right setback. The left side addition (library and covered porch) will encroach ± 3.5 ft into the setback. The right side addition (garage) will encroach ± 0.1 ft into the setback.

6. The subject property is currently developed with a single family-dwelling two-story and associated amenities. The applicant is requesting Variance approval for additions and renovations to the existing dwelling (including 1-story additions to both sides and rear, a rear covered porch, a rear deck expansion, as well as driveway extension). Existing utilities are proposed to remain in service, including public water and sewer.

7. The applicant and their architect, William Brown, R.A., were sworn and testified as to the existing conditions of the property. They testified that the lot was significantly undersized in area and width for the zone, and there are existing non-conformities in the front yard setback and side yard setback. Mr. Brown stated the hardship is the size of the lot, location of the house on the lot, the lot width (115 feet where 120 feet is required) and the lot is undersized for the zone. The house is shifted 5 feet to the left on the property. The applicant is proposing an addition and renovation which would include a new office and new kitchen area, and a new front porch. They are also proposing a new garage storage area, which would not accommodate vehicles. They are

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also requesting an expanded deck in the rear. It was testified that the addition will visibly appear as a one story addition. There will be no change to the front or the existing front yard encroachment. There will be new siding and design elements associated with the addition which will be an aesthetic improvement to the home. Landscaping disturbances will be minimal, and any landscaping removed will be replaced. No flood lights to be installed. Any improvements on the property would require variance relief, due to the pre-existing non-conforming conditions. The addition would be aesthetically pleasing to the property and consistent with the neighborhood.

8. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant and prepared a Memorandum dated September 14, 2022. The Memorandum was in evidence and reviewed and examined by the members of the Land Use Board. Mr. Vreeland also provided testimony relative to the application to the Land Use Board. Mr. Vreeland testified that the proposed addition would have no impact on surrounding properties. The applicant specifically agreed to incorporate the recommendations of the Borough Engineer's review letter and testimony into the renovation plans.

9. No members of the public appeared in connection with the application.

BE IT FURTHER RESOLVED, based upon the factual and legal evidence, testimony and contentions set forth herein, that the Allendale Land Use Board hereby grants the applicant's request for a variance relief, and to permit the addition and renovations as proposed in the application; and

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby determines that the variance hereby granted constitutes a "hardship" variance under N.J.S.A. 40:55 D-70C.(1); and

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant, their professional and the Borough Engineer, in connection with the testimony that the applicant is entitled to variance relief, due to the unique nature of the property, namely the undersized lot area and lot width, the physical placement of the home on the lot, and the pre-existing non-conforming conditions, namely the existing side yard setbacks, which

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are all deemed hardships by the Board. In addition, the hardships associated with the present condition of the property and premises outweigh the negative criteria to the Borough zoning ordinances and the zone plan and neighborhood. Further, the addition will be aesthetically pleasing, it will conform with FAR regulations, and will not be obtrusive due to the placement and location of the proposed improvements and minimal encroachment in the front yard; and

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval of the requested variance, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.

B. Applicant and professionals shall work with the Borough Engineer in the event that any field adjustments shall be required for the proper construction of the proposed addition, so as not to negatively impact any surrounding properties and to minimize and address any stormwater or drainage issues, and comply with Mr. Vreeland's September 14, 2022 review letter.

BE IT FURTHER RESOLVED construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicant in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough

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Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD

KEVIN QUINN, Chairman

Attest:

JOSEPH DALOISIO, SECRETARY

Adopted: October 19, 2022

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October 19, 2022 Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Daloisio						
Kistner						
Lovisololo						
Yaccarino						
Sirico						
Bernstein						
Quinn						
Forbes - Alt. #1						
Putrino – Alt. #2						

Carried ☐ Defeated ☐ Tabled ☐

RESOLUTION 22-26

**LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
AMENDED SITE PLAN & MINOR SUBDIVISION OF HAMPSHIRE
VENTURE PROPERTIES, LLC
BLOCK 1005, LOTS 3.01, 11.01, 20.01 and 20.02
(a/k/a 220/230 WEST CRESCENT AVENUE)**

WHEREAS, the applicant, **HAMPSHIRE VENTURE PROPERTIES, LLC** (“the Applicant”), who together with the Borough of Allendale are the owners of the property located at 220/230 West Crescent Avenue, previously known as Block 1005, Lots 3, 11, 20 and currently known as Lots 3.01, 11.01, 20.01 and 20.02 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, received approval by Resolution dated January 20, 2021 (attached hereto as Exhibit A) for Preliminary and Final Site Plan Approval and Minor Subdivision Approval, pursuant to N.J.S.A 40:55D-35 and 36, and associated variance relief and incidental

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waivers to redevelop the Property and divide the Property into a total of four (4) lots ("Prior Approvals"); and

WHEREAS, Block 1005, Lot 20.01 (currently owned by the Borough of Allendale) was approved to be the site of a two-story municipal building; and

WHEREAS, the Applicant by letter dated September 8, 2022 submitted an application to amend the Prior Approvals and to allow for the previously approved municipal building to be replaced with a one story municipal community/recreational facility; and

WHEREAS, this change was proposed in accordance with the adoption of the Amended Redevelopment Plan, Ordinance #22-13 on September 8, 2022; and

WHEREAS, Public Notice having been given by the Applicant in accordance with the requirements of the Municipal Land Use Law; and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant, and its professionals, including Engineering reports and plans, at its public meeting on September 21, 2022; and

WHEREAS, the Land Use Board has reviewed the reports and heard testimony provided to it by its own professionals; and

NOW THEREFORE, BE IT RESOLVED by the Borough of Allendale Land Use Board, that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.

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2. The property is located at 220-230 West Crescent Avenue, known as Block 1005, Lots 3.01, 11.01, 20.01 and 20.02 (“the property”) on the Tax Map of the Borough of Allendale.

3. By Resolution dated January 20, 2021 (attached hereto as Exhibit A), the Land Use Board granted the applicant Preliminary and Final Site Plan Approval and Minor Subdivision Approval for the subdivision and repurposing of the property.

4. As part of the applicant for the amendment herein, the applicant submitted the following:

- September 8, 2022 Beattie Padovano, LLC correspondence (Antimo A. Del Vecchio) to Borough of Allendale Land Use Administrator;
- Plans entitled, “Allendale Recreation Center”. These plans, consisting of two pages, were prepared by Z+ Architects (Mary Fitzpatrick Scro, RA) and are dated August 15, 2022;
- Plans entitled, “West Crescent Avenue Redevelopment”. These plans, consisting of 19 sheets, were prepared by Langan (Kevin Webb, PE) and are dated September 6, 2022;

5. The applicant presented testimony from Michael Scro, a licensed professional architect, who testified on the present conditions on the site and the proposed changes to the municipal facility on the site. He testified that the proposed modification would eliminate the use of the facility as office space and add a community center/senior citizen center to the site instead. It was asserted that the demand for recreation space and a community center has increased post COVID and the Borough has reevaluated the building site to better serve the community. The municipal facility would now be one story, with barrier free access, to serve all groups and citizens in the Borough. The Borough would control programming and scheduling. The right side facing from West Crescent Avenue would remain the same as originally approved. However, the left side

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would change, in that the second floor and the elevator would be removed. The left side would therefore be lower. There will be a kitchen, lobby and senior center. Certain design elements were also changed, so that the building façade had a more residential appearance. It would continue to provide some screening from the multi-family larger building behind it. There would be covered entry points, and traditional siding and windows, making the project more economically feasible to the Borough. Mr. Scro stated the restrooms are on the left side. Mr. Scro also testified about the landscaping, sidewalks and greenery components of the facility, which would remain as previously approved. The Borough Engineer provided commentary and input on the testimony.

6. The applicant presented testimony from Kevin Webb, a licensed professional engineer, who testified about the present conditions on site and proposed amendments to the previously approved site plan/subdivision. He testified that the physical layout and footprint of the project will not change with the proposed amendment, nor will pedestrian and vehicular access and flow. However, there is now a reduced parking demand at the municipal facility, in light of the elimination of the office use. Therefore, it was his testimony that the parking arrangement remains adequate for the site. More specifically, he testified that the 154 parking spaces on site would remain, but that the parking demand has now been decreased by 24 spaces, resulting in excess parking on site as proposed. The proposed amendment would require 141 parking spaces, and 154 parking spaces are planned. This amendment also removes the need for the shared parking element on the site, which is a benefit. The parking layout itself will not change with this amendment, and 110 parking spaces remain dedicated to the multi-family housing element of the plan. It was also noted and testified to that the easements proposed and approved in the Prior

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Approval had all been executed. The Borough Engineer provided commentary and input on the testimony and commented that there was no significant change from the previously approved site plan.

7. It was noted by the applicant that the project, as amended, may proceed in stages, depending on the Borough's timeframe for construction of the municipal facility, and that the multi-family use on the site may be completed prior to the municipal facility. Nevertheless, if the project is to proceed in stages, the drive aisle on site from West Crescent Avenue, the internal sidewalks, the streetscape and parking, along with other necessary site improvements, will be completed by the applicant in the first stage of the project.

NOW, THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale on this 19th day of October 2022 that *Amended* Preliminary and Final Site Plan and Minor Subdivision approval, and associated variance relief and incidental waivers, for the premises at Block 1005, Lots 3.01, 11.01, 20.01 and 20.02 as shown on the Tax Map of the Borough of Allendale, is hereby **GRANTED** subject to the following conditions:

8. All the conditions set forth in the findings of fact of this Resolution, and the Resolution dated January 20, 2021, are made conditions of this approval and must be adhered to and complied with by the Applicant. The Applicant shall comply with all of the subdivision conditions set forth on the plans marked as Exhibits during the Public Hearing. (Exhibit A1-A5), and those contained in the Prior Approval (Exhibit A).

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant and the Borough professionals, in connection with the

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testimony that the applicant is entitled to the amendment set forth herein, to provide for a one-story municipal facility on the site.

BE IT FURTHER RESOLVED that the Land Use Board specifically determines that the Amended Preliminary and Final Site Plan submitted by the applicant is consistent with the Amended Redevelopment Plan, Ordinance #22-13 adopted by the Borough of Allendale on September 8, 2022; and

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants the within Amended Preliminary and Final Site Plan approval, and associated variance relief and incidental waivers, subject to the following additional conditions, which shall be complied with prior to the issuance of a construction permit:

- A. All permits, fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be obtained and paid for in full to the Borough of Allendale by the applicant.
- B. Applicant and its professionals shall work with the Borough Engineer in the event that any field adjustments shall be required for the proper construction of the proposed improvements, including any adjustments to drainage and stormwater management, so as not to negatively impact any surrounding properties, signage, and lighting so as to avoid any spotlights or excessive light spillage from the property.
- C. The Applicant will be permitted to construct the residential portion of the project independent of the municipal facility subject to the phasing plan presented by the Applicant.

BE IT FURTHER RESOLVED construction shall proceed in accordance with this Resolution, the Prior Approval, the approved plans and drawings submitted with the application dated September 8, 2022, exhibits marked in evidence, the testimony of the applicant and

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professionals, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD

KEVIN QUINN, Chairman

Attest:

JOSEPH DALOISIO, SECRETARY

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

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

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September 12, 2022

Via Hand Delivery

Ms. Linda Garofalo
Land Use Administrator
Borough of Allendale
500 West Crescent Avenue
Allendale, NJ 07401

**Re: World Class Wireless, LLC
240 & 260 West Crescent Avenue (Block 1005, Lots 1 & 2)
Allendale, New Jersey**

Dear Ms. Garofalo:

Enclosed herewith please find fifteen (15) collated sets containing the following documents submitted on behalf of World Class Wireless, LLC in support of its site plan, conditional use and variance application to construct a communications facility at the above-referenced property:

1. Application Forms, with Addendum;
2. Site Plans;
3. Property Survey;
4. Alternative Sites Analysis;
5. Twist and Sway Memo;
6. Photo Simulations; and
7. Owner's consent.

Also enclosed are the following:

8. Ownership Disclosure;
9. Tax Certification;
10. List of Property Owners within 200 feet;
11. Proposed Form of Notice;
12. Copy of Transmittal to Bergen County Planning Board;
13. A check in the amount of \$500.00 to cover the Application Fee;
14. A check in the amount of \$600.00 to cover the Escrow Deposit;
15. Completed W-9 form.

Please advise me if you require an additional documentation or information before this application can be deemed complete and scheduled for a hearing. Thank you.

Very truly yours,
Gregory D. Meese
Gregory D. Meese
gdm/encl.

cc: Ms. Kristen Stauffer
Mr. Tim Ball
Jason Smolinski, P.E.

GREGORY D. MEESE *
GAIL L. PRICE * +
FREDERIC M. SHULMAN * +
LOUIS L. D'ARMINIO * □
JOHN R. EDWARDS, JR. *
MICHAEL K. BREEN *
PAUL A. CONCIATORI * #
WILLIAM D. BIERMAN •
THOMAS C. MARTIN •
JOHN L. MOLINELLI * x
JEFFREY L. LOVE *

RICHARD M. FRICKE * +
J. SHELDON COHEN
ELLEN O'CONNELL *
MARK W. CREENE * □
KAREN F. EDLER *
MICHAEL A. OROZCO * •
RICK A. STEINBERG * □
DOROTHY A. KOWAL
JENNIFER M. KNARICH * ◇
RENEE A. FATOVIC * •
JASON M. HYNDMAN

JACQUELINE E. ESPOSITO * •
AARON COHEN
MICHELLE L. KRONE
EDWARD W. PURCELL
MATTHEW C. MILLS * ^
MATTHEW R. WEISS

* Also admitted in NY

+ Also admitted in DC

□ Also admitted in PA

◇ Also admitted in CT

^ Also admitted in FL

• Also admitted NY Fed Cts.

Also LEED AP

x Bergen County Prosecutor (ret.)

Additional Offices:

89 HEADQUARTERS PLAZA NORTH
SUITE 1465
MORRISTOWN, NJ 07960
TELEPHONE: (973) 828-9100
FACSIMILE: (201) 391-0998

115 EAST STEVENS AVE., SUITE 109
VALHALLA, NY 10595
TELEPHONE (914) 251-1618
FACSIMILE (914) 251-1230

ONE GATEWAY CENTER, SUITE 2600
NEWARK, NJ 07102
TELEPHONE: (973) 799-8551
FACSIMILE: (973) 735-2719

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 1 & 2 Block(s) 1005
Street Address 240 West Crescent Ave
Applicant World Class Wireless, LLC Address c/o Greg Meese, Esq., Price Meese, 50 Tice Blvd., Woodcliff Lake, NJ 07677
Owner Bilmar Properties, LLC Address _____
Lessee World Class Wireless, LLC Address c/o Greg Meese, Esq. Price Meese, 50 Tice Blvd., Woodcliff Lake, NJ 0-7677
Last Previous Occupancy Borst Landscape & Design (to remain)
Size of Lot 197,613 sf / 4.569 acres
Floor area ratio calculation 60 sf lease area for equipment
Percentage of lot occupied by building(s) _____
Height of building(s) 185' to top of lightning rod stories n/a feet 180' tower
Set back from front property line _____ ft. From side (if corner lot) _____ ft.
Zoning requirements – Frontage _____, side yards _____, set-back _____, rear yard _____
“Prevailing set-back” of adjoining buildings within one block _____
Has there been any previous appeal involving these premises? Not to this applicant's knowledge
If so, state character of appeal and date of disposition _____

Proposed use: Wireless communications facility

This application for a use variance includes an application for subdivision _____, site plan _____
_____ conditional use _____ 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: 9/8/2022

Gregory D. Meese
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:

The petition of World Class Wireless, LLC
shows that on or about the _____ day of N/A, 20____
an application to the Zoning Official for the purpose of (describe intended
action) _____

on the premises located at (street address) 240 West Crescent Ave
Block 1005 Lot 1 & 2

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) 270-48

_____ of the Zoning Ordinance so as to
permit _____ a wireless communications facility. See attached addendum for specific code sections for which variances are sought.

World Class Wireless, LLC

By: Gregory D. Meese
Signature of Applicant

ALLENDALE LAND USE BOARD
APPLICATION CHECK LIST

NAME World Class Wireless, LLC BLOCK 1005 LOT S 1 & 2

ADDRESS 240 Crescent Avenue

ZONE D-1 Industrial Zone TYPE OF VARIANCE Conditional Use

BRIEF DESCRIPTION OF APPLICATION Conditional use, site plan and variance application to permit the construction of a wireless communications facility on the property consisting generally of a 180-foot-tall ()185' to top of lightening rod) monopole upon which the antennas will be attached and an equipment compound at grade.

SPECIFIC VARIANCE(S) REQUIRED See attached addendum.

ADMINISTRATIVE REQUIREMENTS	STATUS
1. Application form complete	<u>✓</u>
2. Fee paid	<u>✓</u>
3. Denial by Building Inspector	<u>N/A</u>
4. Affidavit of Service	<u>✓</u>
5. Proof of Publication	<u>TBS</u>
6. Taxes Current	<u>✓</u>
7. Plot Plan	<u>✓</u>
8. Maps	<u>✓</u>
9. Photographs	<u>✓</u>
10. Email address	<u>✓</u>
11. Miscellaneous	<u>✓</u>

World Class Wireless, LLC

9/8/2022

Date

By: Gregory D. Meese
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:

- ☒ 1. Footprint of existing buildings or structures.
- ☒ 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- ☒ 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- ☒ 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.
- ☒ 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- ☒ 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.

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

III. STRUCTURAL DIMENSIONS:

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

- ✓ 3. Height of existing building or structure.*
- ✓ 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.)

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

IV. FLOOR PLANS.

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

V. PHOTOGRAPHS.

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

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

- ✓ 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 x212. 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.

9/8/2022

Date

World Class Wireless, LLC

By: *Gregory D. Meese*

Signature

World Class Wireless, LLC
240 West Crescent Avenue
Block 1005, Lots 1 & 2
Allendale, NJ

World Class Wireless, LLC ("WCW"), a provider of low latency communications to the financial industry, is proposing a communications facility on the property of Borst Landscaping located at 240 West Crescent Avenue (the "Property"). The Property is located adjacent to, and to the north of, the New Jersey Transit railroad tracks on West Crescent Avenue in the D-1 Industrial Zone. Across the railroad tracks is the existing tower on municipal property owned by Crown Castle. The Crown tower was analyzed for use by WCW, but a structural analysis of that tower found that it was not structurally suitable. Enhancements of that tower were also evaluated and even if it was structurally enhanced with guy wires, it still did not meet WCW's structural (twist and sway) requirements. As a result, a new tower is required. Inquiries to the Borough about a tower on the Borough property have gone unanswered resulting in the subject application.

