

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL

Date filed _____ Fee _____ Block _____ Lot(s) _____

A. APPLICATION IS HEREBY MADE FOR:

- _____ Minor site plan
- Preliminary/final major site plan
- _____ Waiver, modification or amendment of an existing site plan
- _____ Fence permit

B. OWNER: 500WM Wyckoff LLC Tele # 201-251-2912

Address: 104 Chestnut Street, Suite 300, Ridgewood, NJ 07450

Applicant's Name (if other than owner): _____ Tele# 201-251-2912

Address: 104 Chestnut Street, Suite 300, Ridgewood, NJ 07450

Name and address of person presenting application:

Name: William J. Parkhill, II, P.E. / MidAtlantic Engineering Partners, LLC. Profession Professional Engineer

Address: 5 Commerce Way, Suite 200, Hamilton, NJ 08691 Tele # 609-910-4450

Name of development: 500 West Main Street

C. PROPERTY DESCRIPTION

Location: 500 West Main Street Zone: L-1 (Light Industrial)

Lot size: 13.654 acres Tax Map #: 11 Block 222 Lot(s) 1.01

Size of building in square feet: 116,920 +/- sf Stories: 1

D. YARD DIMENSIONS – PROPOSED DEVELOPMENT APPLICATION

Zone: L-1 (Light Industrial) Minimum lot requirements: Area (sq. ft.): 130,680 SF / 3 acres

Frontage: 60 ft. Depth: 510.60' ft / 582.97

Proposed yard dimensions: Principal building Front 268.67 ft.(existing- no change)Rear 280.21 ft. (existing- no change)

Side: One 62.97 ft (existing- no change) Both 250 ft (existing- no change)

Accessory buildings: Rear N/A Side N/A

Maximum building height: Stories 2 Feet 21 ft

Minimum habitable floor area per dwelling unit N/A

Maximum lot coverage Building- 20.5 %

Principal building %: 20.5% Principal & accessory building %: 20.5%

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST: N/A

F. PROPOSED LAND USE: No change to the existing use of the Property as multi-tenant commercial office and warehouse building. This Application is to add loading areas at designated areas of the building to accommodate new tenant needs.

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION:
Existing operations are consistent with warehouse, flex space. Hours M-F, approximately 7:00 AM to 6:00 PM.

**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

APPLICATION IS HEREBY MADE FOR:

- () Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance. N.J.S.A. 40:55D-70a
- () Zoning map interpretation N.J.S.A. 40:55D-70b
- () Hardship variance N.J.S.A. 40:55-70c-1
- (X) Flexible variance N.J.S.A. 40:55-70c-2
- () Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- () Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- () Deviation from standard of conditional use N.J.S.A. 40:55-70d-3

PROPERTY HISTORY:

A. Owner: 500WM Wyckoff LLC

Address: 104 Chestnut Street, Ridgewood, New Jersey 07450

Telephone: 201-251-2912

Applicant name (if other than owner): Same as owner

Address: _____

Telephone: _____

B. Property Description:

Location: 500 W Main Street, Wyckoff

Zoning district: L-1 (Light Industrial) Block: 222 Lot: 1.01

Existing use of building or premises: Existing commercial building containing office, warehouse and flex space.

C. Type of variance requested: Parking variance pursuant to N.J.S.A. 40:55D-70c(2), where 278 spaces are required based upon the various uses in the building, 217 spaces are existing, and 240 spaces are proposed. The Applicant intends to provide expert testimony at the time of the public hearing to serve as a basis for granting the requested parking variance.

D. The variance requested is for the purpose of: The Property is currently non-conforming with respect to parking, however, the Applicant will provide testimony that the proposed number of parking spaces are more than sufficient to meet the current needs of the tenants, even with the reduction in parking spaces as a result of the proposed loading areas.

E. Does the attached survey reflect the property as it presently exists? Yes X No _____

If no, explain _____

F. Is the property sewered or septic? sewered Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?

Yes _____ No X

If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes X No _____

If yes, state the date and disposition: In October 2006, the Zoning Board of Adjustment approved a Use Variance to permit a church in L-1 Zone where it was not specifically permitted by Township Ordinance.

I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question:

N/A

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: N/A

I. ESTIMATED COST OF CONSTRUCTION: \$150,000.00

J. ARE ANY DEED RESTRICTONS APPLICABLE TO THE PROPOSED USE KNOWN OR CONTEMPLATED?

Yes ___ No x If yes, attach copy. Public Utility and Sanitary Sewer Easement existing. See Site Plan.

K. IS DEDICATION OF LAND FOR ROAD OR OTHER REASON REQUIRED? Yes ___ No x

If yes, complete the following:

Name of roads: _____

Number of feet: _____ Remarks: _____

L. PREVIOUS ACTION BY PLANNING BOARD: Date Adopted: October 19, 2006 Details: _____
Powerhouse Christian Church received approval from the Zoning Board of Adjustment on September 21, 2006 to permit a church (Assembly) on a portion of the property.

Amendment requested: A church was not permitted in the Light Industrial Zone (LI).

