

# LANDEL, BERNSTEIN & KALOSIEH, LLP

Attorneys at Law  
279 Franklin Avenue  
Wyckoff, New Jersey 07481

Robert E. Landel, Esq.  
Ari G. Bernstein, Esq. +  
Joseph G. Kalosieh, Esq. #

Telephone (201) 891-6955  
Facsimile (201) 891-7420

New York Office  
4180 Purchase Street  
Purchase, NY 10577  
(914) 524-7375

Of Counsel:  
Hon. Edward V. Torack, JSC (Ret.) \*

+ Admitted in NJ, NY  
# LL.M. in Taxation  
Admitted in NJ, NY & DC  
\* Court-Approved Mediator

February 8, 2021

## VIA HAND DELIVERY

Planning Board  
Township of Wyckoff  
Municipal Building  
340 Franklin Avenue  
Wyckoff, New Jersey 07430

**Re: Township of Wyckoff/Canterbury Development Corp.  
Block 320, Lots 10.02 and 11  
Wyckoff, New Jersey**

Dear Planning Board:

This office represents the Township of Wyckoff (the "Applicant"), contract purchaser for land to be subdivided with regard to the above-referenced Block and Lots. The Application proposes to combine Lots 10.02 and 11 and then subdivide same into proposed lots 10.02 and 10.02A. Following the subdivision, Wyckoff will purchase Lot 10.02 from Canterbury Development Corp. as open space using a County Grant to acquire same.

Please find enclosed:

- 1) One (1) Original and Fifteen (15) Copies of the Application for Subdivision Approval;
- 2) One (1) Original and Fifteen (15) Copies of the Section 46-40 Completeness Application Checklist (Form B);
- 3) One (1) Original and Fifteen (15) Copies of the Section 46-40 Completeness Application Checklist for Subdivision Approval (Form D); and
- 4) One (1) Original and Fifteen (15) copies of Minor Subdivision Plan, prepared by The Nader Group, LLC, , dated May 8, 2020, last revised December 30, 2020.

Page 2

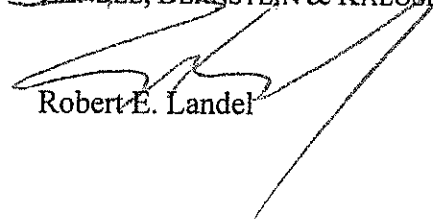
February 8, 2021

Wyckoff Planning Board – Wyckoff/Canterbury Development Corp.

If you have any questions or comments, please contact me. Thank you for your kind attention to this matter.

Very truly yours,

~~LANDEL, BERNSTEIN & KALOSIEH, LLP~~

A handwritten signature in black ink, appearing to read "Robert E. Landel", is written over the firm name. The signature is fluid and cursive, extending across the firm name and slightly below it.

Robert E. Landel

cc: Stuart Liebman, Esq. (via email)

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SUBDIVISION APPROVAL

Date filed February 8, 2021 Fee \_\_\_\_\_ Block 320 Lot(s) 10.02 and 11

A. APPLICATION IS HEREBY MADE FOR:

- Minor subdivision  
 Preliminary major subdivision  
 Final major subdivision

B. OWNER: Canterbury Development Corp.

Address: 15 Engle Street, Englewood, NJ

Telephone: \_\_\_\_\_

Applicant(s) Name (if other than owner): Township of Wyckoff

Name and address of person presenting application: \_\_\_\_\_

Robert E. Landel, Esq., Landel, Bernstein & Kalosieh, LLP, 279 Franklin Avenue, Wyckoff, NJ

Profession: Attorney for the Township of Wyckoff

Telephone: (201) 891-6955

Name of development: Minor Subdivision Plan Block 320, Lots 10.02 and 11, Township of Wyckoff

C. PROPERTY DESCRIPTION

Tax map # Sheet 36

Zoning district: MF/AH7

Area of entire tract: Lot 10.02 - 1,119,673.69 SF Lot 11 - 34,544.31 SF Total: 1,154,218 SF

Portion being subdivided: See Addendum attached.

Number of proposed lots: 2 (unchanged)

Size and dimension of undersized lot(s) proposed: N/A sq. ft.

Shortest frontage at required setback of lot(s): N/A ft.

Water? N/A Sewer? N/A

Located on municipal street Maple Drive - Proposed Lot 10.02A

County road \_\_\_\_\_ (name)

State highway \_\_\_\_\_ (name)

Are municipal streets paved, gravel or proposed? Maple Drive is currently gravel

Estimated cost of construction: N/A

D. STAGE OF APPLICATION:

1. PRELIMINARY PLAT

Is this subdivision to be consolidated with an adjoining property? See attached.