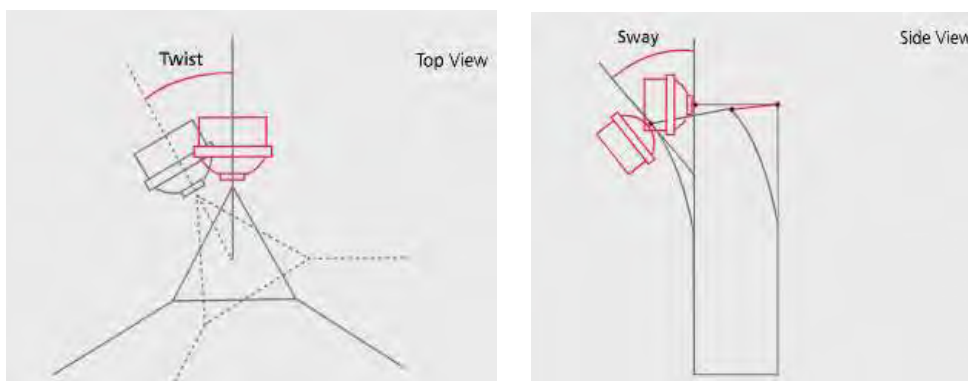
Communications towers are conditionally permitted in the D-1 Industrial Zone. In this application, WCW seeks Conditional Use, Site Plan and Variance approval. Variances are requested to permit the tower to be 180 feet tall, rather than 150 feet tall; a separation to the nearest monopole of 172 feet, rather than 1500 feet; a tower side yard setback of 23 feet rather than 180 feet; a tower rear yard setback of 14.1 feet, rather than 180 feet; a tower setback to the closest public park of 127 feet and nearest residential zone of 334 feet, rather than 540 feet; with an equipment shelter 11 feet high, rather than 10 feet high, having a side yard setback of 12.5 feet, rather than 50 feet and a rear yard setback of 20.5 feet, rather than 100 feet, together with any additional variances, waivers or other relief required by the Board after its review of this application.

An alternative sites analysis has been filed with this application. As noted therein, after an extensive analysis the Property was found to be the most suitable alternative. It is removed from residential properties, industrially zoned and developed with commercial uses and, from a planning perspective, similarly situated to the existing Crown tower on the municipal property. The proposed tower will be available for collocation by other communications companies.

Re: Twist and Sway/Tilt Analysis
Crown Tower, 300 W. Crescent Ave., Allendale, NJ

An analysis of the Crown Castle tower located at 300 W Crescent Avenue, Allendale, New Jersey has concluded that it does not meet the WCW Twist and Sway requirements.

Twist is the number of degrees that a tower rotates within a plane parallel to the ground. This is illustrated in the diagram below, which shows twist as the angle in which a tower rotates around its center. Similarly, sway (or tilt) is the number of degrees that a tower rotates within a plane perpendicular to the ground. This is illustrated in the diagram below and shows a line tangent to the curvature of the tower at the node where the dish is attached to the tower. (Source: American Tower FAQ).



I have reviewed the structural analysis performed for Crown Castle and have concluded that the existing tower will not meet WCW's Twist and Sway criteria. WCW Twist and Sway/Tilt requirement = < 0.15 degrees on 3ft antennas for a 70/80GHz millimeter wave system (MMW). An excerpt of the structural analysis is below:

DISH SA Tilt/Twist Results:

Critical Deflections and Radius of Curvature - Service Wind						
Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
175.00	HRP3-800	50	33.415	1.7206	0.0071	128144
170.00	HRP3-800	50	31.615	1.7171	0.0065	36568
159.00	SHPX2-23	50	27.700	1.6715	0.0044	10421
158.00	Side Arm Mount [SO 701-3]	50	27.350	1.6685	0.0043	10447
157.00	SHPX2-23	50	27.001	1.6621	0.0043	10471
154.00	DYPD2-23	50	25.961	1.6486	0.0041	9846
148.00	HTXC033S17X000 w/ Mount Pipe	50	23.915	1.6067	0.0031	8909

WCW would require an extension of the monopole to obtain network line of sight both north and south for its 3ft parabolic antennas. A review of the structural analysis of the existing monopole, as extended, demonstrates that it would fail to meet the required specification. After further discussion with Crown Castle, it was determined that the Tilt(Sway) numbers presented in the report could be cut in half with a

series of improvements to the monopole including Guy wires and structural stiffening, but these improvements would still leave the tower more than five (5x) times above the accepted tolerance. As a result, the Crown Castle monopole is unusable for WCW's given application.

Respectfully,

Michael Strickland

WCW RF Engineer

A satellite map of Allendale, New Jersey, with a large red circle highlighting a central area. The map shows residential streets, a school, a farm, and a lake. The text 'Allendale' is overlaid in large white font, and 'Alternative Sites Analysis' is overlaid in smaller white font below it. The Google Earth logo is in the bottom right corner.

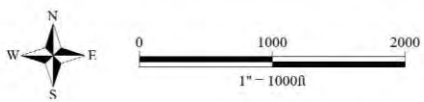
Allendale

Alternative Sites Analysis

Allendale Search Area

Gotham Communications was retained by World Class Wireless to secure a wireless site in the Allendale area. We began working this search ring in August of 2020. The location was designed to be filled utilizing the existing Crown tower located at the Borough's Recycling Center, also known as 300 W Crescent Ave. Ultimately the proposed Crown co-lo failed to materialize after many attempts to make the location work, as detailed further herein. This put our team into an extensive search for an alternative site in a location that is predominantly residential. Enclosed are the findings of this pursuit to fill our client's coverage objectives.





RAMSEY BORO

UPPER SADDLE RIVER

Allendale Zoning Search Area

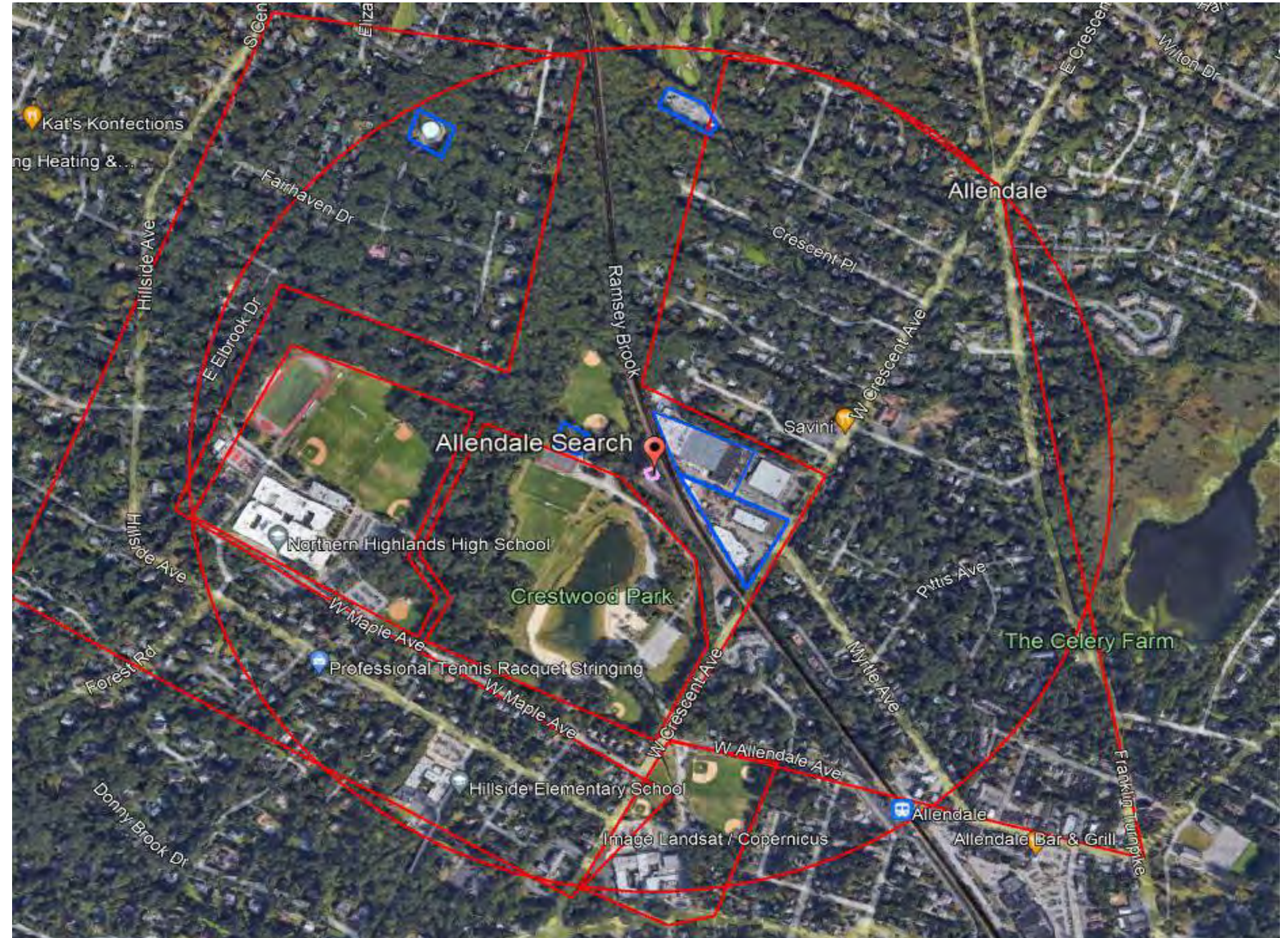
The majority of the underlying properties within our search radius are residentially classified for zoning or designed for single-family use and or development. There were very few commercial alternatives to propose a new tower once it was determined that the Crown tower did not have sufficient structural integrity to support WCW's technical standards and could not be utilized.

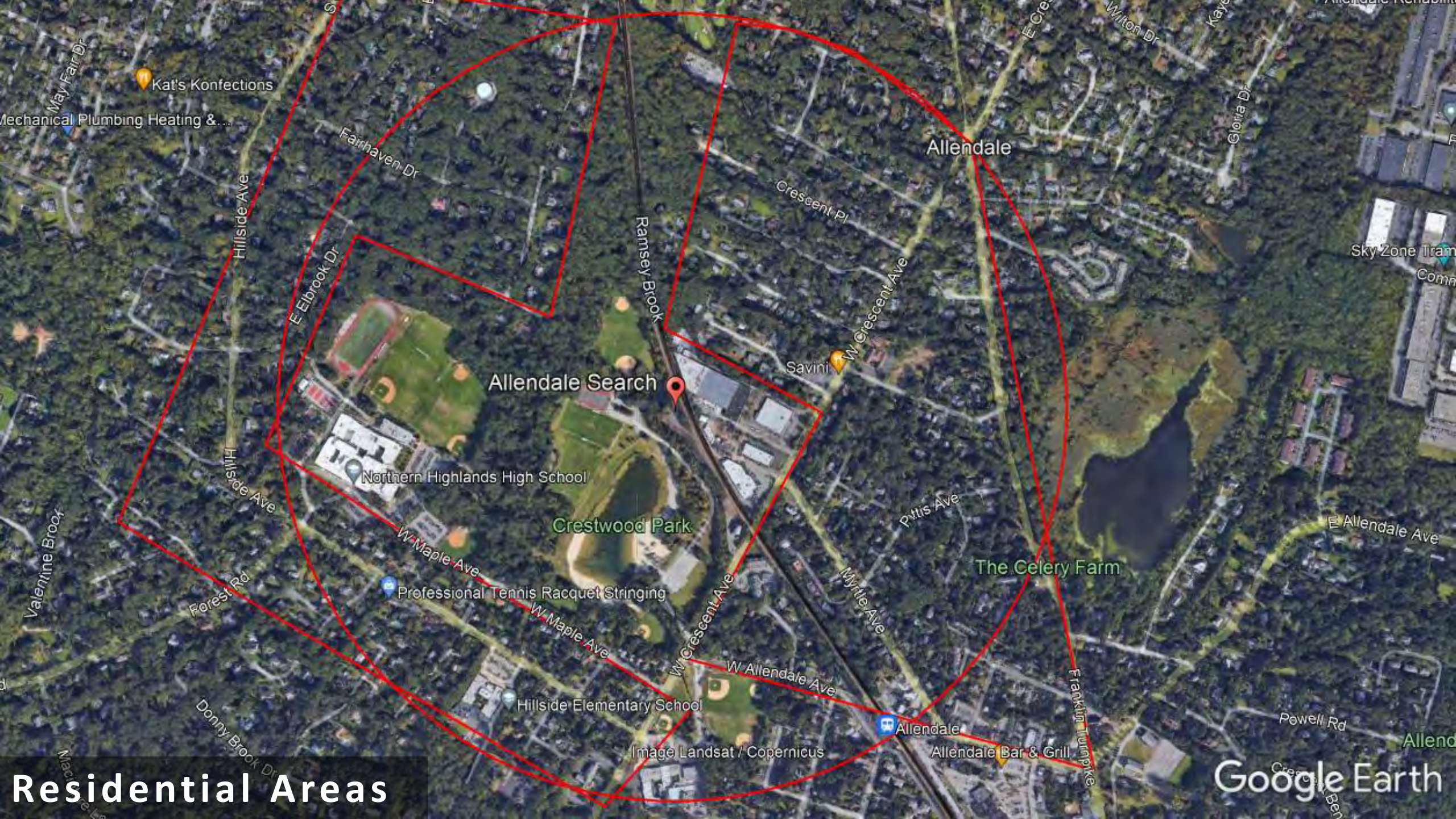
WALDWICK BORO



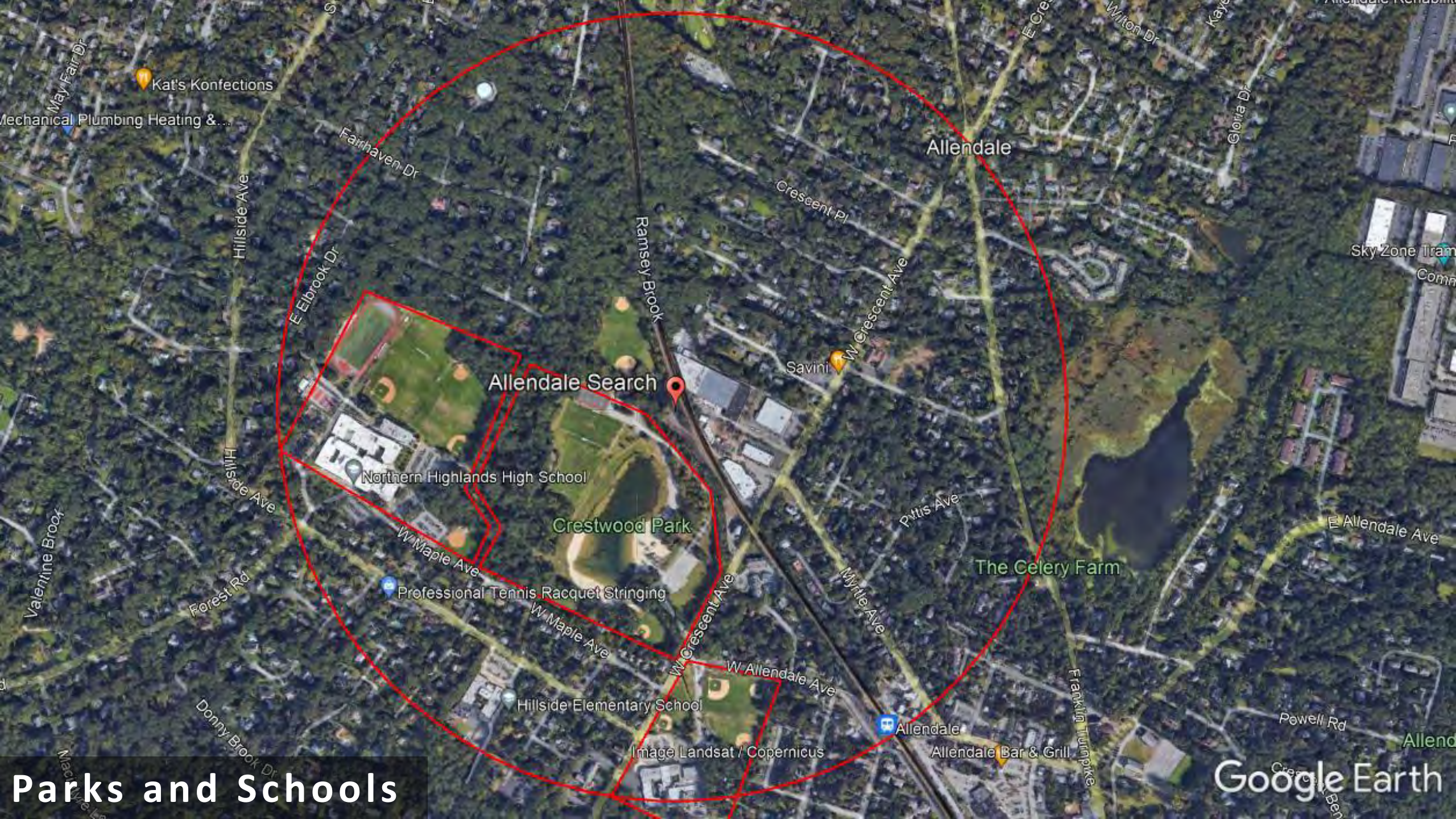
Detailed Search Ring Review

Enclosed is a detailed breakdown of the existing properties within the search ring. The bulk of the ring is comprised of residential properties, as mentioned earlier. There are also two schools and a very large park that fill the other portion of the area in discussion. There is only one small group of properties zoned commercially that also provided some distance from existing residential units, our proposed location being one of them. The Recycling Center is also within the ring, but our findings to date have yielded no interest from the Borough in hosting a new tower site there.