M. DOES THIS DEVELOPMENT PLAN INCLUDE OR REQUIRE A SIMULTANEOUS APPLICATION FOR ANOTHER TOWNSHIP APPROVAL? Yes ___ No x

If yes, state type of additional approval being sought: _____

N. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING THE APPLICATION AND THE NUMBER OF EACH ITEM:

ITEM	NUMBER
1. Preliminary & Final Site Plans prepared by MidAtlantic Engineering dated 9-24-2021.	2 copies
2. Stormwater Drainage Summary Statement prepared by Midatlantic Engineering dated 9-30-2021.	2 copies
3. Architectural Plans prepared by element Architectural Group dated 6-18-21.	2 copies
4. ALTA/NSPS Land Title Survey prepared by Dynamic Engineering dated 8-1-19.	2 copies
5. Traffic, Parking, and Circulation Statements prepared by Dynamic Traffic dated 10-1-2021.	2 copies

O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes x No ___

If no, indicate changes: _____

P. SIGNATURE OF APPLICANT:  Robert D. Lidman, Attorney for Applicant

SIGNATURE OF OWNERS: and owner

DATE OF APPLICATION: Oct 26, 2021

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – L-1 (Light Industrial)

	<u>DIMENSIONS</u>			
	Zoning			
	Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	<u>130,680</u> min.	<u>574,120.8</u> ft	<u>574,120.8</u> ft	()
Frontage	<u>200</u> ft. min.	<u>511.60</u> ft.	<u>511.60</u> ft.	()
Depth	<u>300</u> ft. min.	<u>1,078.88</u> ft.	<u>1,078.88</u> ft.	()
2. SETBACKS (Corner Lot) N/A				
Principal Building		N/A		
Front Yard (#1) (ft.)	_____ min.	_____	_____	()
Front Yard (#2) (ft.)	_____ min.	_____	_____	()
Rear Yard (ft.)	_____ min.	_____	_____	()
Side Yard (ft.)	_____ min.	_____	_____	()
2. SETBACKS (Interior Lot)				
Principal Building				
Front Yard (#1) (ft.)	<u>75</u> ft. min.	<u>268.67</u> ft.	<u>268.67</u> ft.	()
Rear Yard (#2) (ft.)	<u>50</u> ft. min.	<u>280.21</u> ft.	<u>280.21</u> ft.	()
Side Yard (ft.)	<u>50</u> ft. each min.	<u>62.97</u> ft.	<u>62.97</u> ft.	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	_____ min.	N/A	_____	()
Side Yard (ft.)	_____ min.	N/A	_____	()

***ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY**

3. BUILDING AREAS (footprint)	178,430.4 sq.ft.	117,838 sq.ft.	117,838 sq.ft.	
Principal Building (sq. ft.)	
Accessory Structures (sq. ft.)	LIST			
_____	
_____	
_____	
4. LOT COVERAGE				
A. Principal Building (%)	<u>30</u> % max.	<u>20.5%</u>	<u>20.5%</u>	()
B. Total Access. Structures (%)	<u>N/A</u> max.	<u>N/A</u>	_____	()
C. Total (%) (A & B)	_____ max.	<u>20.5%</u>	<u>20.5%</u>	()
5. DWELLING AREA (Total sq. ft.)	_____ min.	N/A	_____	()
First Floor	_____	_____	
6. BUILDING HEIGHT (ft.)				
Number of stories	<u>2/35</u> ft. max.	<u>2</u> /21 ft.	<u>2</u> /21 ft.	()
7. IMPERVIOUS COVERAGE				

Calculation:

For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.

▪ Structures/Buildings	Sq. ft.	<u>117,838</u> sf.	<u> </u>	
▪ Driveways (paved or gravel)	Sq. ft.	N/A	<u> </u>	
▪ Patios and/or paved areas	Sq. ft.	<u>150,596</u> sf. (includes unstriped pavement areas)	<u> </u>	
▪ Walkways and brick pavers	Sq. ft.	<u>2,421</u> sf.	<u> </u>	
▪ Tennis Court	Sq. ft.	N/A	<u> </u>	
▪ Swimming Pool Water Surface	Sq. ft.	N/A	<u> </u>	
▪ Decks w/o free drainage	Sq. ft.	N/A	<u> </u>	
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>270,855</u> sf.	<u> </u>	Calculated % = <u>47.2</u> ()

****NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING**

K. OTHER REQUIREMENTS

1. PARKING: Spaces required 278 spaces provided 217 existing, 240 proposed
Actual area to be utilized (each floor): See enclosed Traffic, Parking and Circulation Staements
prepared by Dynamic Engineering, dated 10-1-21.

Comments: _____

Buffer required No

Buffer provided No

Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: None proposed

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE:

Height: None proposed

Style: _____

Location: _____

IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L

L. 1. How will the benefits of the proposed application outweigh any detriments? The proposed site changes will allow the site to function more efficiently even with the reduction of parking spaces because the site currently has more parking spaces than necessary, and utilizing those spaces for loading is a more effective use of that portion of the Property. There are no detriments associated with this proposal.

Additionally, all other zoning requirements in the L-1 Zone are conforming.

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?

N/A to this Application

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?

None, however the majority of the adjacent properties are residential.

4 State how the proposed variance:

a. Will not cause substantial detriment to the public good There will be no impact to the neighbors due to either the proposed loading areas or the reduction in parking spaces as the site currently has more than sufficient parking to meet its tenants needs. No other variances are requested with this Application.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance The parking is currently non-conforming, however there are more parking spaces than necessary for the current uses within the building. By converting some of the parking spaces to loading areas, the site will be able to function more efficiently and it will be a better use of this portion of the Property. Additionally, all other zoning requirements are conforming and no new variances are created as a result of this Application.

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

N/A to this Application**

M. 1. Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance.

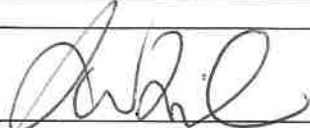
2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

3. List any "special reasons" related to the request.

4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1.	
2. _____	
3. _____	
4. _____	
5. _____	

Signature of Applicant: 

Signature of Owner(s): and owner

Date of Application: Oct 20 2021