If yes, complete the following:

I or we, do hereby request the Township Engineer to consolidate this approved lot or lots with my present lot(s) when deed or deeds of conveyance are submitted to his office for plotting.

\_\_\_\_\_  
(adjoining owner's signature)

Is dedication of land for road or other reason required? Yes No

If yes, complete the following:

Road name \_\_\_\_\_ Number of feet \_\_\_\_\_

Remarks: \_\_\_\_\_

(Deed description of subdivided lands to be submitted at end of application)

I or we do hereby agree to dedicate to the Township of Wyckoff the land as mentioned above.

(Owner's signature)

Township will prepare and execute the necessary deed of conveyance at no cost to the owner.

**Development Plans:**

a. Sell lots only? Portion of Lots 10.02 and 11 are being consolidated and will be purchased by Township of Wyckoff from Canterbury Development Co.

b. Construct houses for sale? N/A

c. Other N/A

List existing improvements and utilities and intentions to install other improvements prior to final approval.

Improvement intention

N/A

**List of streets or roads:**

Name New or existing Width

N/A

Deed restrictions that apply or are contemplated. (If no restrictions, state "NONE", if yes attach copy of same)

N/A

**2. FINAL PLAT**

Previous action by board N/A

Date N/A

Does the Final Plat follow exactly the Preliminary Plat in regard to details and area covered? \_\_\_\_\_

If not, indicate changes N/A

Length of new street proposed N/A feet.

**E. DOES THIS APPLICATION REPRESENT A REQUEST FOR SIMULTANEOUS APPROVAL OF A SITE PLAN AND/OR VARIANCE RELIEF?** If so, state type of additional approvals being sought No

**F. HAS THE SUBJECT PROPERTY RECEIVED PREVIOUS APPROVAL OR DENIAL OF ANY DEVELOPMENT APPLICATION i.e. SITE PLAN OR VARIANCE REQUEST?** No

If so, state date and type of approval and application number \_\_\_\_\_

**G. HAS THIS PARCEL BEEN SUBDIVIDED SINCE 1975?** No

If so, state date, application number and number of lots created \_\_\_\_\_

H. DOES THIS APPLICATION MEET ALL THE REQUIREMENTS OF ALL TOWNSHIP DEVELOPMENT ORDINANCES? Yes If not, explain discrepancies: \_\_\_\_\_

I. DO PLANS CONFORM TO THE MAP FILING LAS OF NEW JERSEY? (N.J.S.A. 46:23-9.1 et. Seq.)  
Yes

J. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING APPLICATION AND NUMBER OF EACH.

	ITEM	NUMBER
1.	Minor Subdivision Plan - Block 320, Lots 10.02 and 11 Township of Wyckoff	C-01, C-02, C-03 and C-04
2.		
3.		
4.		
5.		

I understand and agree that if I or my attorney request a continuance or postponement of any meeting or hearing at which this application may be discussed, or a decision is to be made on this application by the Wyckoff Planning Board, I hereby consent to any extension or suspension of time in which the Wyckoff Planning Board is required by law to act on (a) the completeness of my application and (b) the approval or denial of my application, for a time period equal to the length of time of such continuance or postponement.

Signature of Applicant: \_\_\_\_\_

ROBERT E. LAMOREL Attorney for Wyckoff

Signature of Owner(s): \_\_\_\_\_

Shant D. Lidman Esq. as authorized agent for  
owner Canterbury Development Corp.

Date of Application: \_\_\_\_\_

2/8/21

Name: Township of Wyckoff  
 Address: N/A  
 Block 320 Lot 10.02 and 11 Date: February 8, 2021



## SECTION 46-40 COMPLETENESS OF APPLICATIONS

### SECTION 1 – Section 46-40. Completeness of Applications.

#### B. DEVELOPMENT APPLICATION REVIEW CHECKLISTS.

(1) General requirements. No application for development shall be deemed complete unless the following items, information and documentation, where applicable, are submitted to the Administrative Officer.