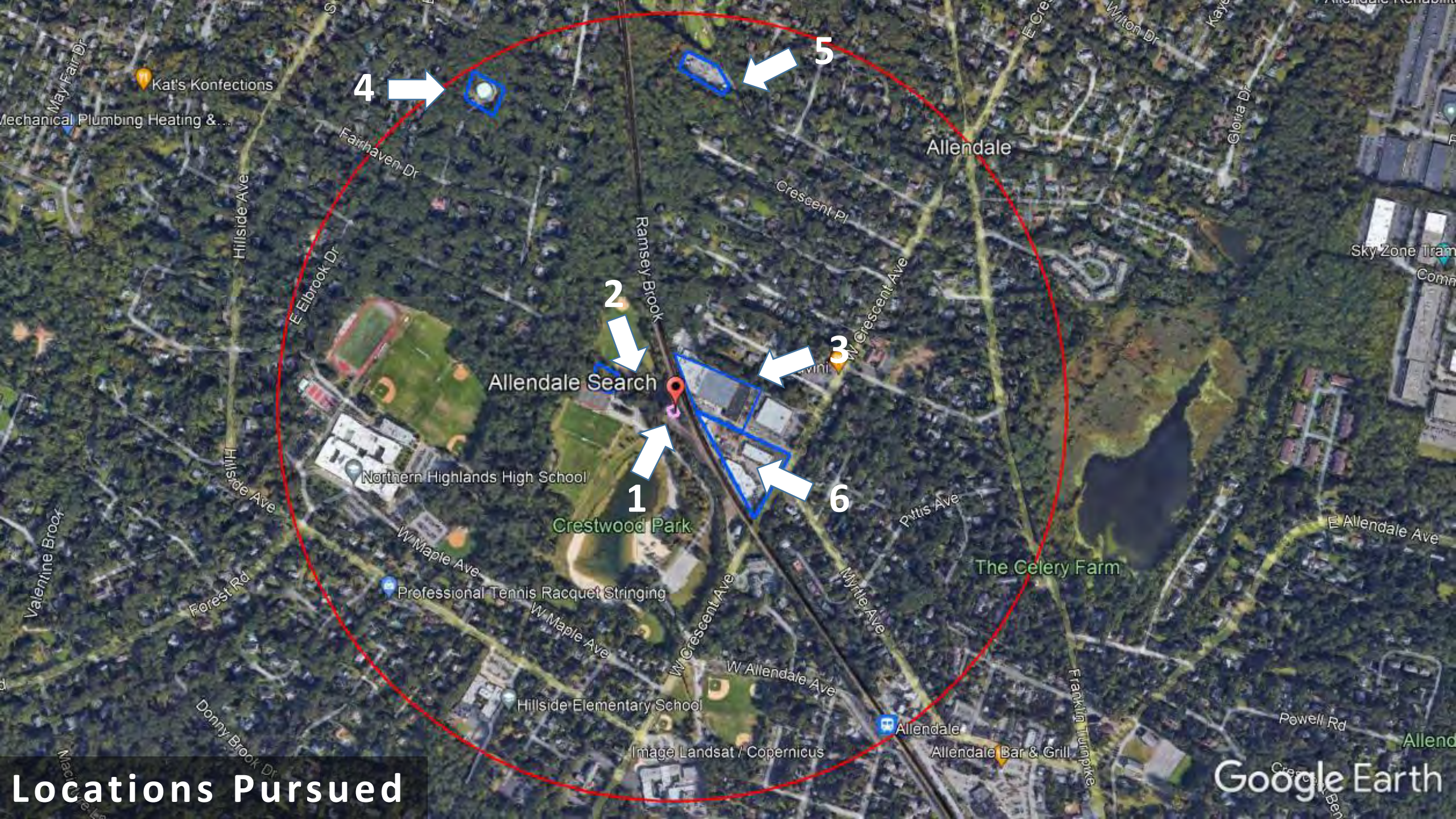




Residential Areas



Parks and Schools



Locations Pursued

1 - Crown Facility on Borough Property

Our client's intent was specifically design to utilize the existing infrastructure located within the Borough on West Crescent Ave. Our goal, over two years ago, was to secure a rad center on the Crown tower, quickly file for an administrative collocation review & hopeful approval and concentrate our development efforts in other areas of the network while we waited for a building permit. Unfortunately, this opportunity did not come to fruition creating havoc within our client's RF design, positioning of the handoff sites and eventual frequency deployment. Unfortunately, we have exhausted the use of the existing Crown site with our efforts highlighted below:



Option A Co-Location

Our first attempt at securing a site for the Allendale search area was a proposed co-location on the existing Crown tower. While working with Crown it was determined that the tower, in its existing condition, could not support our proposed installation.



Option B Tower Modification

Based on the aforementioned findings we worked with the Crown structural team to design a tower modification that could be installed "beefing up" the tower to support the proposed facility. This route eventually failed as well.



Option C Drop & Swap

Our last attempt to utilize the Crown facility was to propose a new replacement tower that could support the existing and proposed wireless infrastructure. The estimated costs made this option unobtainable, which forced us into finding an alternative location.

2 – New Tower Proposed on Borough Property

Proposed Tower Borough Property

300 W Crescent Ave or Rear West Side -
The failure to secure space on the existing tower created the need to locate an alternative site. The Borough's property, holding the Crown tower, seemed like the best approach.



Over the last year plus our team has made numerous attempts to engage the Borough in lease talks for a new wireless facility on the same property as the existing wireless infrastructure. The proposed solution was to build a new tower and compound abutting the existing tower on the Recycling Center site. This seemed like the most logical option since the use was in-kind with the existing uses(s) on the property. Eventually the Borough stopped responding to our requests, and other parties of interest for same, to lease property here. This could have been a byproduct of the pandemic, but once again we found ourselves seeking an alternative location for our proposed facility.

3 – Vacant Warehouse Previously Borough Property



Proposed Tower Borough Property

230 W Crescent Ave - In tandem with the proposed site at the Recycling Center we attempted to lease space here.

This property was also controlled by the Borough at one point. The site is located in the D-1 zone and appeared to be a good alternative location; however, lease talks never made it off the ground possibly due to the COVID pandemic or the site may have been in transition from the Borough to a new owner.

4 – Existing Water Tank on Borough Property

Proposed Tower Borough Property

Rear Leigh Ct - Additionally, we found this location and worked to obtain interest in leasing space from the Borough.



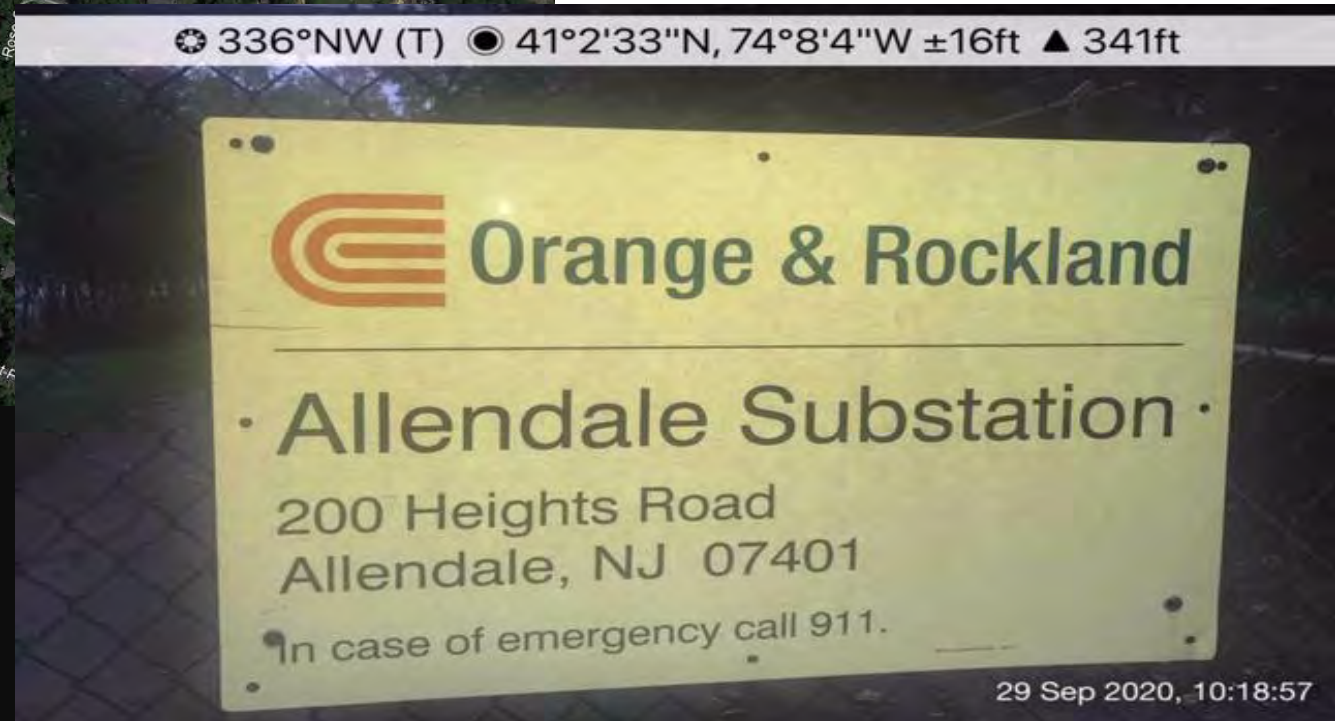
Less appealing due to the surrounding residential properties, we located a water tank owned by the Borough and proposed to lease space here as well. The use of water tank sites is somewhat normal practice for wireless development throughout New Jersey, so we worked to engage the Borough in lease discussions. Unfortunately, we never received a response to our numerous inquiries, and we were forced to continue our pursuit for a suitable location for the proposed wireless facility.

5 – O&R Substation

Our search eventually led us to propose a new tower at this existing O&R substation. After numerous attempts, calls and conversations with the power company it was determined that this location would not be a viable option putting our team back into the pursuit of a suitable property for our site.



Proposed Tower



6 – Proposed Tower Borst Landscaping Rear

Proposed Tower

260 W Crescent Ave - After almost two years in search, we finally secured a location, on commercial property, with a viable landlord.



After an extensive review of alternative sites necessitated by the lack of response from the Borough and the inability to utilize the existing Crown tower, our team was able to secure a lease of commercial property abutting the railroad tracks directly across from the exiting Crown site at the Borst Landscaping property. The Borst property is zoned commercial (D-1), developed with a commercial landscaping business and removed from residential properties. It is a similarly situated alternative and well-suited location to host a new wireless tower from a land use perspective and deemed to be the best available alternative site for the tower.



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

EXISTING CONDITIONS

View from #23 (across) Hamilton Street



TK Design Associates



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

**PHOTO SIMULATION
OF PROPOSED INSTALLATION**

View from #23 (across) Hamilton Street



TK Design Associates



<div> BORST LANDSCAPING 240 West Crescent Avenue Allendale, NJ 07401</div>	<div>EXISTING CONDITIONS View from Klomburg Dr - End, by Tennis Courts</div>	<div> TK Design Associates</div>
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BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

**PHOTO SIMULATION
OF PROPOSED INSTALLATION**

View from Klomburg Dr - End, by Tennis Courts



TK Design Associates



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

EXISTING CONDITIONS

View from Crestwood Park by Lake parking lot



TK Design Associates



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

**PHOTO SIMULATION
OF PROPOSED INSTALLATION**
View from Crestwood Park by Lake parking lot



TK Design Associates



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

EXISTING CONDITIONS

View from #400 Crescent Commons Street



TK Design Associates



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

**PHOTO SIMULATION
OF PROPOSED INSTALLATION**

View from #400 Crescent Commons Street



TK Design Associates



BORST LANDSCAPING
240 West Crescent Avenue
Allendale, NJ 07401

EXISTING CONDITIONS

View from corner West Crescent Ave & Myrtle Ave



TK Design Associates



BORST LANDSCAPING
 240 West Crescent Avenue
 Allendale, NJ 07401

PHOTO SIMULATION OF PROPOSED INSTALLATION

View from corner West Crescent Ave & Myrtle Ave



TK Design Associates

AFFIDAVIT OF CONSENT

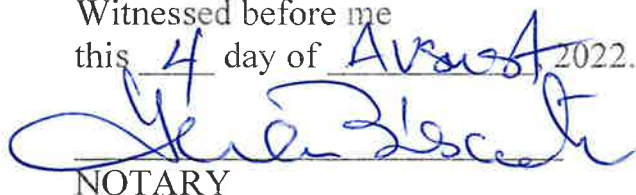
State of New Jersey)
County of Bergen)

SS:

Mark Borst, of full age being duly sworn according to law on his/her oath deposes and says that he /she is the managing partner of Bilmar Properties, LLC, the owner of property located in the Borough of Allendale, County of Bergen, New Jersey, and shown on the Allendale Tax Assessment Map as Block 1005, Lots 1 & 2, hereinafter referred to as "the Property." The owner consents to the filing of applications with the Allendale Zoning Officer, Planning Board, Zoning Board of Adjustment, County of Bergen, and any and all other governmental authorities having jurisdiction by World Class Wireless, LLC to construct a wireless communications facility on the Property. Permission is also granted to the members of the governmental approval boards and their experts to access the Property in connection with the applications.



Witnessed before me
this 4 day of August, 2022.


NOTARY

HANAE BENSADIK
NOTARY PUBLIC OF NEW JERSEY
ID # 2410886
My Commission Expires July 29, 2026



Ownership Disclosure Statement of World Class Wireless, LLC

World Class Wireless, LLC is 100% owned by ECW Wireless, LLC.

The owners of ECW Wireless, LLC having an ownership interest of ten (10%) or more are as follows:

William DiSomma Trust - 50%
William DiSomma, Trustee
143 S Elmwood
Oak Park, IL 60302

Paul A. Gurinas Trust – 50%
Paul Gurinas, Trustee
1938 N Orchard
Chicago, IL 60614

COMPANY: World Class Wireless, LLC
SIGNATURE: Marcus Washco
PRINT NAME: Marcus Washco
TITLE: Authorized Signatory
DATE: August 5, 2022

OFFICIAL SEARCH FOR MUNICIPAL LIENS

New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH # 8

APPLICATION # 8

To:

PRICE, MEESE, SHULMAN & D'ARMINIO
TICE CORPORATE CENTER
50 TICE BLVD, SUITE 380
WOODCLIFF LAKE, NJ 07677

This is to CERTIFY that the undersigned is the Official Tax Search Officer of the ALLENDALE

in the County of BERGEN

In pursuance of the authority so vested in me as such Official, I do further certify that I have searched the records of said municipality for unpaid taxes, assessments, all other municipal liens and certificates of tax sale pursuant to N.J.S.A 54:5 on lands situated within said municipality and more particularly described as follows:

Block No.	1005	Lot No.	2	Qualifier		Location	240 W CRESCENT AVE
-----------	------	---------	---	-----------	--	----------	--------------------

Assessed to	BILMAR PROPTY LLC
-------------	-------------------

TAXES				UTILITY & OTHER MUNICIPAL CHARGES				
YR/ 22	TAX	INTEREST	TOTAL DUE	DUE DATE	TYPE	CHARGES	INTEREST	TOTAL
1st Qtr	12565.98			NONE				
2nd Qtr	12565.97							
3rd Qtr	17179.52							
4th Qtr	16712.92	PRIN DUE	16712.92					
YR/ 23	29512.20	PRIN DUE	29512.20					
21	50263.90							

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

QUALIFICATIONS, DEDUCTIONS AND EXEMPTIONS

Veteran:	NONE	Veteran Spouse:	NONE	Others:
Senior Citizen:	NONE	Disability:	NONE	
Farmland Rollback:		Surviving Spouse:	NONE	

ASSESSMENTS

Ord. No	Block Lot	Original Assessment	Date Confirmed	Total # Annual Installments	Annual Install- ments Due Date	Paid on Account	Balance Owing	Amt. of Next Installment Due	Interest at % from
NONE									

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT. NO.	DATE OF SALE	AMOUNT	TO WHOM SOLD
NONE			

SUBSEQUENT MUNICIPAL LIENS PAID BY CERTIFICATE HOLDER FOR WHICH AFFIDAVIT HAS BEEN FILED PURSUANT TO N.J.S.A. 54:5-60

DATE OF AFFIDAVIT	TOTAL AMOUNT OF AFFIDAVIT
NONE	

A BUILDING PERMIT WAS ISSUED ON: 06/12/14 09/08/16 10/25/16 12/16/20 9/14/2021

THE POSSIBILITY OF ADDED,
OMITTED OR ROLL BACK
ASSESSMENTS
ARE AS FOLLOWS

FOR ADDITIONAL REMARKS -SEE REVERSE SIDE

Fee for making this Search 10.00

DATED 08/31 2022

TYPE	YES	IF YES, YEAR(S)	NO	NOT KNOWN AT THIS TIME	AMOUNT (IF KNOWN)
ADDED ASSESSMENTS				X	
OMITTED ASSESSMENTS				X	
ROLLBACK ASSESSMENTS				X	

Gina Wittmaack

OFFICIAL TAX SEARCH OFFICER

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to stated except as follows;

with the same result as

FEE	\$	DATE	
-----	----	------	--

OFFICIAL TAX SEARCH OFFICER

OFFICIAL
SEARCH FOR MUNICIPAL LIENS

New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH # 3

APPLICATION # 3

To:

PRICE, MEESE, SHULMAN & D'ARMINIO
TICE CORPORATE CENTER
50 TICE BLVD, SUITE 380
WOODCLIFF LAKE, NJ 07677

This is to CERTIFY that the undersigned is the Official Tax Search Officer of the ALLENDALE

in the County of BERGEN

In pursuance of the authority so vested in me as such Official, I do further certify that I have searched the records of said municipality for unpaid taxes, assessments, all other municipal liens and certificates of tax sale pursuant to N.J.S.A 54:5 on lands situated within said municipality and more particularly described as follows:

Block No.	1005	Lot No.	1	Qualifier		Location	260 W CRESCENT AVE
-----------	------	---------	---	-----------	--	----------	--------------------

Assessed to	BILMAR PROPERTIES, LLC
-------------	------------------------

TAXES				UTILITY & OTHER MUNICIPAL CHARGES				
YR/ 22	TAX	INTEREST	TOTAL DUE	DUE DATE	TYPE	CHARGES	INTEREST	TOTAL
1st Qtr	21708.29			NONE				
2nd Qtr	21708.28							
3rd Qtr	29400.22							
4th Qtr	28598.51	PRIN DUE	28598.51					
YR/ 23	50707.65	PRIN DUE	50707.65					
21	86833.13							

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

QUALIFICATIONS, DEDUCTIONS AND EXEMPTIONS

Veteran:	NONE	Veteran Spouse:	NONE	Others:
Senior Citizen:	NONE	Disability:	NONE	
Farmland Rollback:		Surviving Spouse:	NONE	

ASSESSMENTS

Ord. No	Block Lot	Original Assessment	Date Confirmed	Total # Annual Installments	Annual Install- ments Due Date	Paid on Account	Balance Owing	Amt. of Next Installment Due	Interest at % from
NONE									

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT. NO.	DATE OF SALE	AMOUNT	TO WHOM SOLD
NONE			

SUBSEQUENT MUNICIPAL LIENS PAID BY CERTIFICATE HOLDER FOR WHICH AFFIDAVIT HAS BEEN FILED PURSUANT TO N.J.S.A. 54:5-60

DATE OF AFFIDAVIT	TOTAL AMOUNT OF AFFIDAVIT
NONE	

A BUILDING PERMIT WAS ISSUED ON: 05/08/14 11/03/20

THE POSSIBILITY OF ADDED,
OMITTED OR ROLL BACK
ASSESSMENTS
ARE AS FOLLOWS

FOR ADDITIONAL REMARKS -SEE REVERSE SIDE

Fee for making this Search 10.00

DATED 08/25 2022

TYPE	YES	IF YES, YEAR(S)	NO	NOT KNOWN AT THIS TIME	AMOUNT (IF KNOWN)
ADDED ASSESSMENTS				X	
OMITTED ASSESSMENTS				X	
ROLLBACK ASSESSMENTS				X	

Gina Wittmaack

OFFICIAL TAX SEARCH OFFICER

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to stated except as follows;

with the same result as

FEE	\$	DATE	
-----	----	------	--

OFFICIAL TAX SEARCH OFFICER

BOROUGH OF ALLENDALE

500 West Crescent Avenue
Allendale, NJ 07401

Angela M. Mattiace, CTA
Tax Assessor

(201) 818-4419
angelamattiace@allendalenj.gov

August 23, 2022

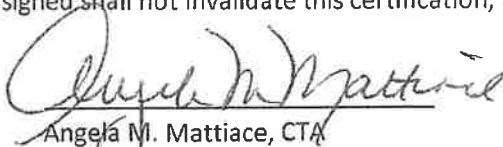
Re: 1005/1 & 2

Dear Sir/Madam:

As per your recent request, attached please find the listing of property owners within 200 feet of the above mentioned, as well as the list of public utilities, which must also be noticed.

If your property falls within 200 feet of an adjacent municipality, you must obtain a certified list from that municipality and serve notices on all persons on that list. Additionally, you must also serve notice upon the Municipal Clerk of that municipality.

This is to certify to the Allendale Land use Board and to all interested parties, that the attached names and addresses commonly referred to as a "Property Listing" have been prepared in conformance with the requirements of the Municipal Land Use Law. All lists are prepared within (7) days after receipt. Any omission and/or failure on the part of the undersigned shall not invalidate this certification, any hearing meeting or proceeding. (C40:55D12-C).


Angela M. Mattiace, CTA
Tax Assessor

OWNER & ADDRESS REPORT

ALLENDALE

200 FOUR LIST 1005/2

08/23/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
908	15		2	FIEDLER ERIKA H 231 W CRESCENT AVE ALLENDALE NJ 07401	231 W CRESCENT AVE	
908	16		2	DUBROJA, JOZEF & KIMBERLY 223 W CRESCENT AVE ALLENDALE, NJ 07401	223 W CRESCENT AVE	
905	21		2	RUELAS, LUIS A 185 MYRTLE AVE ALLENDALE, NJ 07401	185 MYRTLE AVE	
905	22		2	MASTERS, MARTIN PRYOR & VIRGINIA K 527 FRANKLIN TPKE ALLENDALE, NJ 07401	301 W CRESCENT AVE	
201	9		15C	BOROUGH OF ALLENDALE 500 W CRESCENT AVE ALLENDALE N J 07401	RR WEST SIDE	
1005	1		4A	BILMAR PROPERTIES, LLC 260 W CRESCENT AVE STE. 1 ALLENDALE, NJ 07401	260 W CRESCENT AVE	
908	13		2	DE GAETANO FLORIO & CAROL 192 MYRTLE AVE ALLENDALE NJ 07401	192 MYRTLE AVE	
1003	6		15C	BOROUGH OF ALLENDALE 500 W CRESCENT AVE ALLENDALE N J 07401	300 W. CRESCENT AVE.	
908	14		2	VAN DYKE, JAMES & JESSICA 202 MYRTLE AVENUE ALLENDALE, NJ 07401	202 MYRTLE AVE	
1004	1		5A	NJ DEPT. OF TRANSPORTATION 1035 PARKWAY CN 600 TRENTON, NJ 08625	WEST CRESCENT AVE	
908	10		2	LUCAS, ROBERT D & THERESA A 38 TALLMAN PL ALLENDALE, NJ 07401	38 TALMAN PL	
1005	3.01		1	ALLENDALE URBAN RENEWAL % RYAN LLC 1717 ARCH SR STE 3820 PHILADELPHIA, PA 19103	230 W CRESCENT AVE	
1005	3.01	X	15F	ALLENDALE INDUST RENEWAL % RYAN LLC 1717 ARCH ST STE 3820 PHILADELPHIA, PA 19103	230 W CRESCENT AVE	
1005	20.02		15C	BOROUGH OF ALLENDALE 500 W CRESCENT AVE ALLENDALE, NJ 07401	220 W CRESCENT AVE	

08/23/22 Page 1 of 3

200 FOOT LIST 1005
1 [A [C [C [C [C [C [C [C [C [C [C [C

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
904	10.01	C0001	2	CORBETT, JR, MARK F & JENNIFER 101 CRESCENT COMMONS CT ALLENDALE, NJ 07401	101 CRESCENT COMMONS	
904	10.01	C0002	2	NOLAN, ANN 102 CRESCENT COMMONS CT ALLENDALE, NJ 07401	102 CRESCENT COMMONS	
904	10.01	C0003	2	GREIMEL, ELIZABETH 103 CRESCENT COMMONS CT ALLENDALE, NJ 07401	103 CRESCENT COMMONS	
904	10.01	C0004	2	HAMRICK, ZACHARY 104 CRESCENT COMMONS CT ALLENDALE, NJ 07401	104 CRESCENT COMMONS	
904	10.01	C0005	2	HARRIES, ADAM K (ETALS) 105 CRESCENT COMMONS CT ALLENDALE, NJ 07401	105 CRESCENT COMMONS	
904	10.01	C0006	2	SVITAK, PAVEL & ERICA 106 CRESCENT COMMON CT ALLENDALE, NJ 07401	106 CRESCENT COMMONS	
904	10.02		15C	ALLENDALE HOUSING INC 201-411 CRESCENT COMMONS ALLENDALE, NJ 00000	201-411 CRESCENT COMMONS	
905	11	C0002	2	RICHMOND, MICHAEL J. 2 CRESTWOOD MEWS ALLENDALE, NJ 07401	2 CRESTWOOD MEWS	
905	11	C0004	2	IANNACONE-PUIG, GINA 4 CRESTWOOD MEWS ALLENDALE, NJ 07401	4 CRESTWOOD MEWS	
905	11	C0006	2	ANAND, BRIJ B. 705 SOMERSET ST. FRANKLIN LAKES, N.J 07417	6 CRESTWOOD MEWS UNIT C	
905	11	C0008	2	SUAREZ, CARLOS & ADRIANA 8 CRESTWOOD MEWS ALLENDALE, NJ 07401	8 CRESTWOOD MEWS	
905	11	C0010	2	SEIDLER, LESLIE C 10 CRESTWOOD MEWS ALLENDALE, NJ 07401	10 CRESTWOOD MEWS	
905	11	C0012	2	KULIK CHRISTINE J 12 CRESTWOOD MEWS UNIT 1F ALLENDALE NJ 07401	12 CRESTWOOD MEWS	
905	11	C0014	2	SHAW, HELEN 14 CRESTWOOD MEWS ALLENDALE, NJ 07401	14 CRESTWOOD MEWS UNIT 2A	
905	11	C0016	2	CHO, JEAN OH 16 CRESTWOOD MEWS ALLENDALE, NJ 07401	16 CRESTWOOD MEWS	
905	11	C0018	2	SHEDLER JANE C 127 FRANK CT. MAHWAH, NJ 07430	18 CRESTWOOD MEWS	
905	11	C0020	2	SULLIVAN, MARIA 20 CRESTWOOD MEWS ALLENDALE, NJ 07401	20 CRESTWOOD MEWS	
905	11	C0022	2	SONMEZ, OZGUR & AYSEGUL 386 FRANKLIN AVENUE WYCKOFF, NJ 07481	22 CRESTWOOD MEWS	
905	11	C0024	2	CULBRETH, MICHAEL G TRSTE 315 WINDFIELD DR CLYDE, NC 28721	24 CRESTWOOD MEWS	

ALLENDALE

08/23/22 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
905	11	C0026	2	D'ONOFRIO, JOSEPH & ENGLE, KYLE 701 WHITNEY LANE ALLENDALE, NJ 07401	26 CRESTWOOD MEWS	
905	11	C0028	2	DONLEY, LAWRENCE & GILLIGAN, K 28 CRESTWOOD MEWS ALLENDALE, NJ 07401	28 CRESTWOOD MEWS UNIT 3B	
905	11	C0030	2	GLASER, TINA 30 CRESTWOOD MEWS ALLENDALE, NJ 07401	30 CRESTWOOD MEWS	
905	11	C0032	2	TERRACCIANO, R & KURTZ, L (MORETTO LIF) 8 VINE ST WALDWICK, NJ 07463	32 CRESTWOOD MEWS	
905	11	C0034	2	HIRSCH, SHIRLEY C & LAUREN 34 CRESTWOOD MEWS ALLENDALE, NJ 07401	34 CRESTWOOD MEWS	
905	11	C0036	2	MONDIE, PATRICIA ANN 36 CRESTWOOD MEWS UNIT 3F ALLENDALE, NJ 07401	36 CRESTWOOD MEWS	
905	11	C0038	2	MINGST, WENDY 38 CRESTWOOD MEWS ALLENDALE, NJ 07401	38 CRESTWOOD MEWS	
905	11	C0040	2	MOHN, CHRISTOPHER & JEFFREY P ETAL 40 CRESTWOOD MEWS ALLENDALE, NJ 07401	40 CRESTWOOD MEWS	
905	11	C0042	2	ROMMES, GREGORY 42 CRESTWOOD MEWS ALLENDALE, NJ 07401	42 CRESTWOOD MEWS	
905	11	C0044	2	DICOSMO, PETER & SUSAN 44 CRESTWOOD MEWS ALLENDALE, NJ 07401	44 CRESTWOOD MEWS	
905	11	C0046	2	TAMARON FMLS TRST C/O J. MCKENZIE 6 STEVENS LANE WALDWICK, NJ 07463	46 CRESTWOOD MEWS	
905	11	C0048	2	KHAN, UBAID 48 CRESTWOOD MEWS ALLENDALE, NJ 07401	48 CRESTWOOD MEWS	
1005	3.01		1	ALLENDALE URBAN RENEWAL % RYAN LLC 1717 ARCH SR STE 3820 PHILADELPHIA, PA 19103	230 W CRESCENT AVE	
1005	3.01	X	15F	ALLENDALE INDUST RENEWAL % RYAN LLC 1717 ARCH ST STE 3820 PHILADELPHIA, PA 19103	230 W CRESCENT AVE	
908	14		2	VAN DYKE, JAMES & JESSICA 202 MYRTLE AVENUE ALLENDALE, NJ 07401	202 MYRTLE AVE	
1003	6		15C	BOROUGH OF ALLENDALE 500 W CRESCENT AVE ALLENDALE N J 07401	300 W. CRESCENT AVE.	
908	13		2	DE GAETANO FLORIO & CAROL 192 MYRTLE AVE ALLENDALE NJ 07401	192 MYRTLE AVE	
201	9		15C	BOROUGH OF ALLENDALE 500 W CRESCENT AVE ALLENDALE N J 07401	RR WEST SIDE	
1005	2		4B	BILMAR PROPTY LLC 260 W CRESCENT AVE ALLENDALE, NJ 07401	240 W CRESCENT AVE	

ALLENDALÉ

200 FOOT LIST 1005
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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
905	20		2	SHEIKH, IMRAN ALI & NAJAF ZAHRA 175 MYRTLE AVENUE ALLENDALE, NJ 07401	175 MYRTLE AVE	
905	22		2	MASTERS, MARTIN PRYOR & VIRGINIA K 527 FRANKLIN TPKE ALLENDALE, NJ 07401	301 W CRESCENT AVE	
903	1		5A	NJ TRANSIT 1035 PARKWAY CN 600 TRENTON, NJ 08625	WEST CRESCENT AVE	
905	21		2	RUELAS, LUIS A 185 MYRTLE AVE ALLENDALE, NJ 07401	185 MYRTLE AVE	

UTILITIES LISTING

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

Rockland Electric – 1 Blue Hill Plaza, Pearl River, NY 10965

New Jersey Department of Transportation - POB 600, Trenton, NJ 08625

PSE&G - 20 Van Vooreen Drive, Oakland, NJ 07436

Cablevision of New Jersey - 40 Potash Rd, Oakland, NJ 07436

Verizon New Jersey - 114 Paterson Street, Paterson, NJ 07501

Bergen County Planning Board - 1 Bergen County Plaza, Hackensack, NJ 07601

World Class Wireless, LLC
Proposed Form of Notice

Please take notice that World Class Wireless, LLC, the lessee of a portion of property known as 240 West Crescent Avenue, Allendale, New Jersey and shown as Lots 1 & 2 in Block 1005, on the Allendale Tax Assessment Map has made application to the Allendale Land Use Board for Conditional Use, Site Plan and Variance approval to install a wireless communications facility on the property. The applicant has requested variances to permit the tower to be 180 feet tall, rather than 150 feet tall; a separation to the nearest monopole of 172 feet, rather than 1500 feet; a tower side yard setback of 23 feet rather than 180 feet; a tower rear yard setback of 14.1 feet, rather than 180 feet; a tower setback to the closest public park of 127 feet and nearest residential zone of 334 feet, rather than 540 feet; with an equipment shelter 11 feet high, rather than 10 feet high, having a side yard setback of 12.5 feet, rather than 50 feet and a rear yard setback of 20.5 feet, rather than 100 feet, together with any additional variances, waivers or other relief required by the Board after its review of this application.

The Land Use Board has scheduled a public hearing to review the application for _____, 2022 at 7:30 P.M. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey at which time you may appear if you wish to be heard in connection with this application. The application forms, plans and other documents regarding this application are available for inspection in the office of the Borough Clerk in the Municipal Building during normal business hours, which are usually 9 A.M. to 4:30 P.M. Monday thru Friday.

Very truly yours,
Price Meese Shulman & D'Arminio, P.C.
Attorneys for World Class Wireless, LLC

By: _____
Gregory D. Meese, Esq.

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

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

50 TICE BOULEVARD, SUITE 380
WOODCLIFF LAKE, NJ 07677
TELEPHONE (201) 391-3737
FACSIMILE (201) 391-9360
www.pricemeese.com

GREGORY D. MEESE *

GAIL L. PRICE * +

FREDERIC M. SHULMAN * +

LOUIS L. D'ARMINIO * □

JOHN R. EDWARDS, JR. *

MICHAEL K. BREEN *

PAUL A. CONCIATORI * #

WILLIAM D. BIERMAN •

THOMAS C. MARTIN •

JOHN L. MOLINELLI * x

JEFFREY L. LOVE *

RICHARD M. FRICKE * +

J. SHELDON COHEN

ELLEN O'CONNELL *

MARK W. GREENE * □

KAREN F. EDLER *

MICHAEL A. OROZCO * •

RICK A. STEINBERG * □

DOROTHY A. KOWAL

JENNIFER M. KNARICH * ◇

RENEE A. FATOVIC * •

JASON M. HYNDMAN

JOSEPHINE E. ESPOSITO * •

AARON COHEN

MICHELLE L. KRONE

EDWARD W. PURCELL

MATTHEW C. MILLS * ^

MATTHEW R. WEISS

* Also admitted in NY

+ Also admitted in DC

□ Also admitted in PA

◇ Also admitted in CT

^ Also admitted in FL

• Also admitted NY Fed Cts.

Also LEED AP

x Bergen County Prosecutor (ret.)

Additional Offices:

89 HEADQUARTERS PLAZA NORTH
SUITE 1465
MORRISTOWN, NJ 07960
TELEPHONE: (973) 828-9100
FACSIMILE: (201) 391-0998

15 EAST STEVENS AVE., SUITE 109
VALHALLA, NY 10595
TELEPHONE (914) 251-1618
FACSIMILE (914) 251-1230

ONE GATEWAY CENTER, SUITE 2600
NEWARK, NJ 07102
TELEPHONE: (973) 799-8551
FACSIMILE: (973) 735-2719

September 8, 2022

Via FedEx

M. Michael Varner

Principal Planner

County of Bergen

Department of Planning & Engineering

One Bergen County Plaza

Hackensack N.J. 07601-7000

**Re: World Class Wireless, LLC
240 & 260 West Crescent Avenue
Block 1005, Lots 1 & 2
Allendale, New Jersey**

Dear Mr. Varner:

Enclosed herewith please find the following documents submitted on behalf of World Class Wireless, LLC in support of its application for site plan approval to construct an unmanned wireless communications facility at the above-captioned location:

1. Four (4) copies of the Application for Site Plan Approval;
2. Four (4) sets of site plans;
3. A check in the amount of \$1500.00 to cover the Initial Filing Fee; and
4. A check in the amount of \$250.00 to cover the Public Advocate Fee.

Please advise me if you require an additional documentation or information before this application can be processed for approval. Thank you.

Very truly yours,

Gregory D. Meese

Gregory D. Meese

gdm/encl.

cc: Ms. Kristen Stauffer
Mr. Tim Ball
Jason Smolinski, P.E.

SITE PLAN

Application # SP

James J. Tedesco, III
County Executive

Joseph A. Femia, P.E.
Director/County Engineer



COUNTY OF BERGEN
Department of Planning & Engineering
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby applies for approval of the accompanying site development plan. Four (4) copies of this Application accompanied by the Initial Filing Fee and four (4) copies of the plan conforming to the minimum details as outlined in Appendix C, Site Plan Details, of the County of Bergen Land Development Standards for Sustainable Development. Permission is hereby given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.7 shall not begin to run until this application and accompanying plans are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan submitted for review should be FOLDED, not rolled.

(1) Municipality Allendale (2) Project Name World Class Wireless Communications Facility

(3) Full Project Description Wireless communications tower and compound

(4) Location (Street address and nearest intersecting street) 240 West Crescent Ave opposite Myrtle Ave

(5) County Facilities Affected W Crescent Avenue

(6) Block(s) 1005 (7) Lot(s) 1 & 2 (8) Plot Area (ACRES) 4.569

(9) Municipal Zoning D-1 Industrial (10) Existing Use Landscape business (11) Proposed Use Wireless communications

(12) If residential, indicate the number of Dwelling Units N/A

(13) Number of Parking Spaces Existing New Total

(14) Tot. Area of Bldg. (All Floors) Existing Sq. Ft. New Sq. Ft. Total Sq. Ft.

(15) Impervious Area Existing Sq. Ft. New Sq. Ft. Total Sq. Ft.

(16) This plan has also been filed with the following municipal / regional agencies:

Planning Bd. (Date) Bd. Of Adjustment (Date) Const. Official (Date) Status

NJ Sports & Exposition Authority (Date) N/A Status Highlands Comm. (Date) Status

Soil Conservation District (Date) Status

Name, Address, Telephone Number and E-mail address of:

(17) Applicant World Class Wireless, LLC, c/o Gregory D. Meese, Esq., Price Meese, 50 Tice Blvd., Woodcliff Lake, NJ 07677 (201)391-3737

(18) Attorney Gregory D. Meese, Esq., Price Meese, 50 Tice Blvd., Woodcliff Lake, NJ 07677 (201)391-3737 gmeese@pricemeese.com
(19) Property Owner Bilmar Properties, LLC, 1-312-244-3461 TGRIEB@TWPROS.COM
(20) Plan Preparer Jason Smolinsky, P.E., E 2 Project Management, 87 Hibernia Ave., Rockaway, NJ 07866 (973) 299-5200
(21) Contract Purchaser N/A
(22) **Certification of Applicant or Agent**

Please check ☒ I do hereby apply for site plan review and approval. I hereby submit four (4) copies of the application form, four (4) prints of the signed and sealed drawing(s) and the filing fee. I hereby grant permission to the County of Bergen to enter onto the subject property for site investigation purposes. I understand that the life of this application is one (1) calendar year from the date it is accepted by this office for filing. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be rejected within two (2) weeks of notification from this department

Please check ☐ I do hereby apply for site plan review and exemption. I hereby submit one (1) copy of the application form, one (1) copy of the signed and sealed drawing(s) and the exemption fee. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be rejected within two (2) weeks of notification from this department.

I certify that the forgoing statements and materials submitted are true and correct. I further certify that I am the individual applicant or applicant's agent and that I am authorized to sign the application.

World Class Wireless, LLC
By: Gregory D. Meese, Esq.