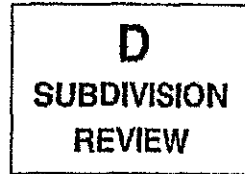
- | Yes   | No  |   |
|-------|-----|---|
| ( X ) | ( ) | (a) Application form properly completed [sixteen (16) copies].  |
| ( X ) | ( ) | (b) Correct filing fee and escrow deposits.   |
| N/A   | ( ) | (c) Filing for soil erosion and sediment control.   |
| N/A   | ( ) | (d) Required variance or conditional use application.   |
| ( X ) | ( ) | (e) Certification that property tax payments and assessments are current.   |
| N/A   | ( ) | (f) Proof that proper notice and publication of the application pursuant to N.J.S.A. 40:55D-12 has been made.   |
| ( X ) | ( ) | (g) Ownership disclosure statement, where required by law.  |
| ( X ) | ( ) | (h) Appropriate number of plat maps submitted.  |
| N/A   | ( ) | (i) Flood-fringe application, where required.   |
| N/A   | ( ) | (j) Landscaping Plan including the location and description of existing and proposed landscaping. Information on proposed landscaping shall include the numbers and type of any trees or plants existing on the property that are being removed as well as the common and botanical names, number of trees and/or plants, planted size and root specifications of all trees and plants to be added to the property. The plan shall include the method by which existing trees shall be protected during construction. |

**B - ALL APPLICATIONS**

Yes      No  
( X )   ( )

- (k) A statement from the property owner granting permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application.
  
- N/A ( ) ( ) (l) A copy of any protective covenants or deed restrictions, if any, affecting the property in question, provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.
  
- N/A ( ) ( ) (m) Details of all proposed retaining walls over two (2) feet in height, signed and sealed by a licensed professional engineer.
  
- N/A ( ) ( ) (n) Any additional information deemed necessary by the municipal agency.
  
- N/A ( ) ( ) (o) A grading plan prepared by a professional engineer, which indicates topography, an ingress egress stone pad adjacent to the roadway consisting of, at a minimum of 10 feet wide by 30 feet long six (6) inch deep of two (2) and one half inch crushed stone, silt fenced located adjacent to all areas of new construction or renovation, elevations, draining patterns and all proposed seepage pits and/or dry wells. In addition, the application shall include a written certification from a professional engineer certifying that there will be a zero increase in storm water runoff as a result of the project.
  
- N/A ( ) ( ) (p) Detailed drawings depicting all existing structures and proposed structures on the site. The drawings must include all portions of existing structures which the applicant proposes to remove.

Name: Township of Wyckoff  
Address: N/A  
Block 320 Lot 10.02 and 11 Date: February 8, 2021



### SECTION 46-40 COMPLETENESS OF APPLICATIONS

#### SECTION 1 – Section 46-40. Completeness of Applications.

**D. NO APPLICATION FOR SITE PLAN REVIEW AND APPROVAL SHALL BE DEEMED COMPLETE UNLESS THE FOLLOWING ITEMS, INFORMATION AND DOCUMENTATION, WHERE APPLICABLE, ARE SUBMITTED TO THE ADMINISTRATIVE OFFICER.**

#### (1) SKETCH AND MINOR SUBDIVISION PLAT DETAIL AND REQUIREMENTS.

Plan Accuracy and Legibility Sufficient for Review: Yes (X) No ( )

Plat Size: Satisfactory (X) Unsatisfactory ( )

Scale: Satisfactory (X) Unsatisfactory ( )

- | Yes | No  |  |
|-----|-----|--|
| (X) | ( ) | (1) Sixteen (16) copies of plat.   |
| (X) | ( ) | (2) Location of tract to be subdivided in relation to entire tract. The boundaries of the tract in question, with the dimensions of same. Also acreage of the entire parcel to be subdivided.  |
| (X) | ( ) | (3) Key map at one (1) inch = two hundred (200) feet scale.  |
| (X) | ( ) | (4) Tax Map sheet, block/lot number.   |
| (X) | ( ) | (5) Name of owner and adjoining owners by most recent tax records.   |
| (X) | ( ) | (6) Dimensions and bearing of all lot lines, square footage of each lot.   |
| (X) | ( ) | (7) All existing structures on tract to be subdivided and within two hundred (200) feet of entire tract, as well as the location of existing wells and septic systems and/or location of connections to public water and sanitary systems. |



**D – SUBDIVISION  
REVIEW**

- | <b>Yes</b> | <b>No</b> |  |
|------------|-----------|--|
| ( X )      | ( )       | (8) All streets, existing/proposed easements and restrictions, streams, watercourses in or contiguous to property, including the location and width of any abutting streets, both right-of-way and pavement. |
| ( X )      | ( )       | (9) Zoning districts and location of zoning boundaries within subdivision.   |
| ( X )      | ( )       | (10) Front rear, side yard setback lines.  |
| ( X )      | ( )       | (11) Name, address and license number of person preparing map (N.J.L.S.).  |
| ( X )      | ( )       | (12) Date of original, preparation of revision, tract, name, North arrow, graphic scale.   |
| N/A        | ( ) ( )   | (13) Escrow agreements, where required.  |
| N/A        | ( ) ( )   | (14) Soil removal application, where required.   |
| ( X )      | ( )       | (15) Contours at five-foot intervals for slopes averaging ten percent (10%) or more; two-foot intervals for land of lesser slope; high/low points for new streets.   |
| N/A        | ( ) ( )   | (16) Environmental impact study, where required by Board.  |