Gregory D. Meese

Printed Name of Applicant or Agent

Signature of Applicant or Agent

**** ALL FIELDS MUST BE FILLED OUT - INCOMPLETE FORMS WILL BE RETURNED - (MARK SECTIONS N/A if not applicable)**

PLEASE SEE FEE SCHEDULE FOR FEES

FOR OFFICIAL USE ONLY

RECEIVED

Filing Fee Reproducible Plan Processing Fee Deed

Performance Guarantee Soil Other Final Approval Fee.....

Approved Plan Received by: Date:

(Please print)

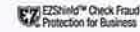
(Signature)



GOTHAM
COMMUNICATIONS
A Certified WBE

GOTHAM COMMUNICATIONS, LLC
P.O. BOX 93
LIVINGSTON, NJ 07039
(845) 821-3405

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com



7019

55-233/212

9/8/2022
\$ 500.00/100

PAY
TO THE
ORDER OF

Borough of A Mendate
Five Hundred 00/100
Borough of A Mendate
Application Fee

DOLLARS

MEMO

AUTHORIZED SIGNATURE

MP

⑈007019⑈ ⑆021202337⑆

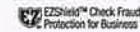
963906334⑈



GOTHAM
COMMUNICATIONS
A Certified WBE

GOTHAM COMMUNICATIONS, LLC
P.O. BOX 93
LIVINGSTON, NJ 07039
(845) 821-3405

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com



7020

55-233/212

9/8/2022
\$ 600.00/100

PAY
TO THE
ORDER OF

Borough of A Mendate
Six Hundred 00/100
Borough of A Mendate
Escrow

DOLLARS

MEMO

AUTHORIZED SIGNATURE

MP

⑈007020⑈ ⑆021202337⑆

963906334⑈

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ECW WIRELESS LLC	
	2 Business name/disregarded entity name, if different from above WORLD CLASS WIRELESS LLC	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) See instructions. 600 W CHICAGO AVE, SUITE 610	Requester's name and address (optional)
	6 City, state, and ZIP code CHICAGO, IL 60654	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number								
			-				-	
or								
Employer identification number								
4	5		-	3	6	1	2	2 7 6

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ► 	Date ► 5/24/2019
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General Instructions

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

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

Purpose of Form

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

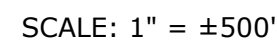
- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

BORST LANDSCAPING - BOROUGH OF ALLENDALE
BERGEN COUNTY, NEW JERSEY 07401
BLOCK 1005: LOTS 1 & 2

LOCATION MAP			LIST OF DRAWINGS			BULK REQUIREMENTS				PROJECT DATA										
<p>SITE LOCATION</p>			T-1	KEY LOCATION PLAN & PROJECT DATA		ZONE: D-1 INDUSTRIAL ZONE DISTRICT. PROPOSED USE: TELECOMMUNICATION TOWER				PROJECT:		BORST LANDSCAPING								
			T-2	TAX/ZONING MAP & 200' PROPERTY OWNER LIST						LOCATION:		240 WEST CRESCENT AVENUE, ALLENDALE, NEW JERSEY 07401								
			SP-1	OVERALL SITE PLAN						LOTS:		1 & 2								
			SP-2	ENLARGED SITE PLAN						BLOCK:		1005								
			SP-3	ELEVATION						ZONE:		D-1 - INDUSTRIAL DISTRICT								
			C-1	CONSTRUCTION DETAILS						PROPERTY OWNER:		BILMAR PROPERTIES, LLC								
			C-2	CONSTRUCTION DETAILS						CONTACT :		TIM GRIEB TGRIEB@TWPROS.COM 1-312-244-3461								
			C-3	CONSTRUCTION DETIALS						APPLICANT:		WORLD CLASS WIRELESS, LLC 600 W CHICAGO AVENUE, SUITE 600 CHICAGO, ILLINOIS 60654								
											CONTACT:		KRISTEN STAUFFER 312-205-8802							
											BOROUGH CERTIFICATION									
<div>GENERAL NOTES</div> <div>1. THE LOCATION OF PROPOSED UTILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE RESPECTIVE UTILITY COMPANIES AND MAY NEED TO BE RELOCATED.</div> <div>2. THE PROPOSED FACILITY IS UNMANNED, OCCUPANCY IS LIMITED TO PERIODIC VISITS BY COMPANY PERSONNEL FOR ROUTINE MAINTENANCE AND INSPECTION APPROXIMATELY ONCE OR TWICE A MONTH. THEREFORE NO NEW PARKING IS PROPOSED.</div> <div>3. POTABLE WATER AND SANITARY SEWER SERVICES ARE NOT REQUIRED OR PROPOSED FOR THE NEW FACILITY.</div> <div>4. ONLY TASK LIGHTING IS PROPOSED.</div>					ARTICLE VIIA WIRELESS COMMUNICATION FACILITIES - § 270-48				APPROVED THIS _____ DAY OF _____ 20____											
			MAX. GROSS AREA (SF) (EQUIPMENT SHELTER)		200 SF		N/A		60.2 SF		CHAIRMAN _____									
			MAX. HEIGHT (FT) (EQUIPMENT SHELTER)		10 FT		N/A		11 FT EQUIPMENT CANOPY ⑤		SECRETARY _____									
			SETBACK (FT) (EQUIPMENT SHELTER)		100 FT (MIN. FRONT YARD) 50 FT. (MIN. SIDE YARD) 100 FT (MIN. REAR YARD)		N/A		672 FT± - FRONT YARD 12.5 FT± - SIDE YARD ⑤ 20.5 FT± - REAR YARD ⑤		BOROUGH ENGINEER _____									
			TOWER SETBACK FROM NEAREST RESIDENTIAL UNIT, PLATTED RESIDENTIALLY ZONED PROPERTIES AND UNPLATTED RESIDENTIALLY ZONED PROPERTIES		N/A		N/A		NEAREST RESIDENTIAL ZONE LINE = 334 FT± NEAREST RESIDENTIAL UNIT = 475 FT±											
			SEPARATION FROM OFF-SITE USES/DESIGNATED AREAS, RESIDENTIAL, PUBLIC PARKS, SCHOOLS OR HOUSE OF WORSHIP; VACANT RESIDENTIALLY OWNED LAND		200 FEET OR 300% HEIGHT OF MONOPOLE, WHICHEVER IS GREATER (540 FEET)		N/A		127 FT± ⑤											
			TOWER SETBACKS FROM ADJOINING LOT LINES (100% OF THE MONOPOLE HEIGHT)		100% OF THE MONOPOLE HEIGHT (180')		N/A		667.8 FT± - FRONT YARD 23 FT± - SIDE YARD ⑤ 14.1 FT± - REAR YARD ⑤											
			SEPARATION DISTANCES BETWEEN MONOPOLES		MONOPOLE 75 FT IN HEIGHT - 1,500 FT		N/A		172± FT ⑤											
			MAX. TOWER HEIGHT		150 FT		N/A		180 FT ⑤											
			NA		NOT APPLICABLE				① EXISTING NON CONFORMING											
NC		NO CHANGE				⑤ VARIANCE REQUIRED														
SCHEDULE OF REVISIONS						N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200			I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION			TITLE SHEET			DRAWING ISSUE STATUS CURRENTLY -			0		
						E 2 PROJECT MANAGEMENT LLC									A-ISSUED FOR PRELIMINARY REVIEW					
						87 HIBERNIA AVENUE ROCKAWAY, N.J. 07866 PHONE: (973) 299-5200 FAX: (973) 299-5059 www.E2PM.com									B-(SPECIFY)_____					
						THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.			 09/06/22						C-(SPECIFY)_____					
									JAMES C. MURAWSKI P.E., NJ24GE04738200 REGISTERED PROFESSIONAL ENGINEER						D-(SPECIFY)_____					
												SITE NAME:			FIRST ISSUE: 8/5/22			DRAWING NO.		
												00.241 BORST LANDSCAPING			DRAWN BY: AF			T-1		
												240 WEST CRESCENT AVENUE, BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY 07401			CHECKED BY: JM			SHEET NO: 1 OF 8		
												BLOCK: 1005 LOT: 1 & 2			SCALE: AS SHOWN			PRINT DATE: 9/6/22		
															PROJECT #: P-22-40-02					
															FILE: \\WORK\DRPT TRACING\BORST LANDSCAPING\DRAWINGS\201_					
															ALLENDALE 2D REV 4.DWG					



<u>AAA</u>	ONE FAMILY RESIDENTIAL
<u>AA</u>	
<u>A</u>	
<u>B</u>	TWO FAMILY RESIDENTIAL
<u>AU</u>	TOWNHOUSE
<u>BU</u>	GARDEN APARTMENTS
<u>C-1</u>	BUSINESS
<u>C-2</u>	SHOPPING CENTER
<u>D-1</u>	INDUSTRIAL
<u>D-2</u>	INDUSTRIAL
<u>E</u>	INDUSTRIAL
<u>EM</u>	INDUSTRIAL/MULTIPLE DWELLING
<u>ML-1</u>	MULTIPLE DWELLING
<u>ML-2</u>	TOWNHOUSE
<u>ML-3</u>	TOWNHOUSE
<u>ML-4</u>	MULTI-FAMILY
<u>ML-5</u>	TOWNHOUSE
<u>ML-6</u>	TOWNHOUSE
<u>ML-7</u>	ONE FAMILY RESIDENTIAL
<u>ML-8</u>	AFFORDABLE HOUSING
<u>SC</u>	REDEVELOPMENT AREA
	SENIOR CITIZEN HOUSING



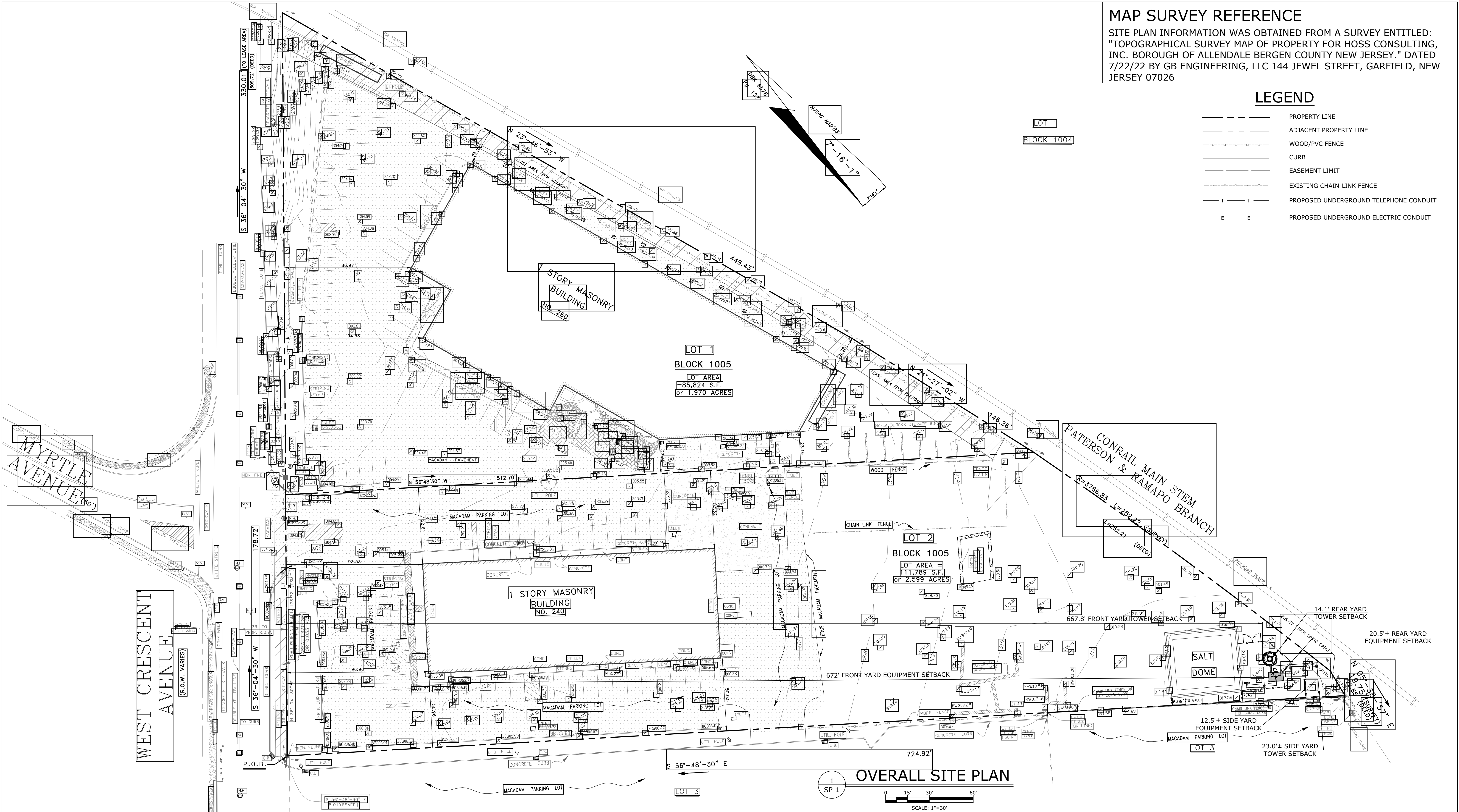
FILE: ALLENDALE 2D REV A.DWG

MAP SURVEY REFERENCE

SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY ENTITLED: "TOPOGRAPHICAL SURVEY MAP OF PROPERTY FOR HOSS CONSULTING, INC. BOROUGH OF ALLENDALE BERGEN COUNTY NEW JERSEY." DATED 7/22/22 BY GB ENGINEERING, LLC 144 JEWEL STREET, GARFIELD, NEW JERSEY 07026

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- WOOD/PVC FENCE
- CURB
- EASEMENT LIMIT
- EXISTING CHAIN-LINK FENCE
- PROPOSED UNDERGROUND TELEPHONE CONDUIT
- PROPOSED UNDERGROUND ELECTRIC CONDUIT



SCHEDULE OF REVISIONS				
REV. NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
0	9/6/22	ISSUED FOR MUNICIPAL REVIEW/APPROVALS	AF	JS
A	8/5/22	ISSUED FOR PRELIMINARY REVIEW	AF	JS

WORLD CLASS WIRELESS, LLC
600 W CHICAGO AVENUE, SUITE 600
CHICAGO, ILLINOIS 60654

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200
E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



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I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

James C. Murawski
09/06/22

JAMES C. MURAWSKI P.E. NJ24GE04738200
REGISTERED PROFESSIONAL ENGINEER

OVERALL SITE PLAN

SITE NAME:
00.241 BORST LANDSCAPING
240 WEST CRESCENT AVENUE, BOROUGH
OF ALLENDALE, BERGEN COUNTY, NEW
JERSEY 07401
BLOCK: 1005 LOT: 1 & 2

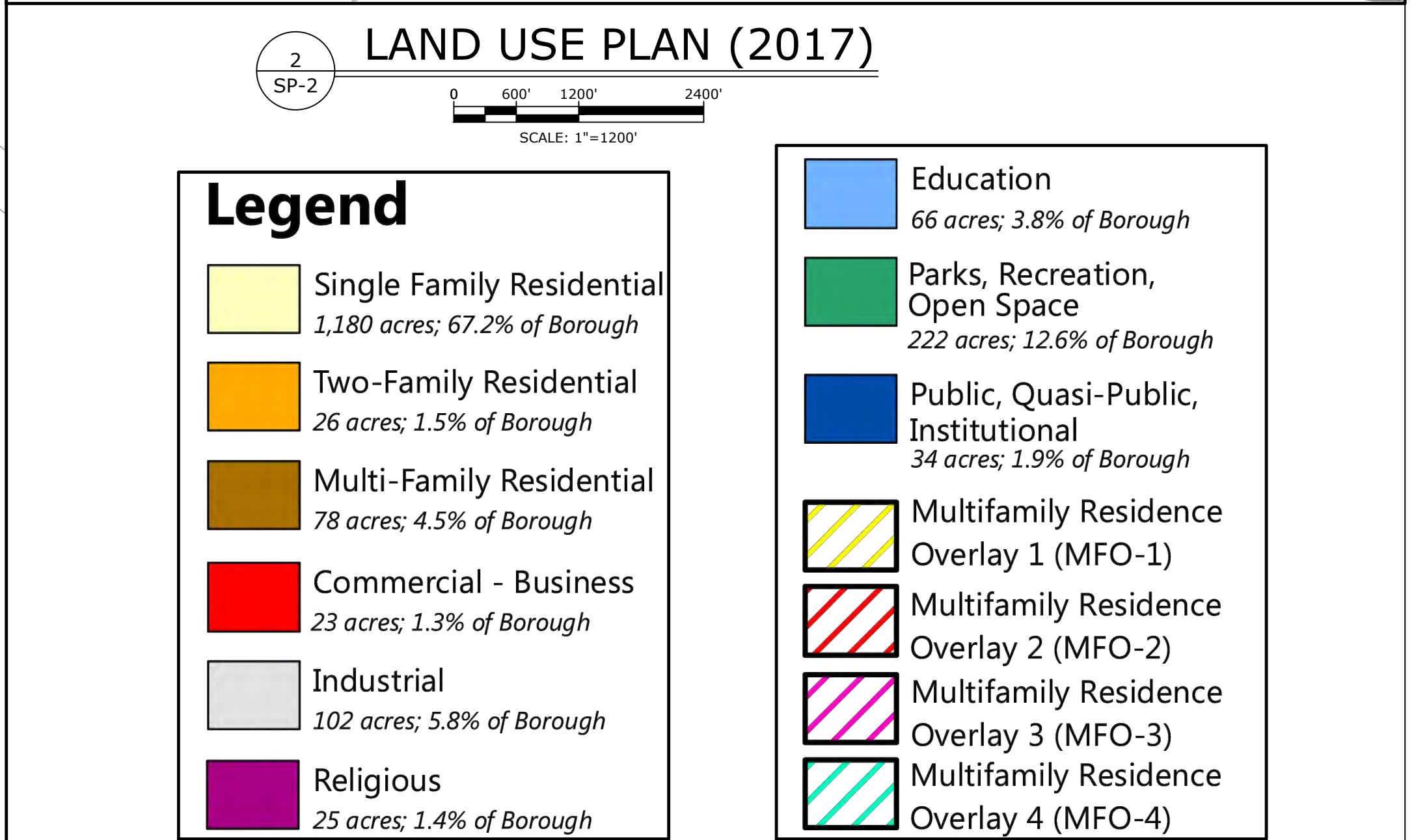
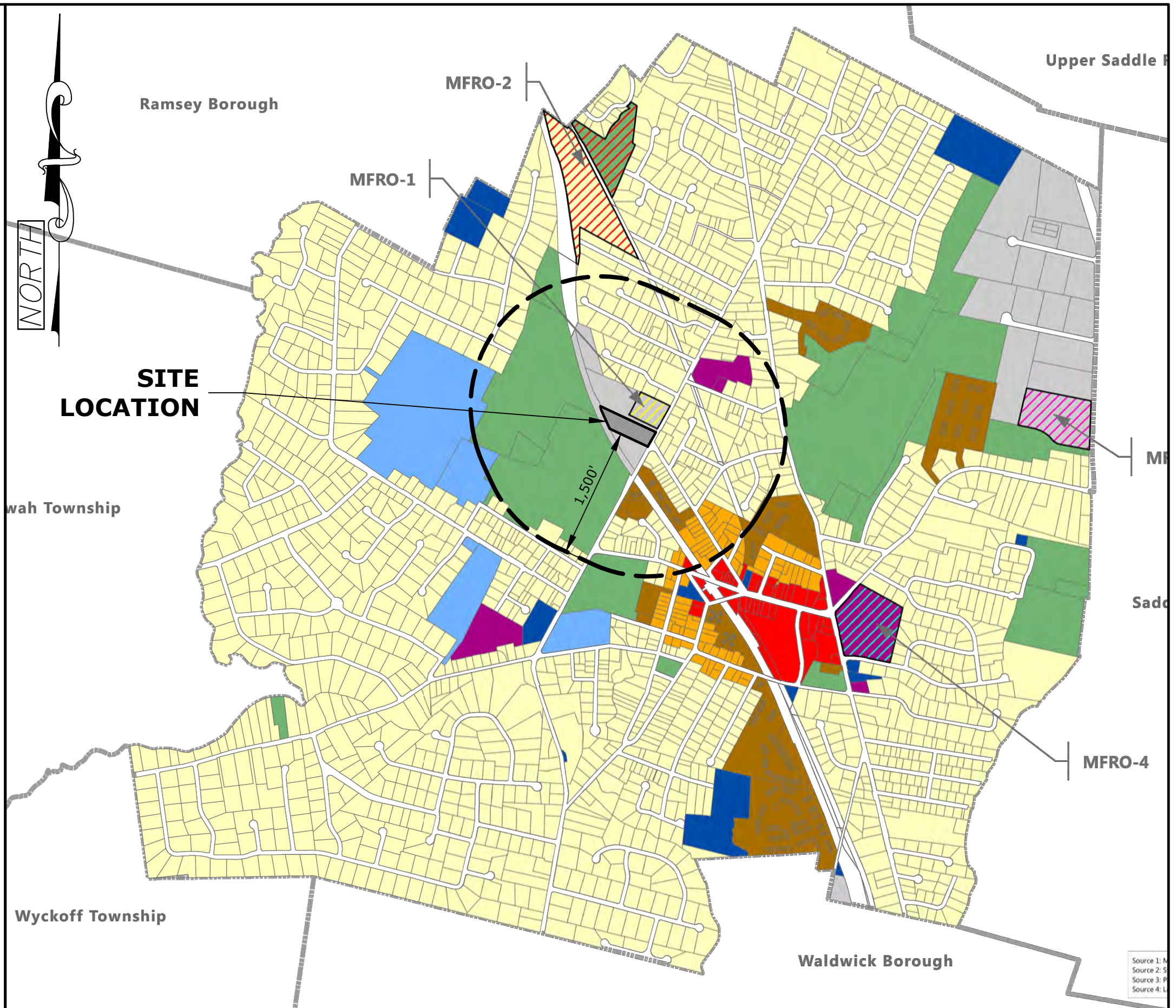
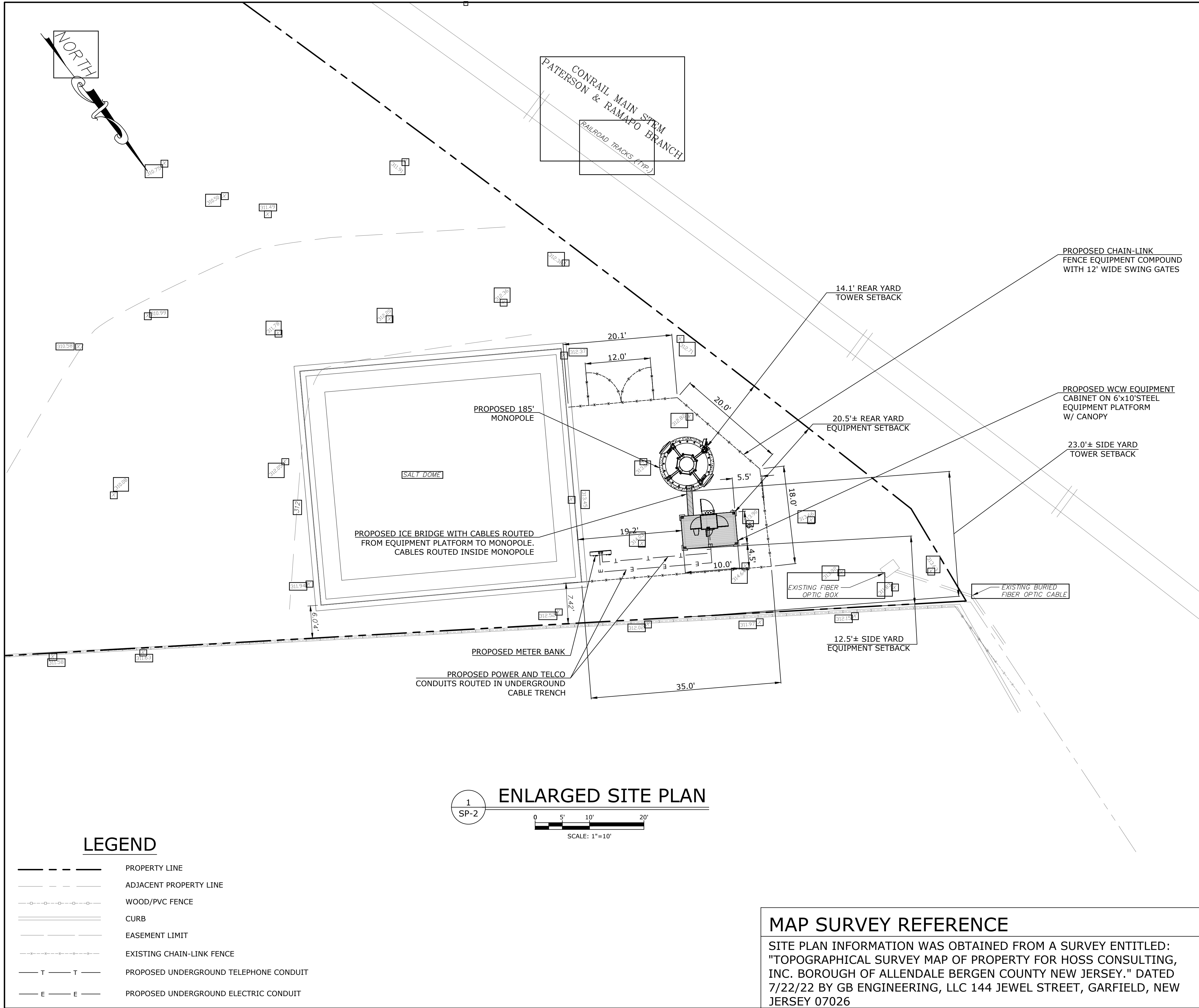
DRAWING ISSUE STATUS CURRENTLY -
A- (ISSUED FOR PRELIMINARY REVIEW)
B- (SPECIFY)
C- (SPECIFY)
D- (SPECIFY)

FIRST ISSUE: 8/5/22
DRAWN BY: AF
CHECKED BY: JM
SCALE: AS SHOWN
PROJECT #: P-22-40-02
FILE: ALLENDALE 20 REV A.DWG

DRAWING NO.
SP-1

SHEET NO: 3 OF 8
PRINT DATE: 9/6/22

0



LAND USE PLAN REFERENCE:

LAND USE MAP AND INFORMATION OBTAINED FROM "PERIODIC REEXAMINATION OF THE MASTER PLAN AND MASTER PLAN AMENDMENT," BOROUGH OF ALLENDALE, BERGEN COUNTY NEW JERSEY," DATED 12/21/2017, PERFORMED BY BURGIS ASSOCIATES, INC. FOR THE BOROUGH OF ALLENDALE, NEW JERSEY.

SCHEDULE OF REVISIONS				
0	9/6/22	ISSUED FOR MUNICIPAL REVIEW/APPROVALS	AF	JS
A	8/5/22	ISSUED FOR PRELIMINARY REVIEW	AF	JS
REV. NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

WORLD CLASS WIRELESS, LLC
600 W CHICAGO AVENUE, SUITE 600
CHICAGO, ILLINOIS 60654

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200
E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

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I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

James C. Murawski
09/06/22

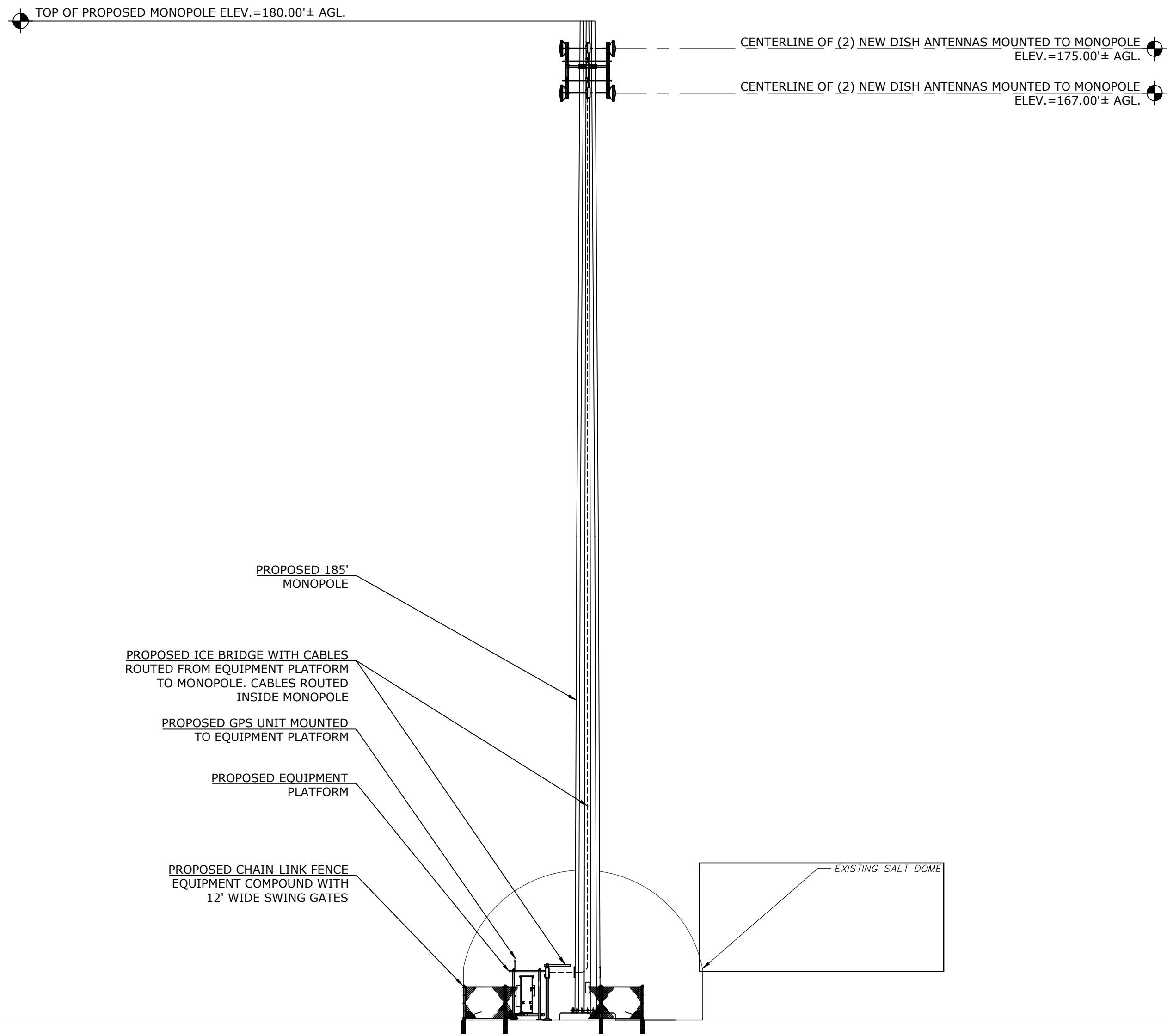
JAMES C. MURAWSKI P.E. NJ24GE04738200
REGISTERED PROFESSIONAL ENGINEER

ENLARGED SITE PLAN AND LAND USE MAP

SITE NAME:
00.241 BORST LANDSCAPING

240 WEST CRESCENT AVENUE, BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY 07401
BLOCK: 1005 LOT: 1 & 2

DRAWING ISSUE STATUS CURRENTLY -		0
A-ISSUED FOR PRELIMINARY REVIEW		
B-(SPECIFY)_____		
C-(SPECIFY)_____		
D-(SPECIFY)_____		
FIRST ISSUE: 8/5/22	DRAWING NO.	
DRAWN BY: AF	SP-2	
CHECKED BY: JM		
SCALE: AS SHOWN	SHEET NO: 4 OF 8	
PROJECT #: P-22-40-02	PRINT DATE: 9/6/22	
FILE: 1-10000 BORST LANDSCAPING\DRAWINGS\202\		
FILE: ALLENDALE 20 REV A.DWG		



1
SP-3

ELEVATION (LOOKING WEST)

0 7.5' 15' 30'

SCALE: 1"=15'

SCHEDULE OF REVISIONS				
0	9/6/22	ISSUED FOR MUNICIPAL REVIEW/APPROVALS	AF	JS
A	8/5/22	ISSUED FOR PRELIMINARY REVIEW	AF	JS
REV. NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY


WORLD CLASS WIRELESS, LLC
600 W CHICAGO AVENUE, SUITE 600
CHICAGO, ILLINOIS 60654

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
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James C. Murawski
09/06/22

JAMES C. MURAWSKI P.E. NJ24GE04738200
REGISTERED PROFESSIONAL ENGINEER

ELEVATION

SITE NAME:
00.241 BORST LANDSCAPING

240 WEST CRESCENT AVENUE, BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY 07401
BLOCK: 1005 LOT: 1 & 2

DRAWING ISSUE STATUS CURRENTLY -

A- (ISSUED FOR PRELIMINARY REVIEW)
B- (SPECIFY)
C- (SPECIFY)
D- (SPECIFY)

0

FIRST ISSUE: 8/5/22

DRAWN BY: AF

CHECKED BY: JM

SCALE: AS SHOWN

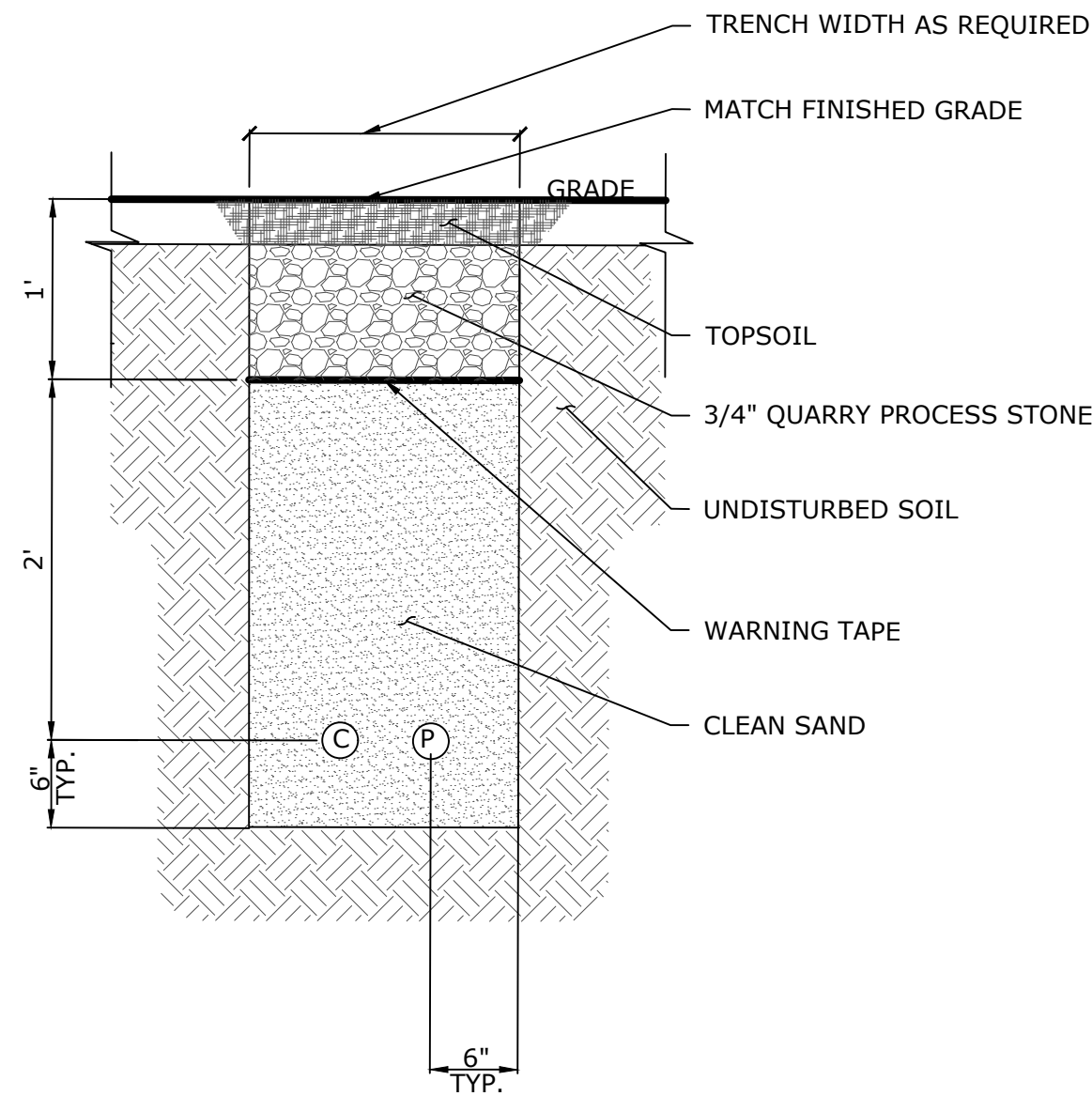
PROJECT #: P-22-40-02

FILE: \\WORKGROUP\TRADING\BORST LANDSCAPING\DRAWINGS\02\

DRAWING NO.
SP-3

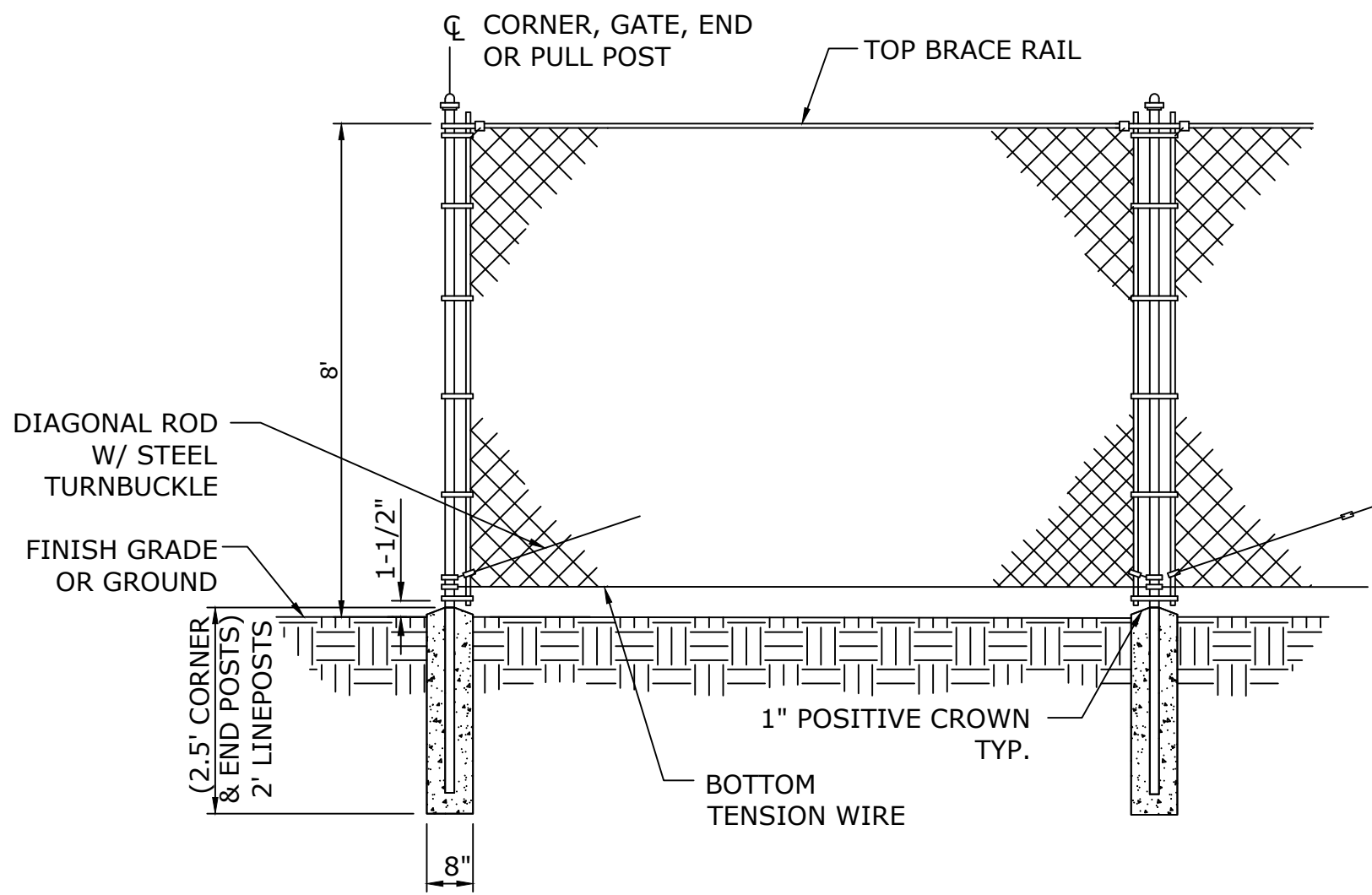
SHEET NO: 5 OF 8

PRINT DATE: 9/6/22

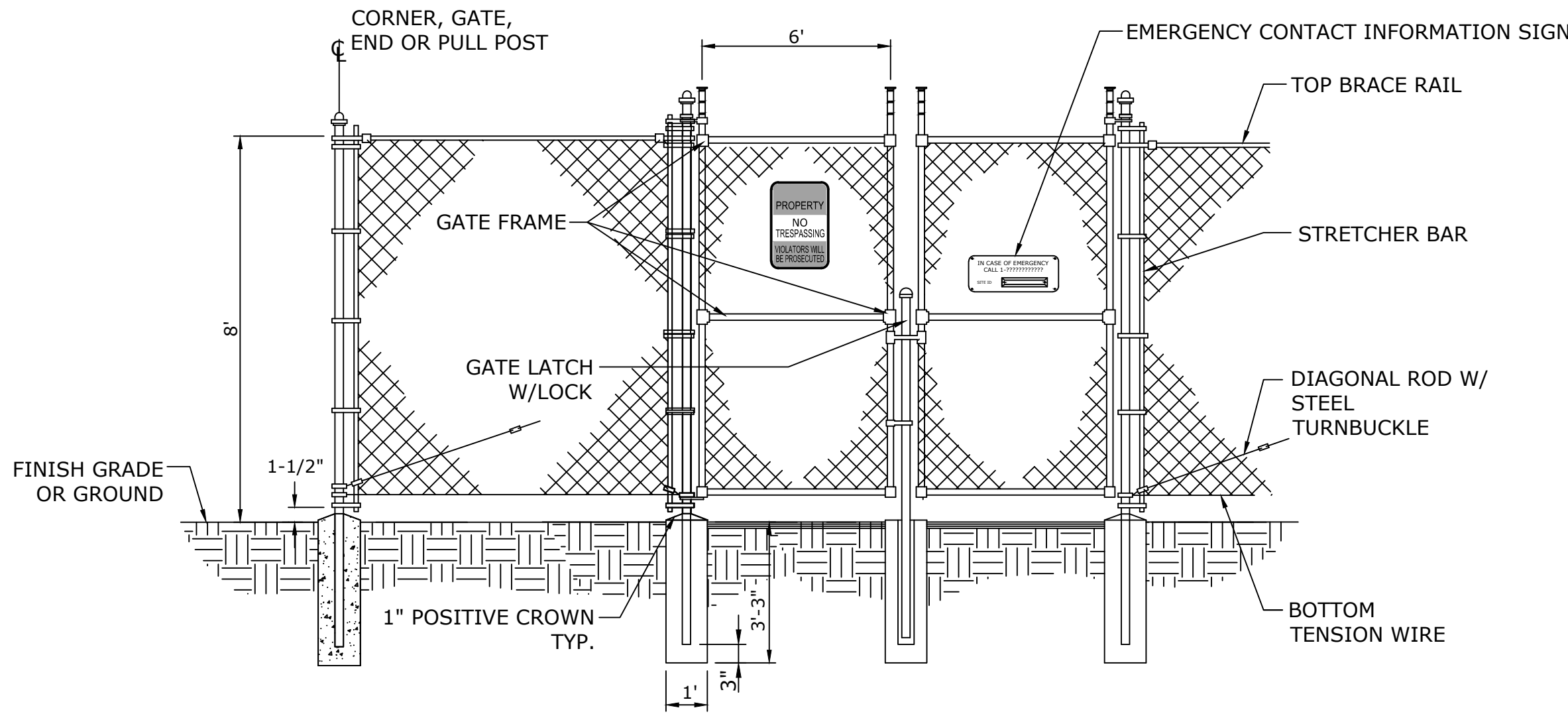


NOTE:
IF THE MINIMUM DEPTH INDICATED CANNOT BE
OBTAINED DUE TO SHALLOW ROCK, ENCASE
CONDUITS IN CONCRETE WITH MINIMUM 6" COVER.

1
C-1 TRENCH DETAIL
N.T.S



2
C-1 CHAIN-LINK FENCE DETAIL
N.T.S



3
C-1 CHAIN-LINK FENCE GATE DETAIL
N.T.S

SCHEDULE OF REVISIONS				
0	9/6/22	ISSUED FOR MUNICIPAL REVIEW/APPROVALS	AF	JS
A	8/5/22	ISSUED FOR PRELIMINARY REVIEW	AF	JS
REV. NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

WORLD CLASS WIRELESS, LLC
600 W CHICAGO AVENUE, SUITE 600
CHICAGO, ILLINOIS 60654

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200
E 2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
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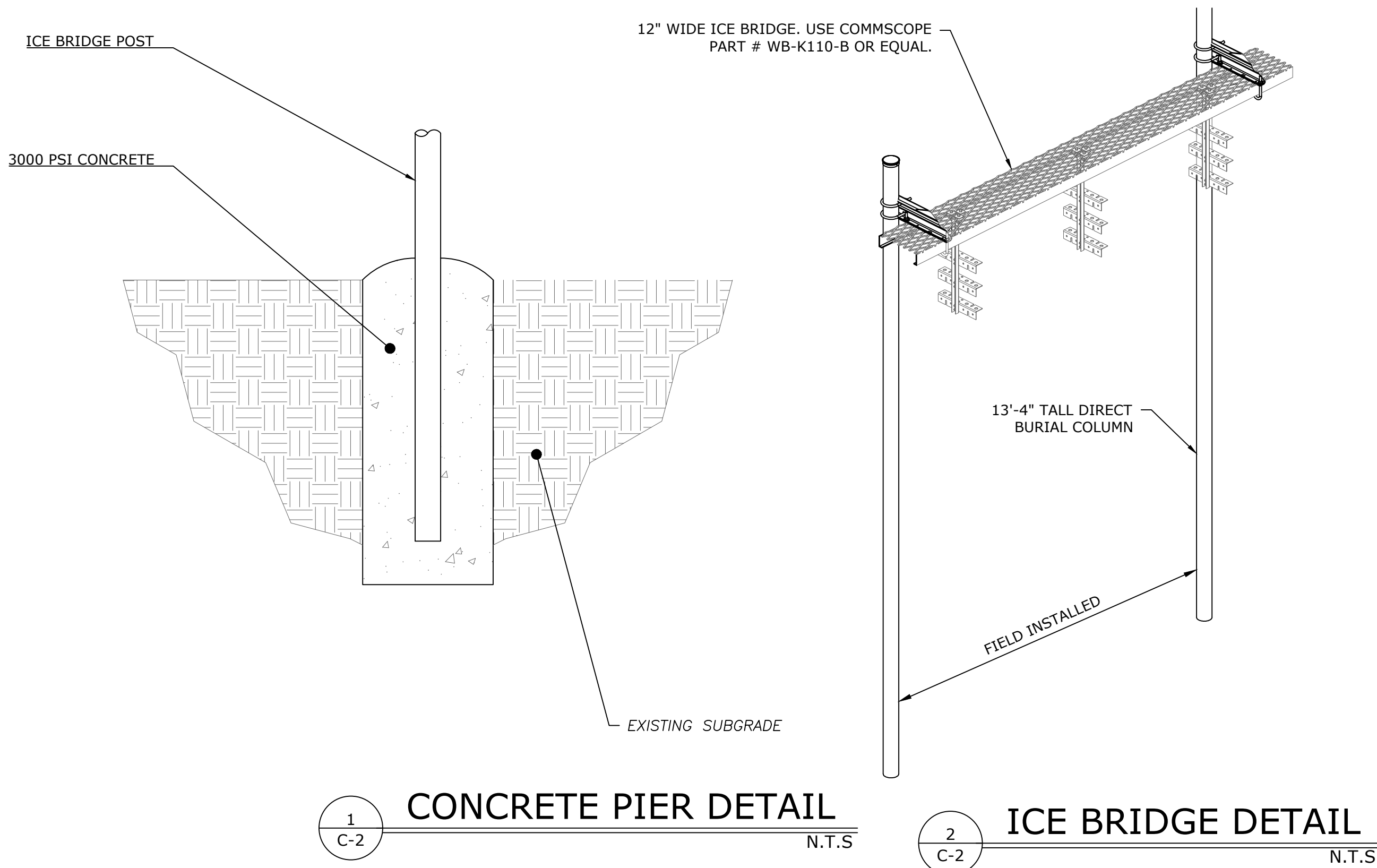
I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

James C. Murawski
09/06/22

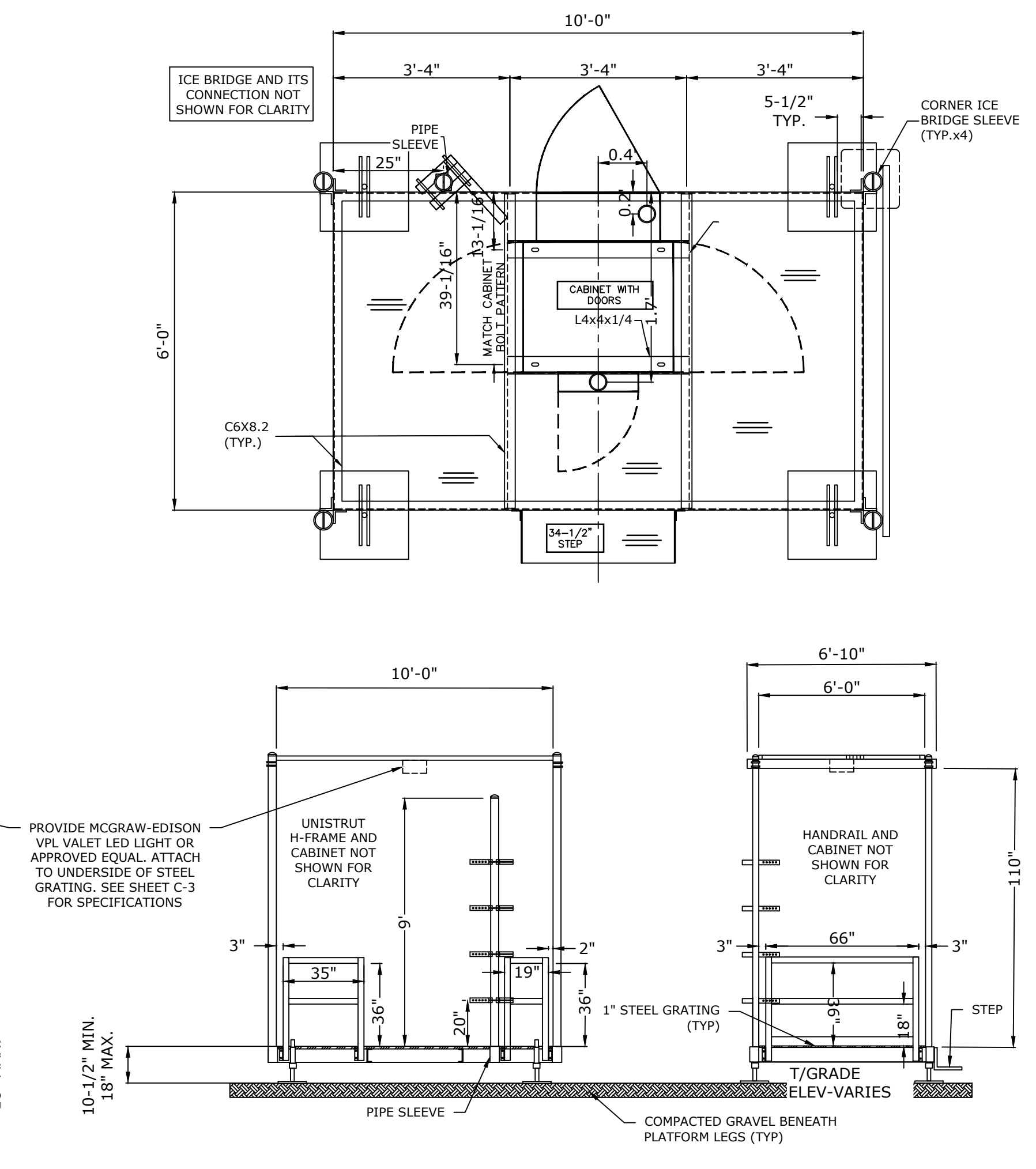
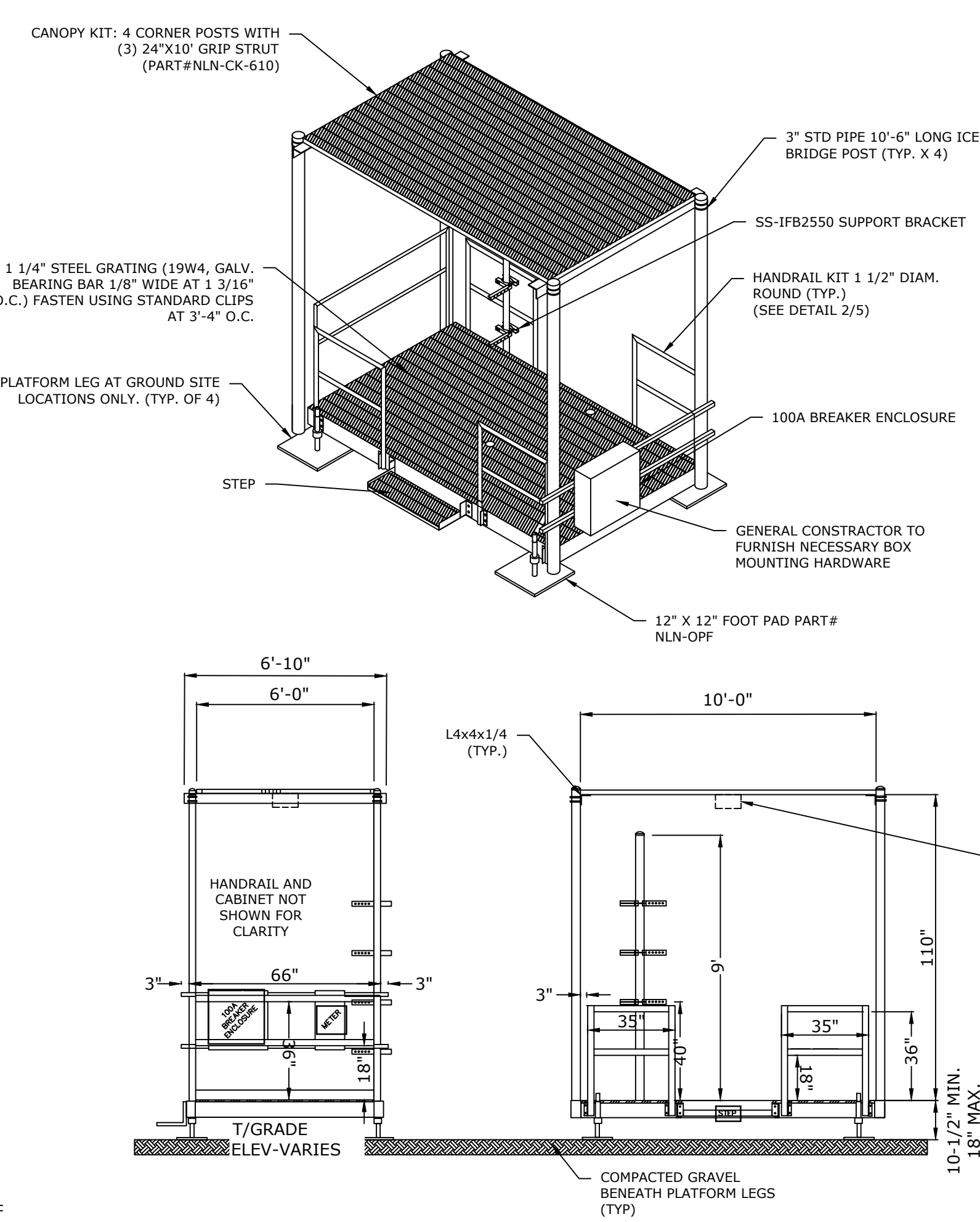
JAMES C. MURAWSKI P.E. NJ24GE04738200
REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION
DETAILS
SITE NAME:
00.241 BORST LANDSCAPING
240 WEST CRESCENT AVENUE, BOROUG
OF ALLENDALE, BERGEN COUNTY, NEW
JERSEY 07401
BLOCK: 1005 LOT: 1 & 2

DRAWING ISSUE STATUS CURRENTLY -		0
A- ISSUED FOR PRELIMINARY REVIEW B- (SPECIFY) _____ C- (SPECIFY) _____ D- (SPECIFY) _____		
FIRST ISSUE: 8/5/22 DRAWN BY: AF CHECKED BY: JM	DRAWING NO. C-1	
SCALE: AS SHOWN PROJECT #: P-22-40-02	SHEET NO: 6 OF 8 PRINT DATE: 9/6/22	
FILE: \\ALLLENDALE\20\REV A\DWG		



mWAVE Your Partner in Antenna Technology											
71.0 - 86.0 GHz High Performance Parabolic Antennas											
Features:											
<ul style="list-style-type: none">• Superior Radiation Efficiency• Meets FCC Part 101.115 (dB G) 1.8 meets ETSI EN 302 217-4-2v1.5.1 Class 3 2.8 meets ETSI EN 302 217-4-2v1.5.1 Class 2 3.8 meets ETSI EN 302 217-4-2v1.5.1 Class 3• Linear Polarization, Dual Polarization option available• Integrated direct waveguide connect design options available• 1.8 - Sturdy weather resistant plastic reflector & radome• 2 & 3.8 - Sturdy aluminum one piece construction reflector, shroud assembly & weather resistant radome• Compact, rugged aluminum mount design using corrosion resistant materials, stainless steel hardware• Superior fine azimuth and elevation adjustment• Survival ratings: 125 mph wind / 1 inch ice• Operate wind 70 mph• Optional sight alignment tool available• Pre-assembled, ready to install• HRP3-800 - 14 lbs (6.35 kg) HRP3-800 - 20 lbs (9.07 kg) HRP3-800 - 36 lbs (16.32 kg)											
Electrical Specifications											
Model No.	Frequency GHz	Pol.	Size ft. x ft.	Gain, nominal dBi	HPBW Deg	Xpol dB	F/B dB	VSWR	R.L. dB		
HRP3-800	71.0-86.0	H or V	1' x 3'	44.0	48.0	0.8	>35	<1.4	14.1	18.8	
HRP3-800	71.0-86.0	H or V	2' x 5'	50.0	51.0	0.4	>35	<1.1	14.1	15.6	
HRP3-800	71.0-86.0	H or V	3' x 5'	53.0	54.0	0.3	>35	<1.1	14.1	15.6	
All specifications are subject to change without notice.											
d4d00ghv-100025.doc											
mWAVE Incubator, LLC 229 Main Street, Unit 1 Westport, ME 04092 USA info@mwaveinc.com phone: 207-692-0011 fax: 207-692-0044											



SCHEDULE OF REVISIONS				
0	9/6/22	ISSUED FOR MUNICIPAL REVIEW/APPROVALS	AF	JS
A	8/5/22	ISSUED FOR PRELIMINARY REVIEW	AF	JS
REV. NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

WORLD CLASS WIRELESS, LLC
600 W CHICAGO AVENUE, SUITE 600
CHICAGO, ILLINOIS 60654

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200 E 2 PROJECT MANAGEMENT LLC 87 HIBERNIA AVENUE ROCKAWAY, N.J. 07866 PHONE: (973) 299-5200 FAX: (973) 299-5059 www.E2PM.com		I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION JCM 09/06/22 JAMES C. MURAWSKI P.E. NJ24GE04738200 REGISTERED PROFESSIONAL ENGINEER		CONSTRUCTION DETAILS SITE NAME: 00.241 BORST LANDSCAPING 240 WEST CRESCENT AVENUE, BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY 07401 BLOCK: 1005 LOT: 1 & 2		DRAWING ISSUE STATUS CURRENTLY - A-ISSUED FOR PRELIMINARY REVIEW B-(SPECIFY) C-(SPECIFY) D-(SPECIFY) FIRST ISSUE: 8/5/22 DRAWN BY: AF CHECKED BY: JM SCALE: AS SHOWN PROJECT #: P-22-40-02 FILE: \\HCHW-BURST\TRAFFIC\BORST LANDSCAPING\DRAWINGS\202\		DRAWING NO. C-2 SHEET NO: 7 OF 8 PRINT DATE: 9/6/22		0	
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DESCRIPTION

The Valet™ LED luminaire features a rugged and low-profile housing construction incorporating patented, modular LED LightBAR™ technology. Through superior optical control, the Valet luminaire delivers uniform and energy-conscious illumination optimized to improve vehicular movement and pedestrian safety in parking structure applications. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing features heavy wall construction for superior heat transfer and resistance to corrosion. Formed aluminum faceplate is secured via four stainless steel fasteners, and is recessed for clean mating of door and housing. Optional tamper-proof Torx™-head fasteners offer vandal resistant access to the electrical compartment.

Optics

Choice of nine patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10KV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy gauge painted quick mount box complete with tool-less removable cable allowing for hands-free fixture

Catalog #	Type
Project	
Comments	Date
Prepared by	

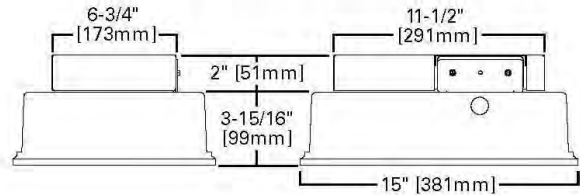


VPL VALET LED
1 - 4 LightBARs
Solid State LED
PARKING GARAGE / TUNNEL / UNDERPASS LUMINAIRE

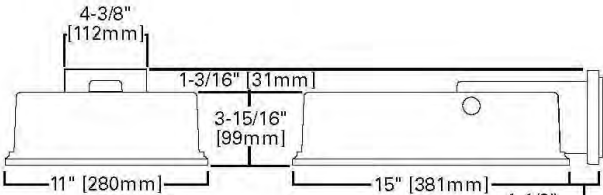
Warranty
Five-year warranty.

MOUNTING METHODS

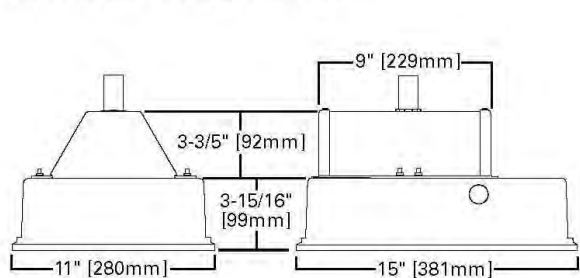
J-Box Mount (Standard)



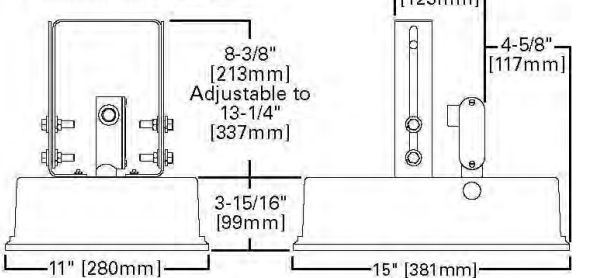
Wall Mount (WM)



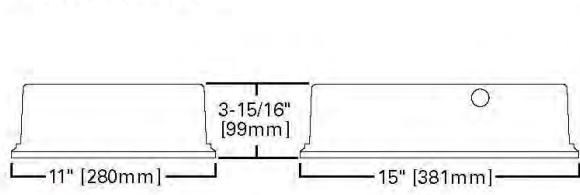
Pendant Box / Bird Guard (PBG)



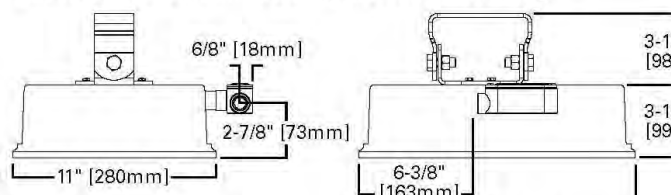
Tunnion Mount (TMB)



Surface Mount (SM)



Short Tunnion Mount (STMB) for Wall and Ceiling



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP65 Fixture Rating, IP66 LightBARs
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
40°C Min. Temperature
50°C Max. Temperature (HA option)

SHIPPING DATA
Approximate Net Weight:
16 lbs. (8 kgs.)

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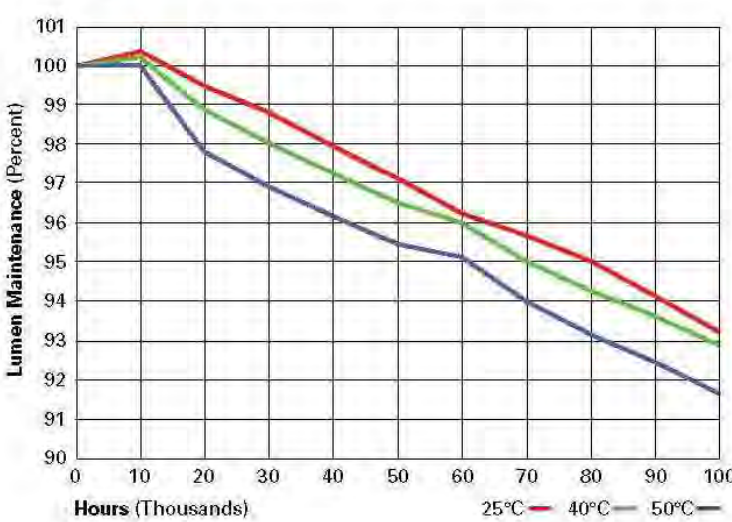
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs	E01	E02	E03	E04	
Drive Current	350mA Drive Current				
Power (Watts)	26W	52W	78W	97W	
Current @ 120V (A)	0.22	0.44	0.63	0.82	
Current @ 277V (A)	0.10	0.20	0.28	0.36	
Power (Watts)	31W	58W	82W	99W	
Current @ 347V (A)	0.11	0.19	0.28	0.29	
Current @ 480V (A)	0.09	0.15	0.20	0.21	
CQ	Lumens	3,108	6,215	9,323	12,431
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
SQ	Lumens	3,066	6,131	9,197	12,262
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G2	B4-U0-G2
WQ	Lumens	3,092	6,184	9,276	12,368
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
GL2	Lumens	2,928	5,856	8,784	11,712
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL3	Lumens	2,969	5,937	8,906	11,875
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL4	Lumens	2,882	5,764	8,646	11,528
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL4	Lumens	3,004	6,007	9,011	12,015
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
GL4	Lumens	2,893	5,787	8,680	11,574
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



Cooper Lighting Solutions
1121 Highway 25 South
Pawtucket City, GA 30269
P: 770-485-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

VPL VALET LED

POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs	F01	F02	F03	F04	
Drive Current	1A Drive Current				
Power (Watts)	26W	55W	78W	102W	
Current @ 120V (A)	0.22	0.46	0.66	0.86	
Current @ 277V (A)	0.10	0.21	0.29	0.37	
Power (Watts)	32W	60W	85W	105W	
Current @ 347V (A)	0.11	0.19	0.28	0.30	
Current @ 480V (A)	0.09	0.15	0.21	0.22	
CQ	Lumens	2,565	5,131	7,696	10,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
SQ	Lumens	2,531	5,061	7,592	10,123
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
WQ	Lumens	2,553	5,105	7,658	10,210
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
GL2	Lumens	2,477	4,934	7,251	9,668
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
GL3	Lumens	2,451	4,901	7,252	9,603
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
GL4	Lumens	2,379	4,758	7,138	9,517
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,480	4,969	7,439	9,918
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
CPL/CPR	Lumens	2,224	4,447	6,671	8,894
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

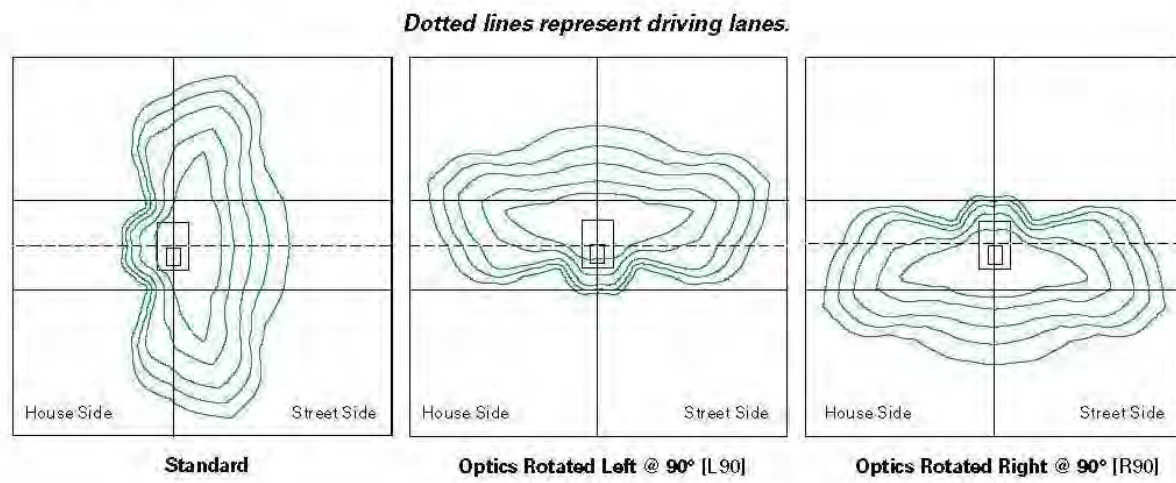
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

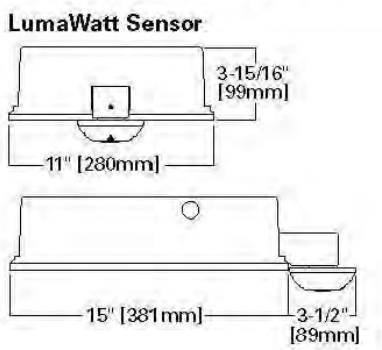
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OPTIC ORIENTATION



OPTIONAL WIRELESS CONTROL



ORDERING INFORMATION

Sample Number: VPL-E02-LED-E1-SQ-AP

Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color
VPL-Valet BAA-VPL-Valet, Buy American Act Compliant ¹⁰	E01-(1) 21 LED LightBARs ³ E02-(2) 21 LED LightBARs ³ E03-(3) 21 LED LightBARs ³ E04-(4) 21 LED LightBARs ³ F01-(1) 7 LED LightBARs ³ F02-(2) 7 LED LightBARs ³ F03-(3) 7 LED LightBARs ³ F04-(4) 7 LED LightBARs ³	LED-Solid State Light Emitting Diodes	E1-Electronic (120-277V) 347-347V ⁴ 480-480V ^{4,5}	CQ-Concentrated Type V Square SQ-Type V Square WQ-Wide Type V Square GL2-Type II w/Glare Control GL3-Type III w/Glare Control GL4-Type IV w/Glare Control RW-Rectangular Wide CPL-90° Forward Throw Perimeter Light CPR-90° Forward Throw Perimeter Light	AP-Grey BZ-Bronze BK-Black DP-Dark Platinum GM-Graphite Metallic WH-White
Options (Add as Suffix)					Accessories (Order Separately) ¹⁰
DIM-0-10V Dimming Drivers ⁶ HA-50°C High Ambient Temperature Rating ^{4,7} 2L-Two Circuits ^{4,8,9} WM-Wall Mount LBO-Optics Rotated 90° Left ¹¹ ROO-Optics Rotated 90° Right ¹¹ TB-Tamper-Resistant Fasteners TMB-Tunnion Mount with Connection Box ¹² (Some Assembly Required) PBG-Pendant Box / Bird Guard ¹³ SM-Surface Mount ¹⁴ STMB-Short Tunnion Mount for Wall and Ceiling, with LB Connector (Some Assembly Required)					7050-70 CRI / 3000K CCT ¹⁵ 7050-70 CRI / 5000K CCT ¹⁵ 7050-70 CRI / 5700K CCT ¹⁵ 8050-80 CRI / 3000K CCT ¹⁵ LCF-LightBAR Cover Plate Matches Housing Finish ICP-Integral Cold Weather Battery Pack (Specify 120V or 277V. Must Specify Voltage) ¹⁶ OSX-Integral Occupancy Sensor (Specify Number of LightBARs) ¹⁷ LWR-LW-LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{18,19} LWR-LH-LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{18,19}

NOTES:
1. Standard 4000K CCT and greater than 70 CRI.
2. 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
3. Not available with 2L two circuit option.
4. Not available with 480V Wye systems. The IEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Not available with HA option. Not available in E04 or F04 with 347V or 480V.
6. Not available in models with E02-E04, or F02-F04. Low level output varies by bar count specified. Consult factory.
7. Not available in models with E04 or F04.
8. Available in models with E02-E04, or F02-F04. Low level output varies by bar count specified. Consult factory.
9. Consult factory before ordering in combination with OSX option.
10. Required for pendant mounting. Adjustable to accept a rigid or free swinging pendant configuration.
11. Surface mount configuration limited to 25°C ambient conditions.
12. Consult factory for lead times and lumen multipliers.
13. Available with E01 and F01 configurations only. Rated for 25°C ambient operating temperature.
14. Housed in external box mounted to the luminaire. Available in E02-E04 and F02-F04 configurations. Replace X with number of LightBARs (e.g., OSX) controlled by the occupancy sensor. Default time delay setting is 15 minutes. Standard lens cover up to 12' mounting height, 90° and maximum 20' diameter. For other configurations, consult customer service.
15. LumaWatt Pro wireless sensors are factory installed and require no wiring components in appropriate quantities. See www.cooperlighting.com/lighting for LumaWatt Pro application information.
16. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1983 (BAA). Please refer to COOPER LIGHTING website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
17. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.



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SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
0	9/6/22	ISSUED FOR MUNICIPAL REVIEW/APPROVALS	AF	JS
A	8/5/22	ISSUED FOR PRELIMINARY REVIEW	AF	JS

WORLD CLASS WIRELESS, LLC
600 W CHICAGO AVENUE, SUITE 600
CHICAGO, ILLINOIS 60654

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



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I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

James C. Murawski
09/06/22

JAMES C. MURAWSKI P.E. NJ24GE04738200
REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION
DETAILS

SITE NAME:

00.241 BORST LANDSCAPING

240 WEST CRESCENT AVENUE, BOROUGH
OF ALLENDALE, BERGEN COUNTY, NEW
JERSEY 07401
BLOCK: 1005 LOT: 1 & 2

DRAWING ISSUE STATUS CURRENTLY -

A-ISSUED FOR PRELIMINARY REVIEW
B-(SPECIFY)
C-(SPECIFY)
D-(SPECIFY)

FIRST ISSUE: 8/5/22

DRAWN BY: AF

CHECKED BY: JM

SCALE: AS SHOWN

PROJECT #: P-22-40-02

FILE: ALLENDALE 20 REV A.DWG

DRAWING NO.

C-3

SHEET NO: 8 OF 8

PRINT DATE: 9/6/22

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