**(2) PRELIMINARY PLAT DETAILS AND REQUIREMENTS.**

- | <b>Yes</b> | <b>No</b> |  |
|------------|-----------|--|
| ( X )      | ( )       | (a) Sixteen (16) copies of plat.   |
| ( X )      | ( )       | (b) Plat drawn accurately to scale.  |
| ( X )      | ( )       | (c) Key map at one (1) inch = two hundred (200) feet scale.                                    |
| ( X )      | ( )       | (d) Tract name, Tax Map sheet, block/lot number, date, reference, meridian, and graphic scale. |
| ( X )      | ( )       | (1) Name/address of record owner or owners.  |
| ( X )      | ( )       | (2) Name/address of subdivider.  |
| ( X )      | ( )       | (3) Name/address of person who prepared map.   |

<b>D – SUBDIVISION REVIEW</b>
-----------------------------------

- | Yes   | No  |   |
|-------|-----|---|
| ( X ) | ( ) | (e) Names of adjoining land owner by tax records.   |
| ( X ) | ( ) | (f) Total acreage of tract to nearest tenth of an acre.   |
| ( X ) | ( ) | (g) Contours of five foot intervals for slopes averaging ten percent (10%) or more; two-foot intervals for land of lesser slope; high/low points for new streets.   |
| N/A   | ( ) | (h) Typical cross sections, centerline profiles, tentative grades of proposed streets and traffic sight distances at intersections.   |
| ( X ) | ( ) | (i) Location of existing/proposed property lines showing dimensions/bearings.   |
| ( X ) | ( ) | (j) Existing structures on tract to be subdivided and within two hundred (200) feet.  |
| ( X ) | ( ) | (k) Location of existing/proposed streets, easements, watercourses, railroad, bridges, culverts, drain pipes/natural features, wooded areas/rock formations in/within two hundred (200) feet of the entire tract owned by the subdivider and all street names with copies of existing easements record. |
| N/A   | ( ) | (l) Proposed utility layouts.   |
| N/A   | ( ) | (m) Detailed plans of off-site/off-tract improvements.  |
| ( X ) | ( ) | (n) Zoning districts/location of zoning boundaries within tract.  |
| ( X ) | ( ) | (o) All setback lines.  |
| N/A   | ( ) | (p) Copy of any existing or proposed protective or restrictive covenants or deed restrictions applying to land being subdivided.  |
| ( X ) | ( ) | (q) Location of open spaces to be dedicated for public parks, play grounds, detention or retention basins or other public uses.   |
| ( X ) | ( ) | (r) Individual lot areas, including:  |
| ( X ) | ( ) | (1) Total lot areas, and  |
| ( X ) | ( ) | (2) Area by ordinance measurement.  |

<b>D – SUBDIVISION REVIEW</b>
-----------------------------------

- |     | Yes   | No  |   |
|-----|-------|-----|---|
| N/A | ( )   | ( ) | (s) Preliminary grading and draining system, soil erosion and sedimentation requirements. |
| N/A | ( )   | ( ) | (t) Stormwater management plan.   |
| N/A | ( )   | ( ) | (u) Soil removal application.   |
| N/A | ( )   | ( ) | (v) Traffic study, where required by the Board.   |
| N/A | ( )   | ( ) | (w) Environmental impact study, where required by the Board.                              |
| N/A | ( )   | ( ) | (x) Traffic signage and safety plan.  |
|     | ( X ) | ( ) | (y) Accurate metes and bounds description of each new lot to be created.                  |

**(3) FINAL PLAT DETAILS AND REQUIREMENTS.**

(a) Prepared by professional engineer or licensed surveyor. Yes ( X ) No ( )

- |       | Yes | No  |  |
|-------|-----|-----|--|
| ( X ) | ( ) | ( ) | (1) Sixteen (16) copies of plat.   |
| ( X ) | ( ) | ( ) | (2) Plat drawn accurately to scale.  |
| ( X ) | ( ) | ( ) | (3) Reduction of plat to a scale corresponding appropriate page of the Township Tax Map.   |
| ( X ) | ( ) | ( ) | (4) Date, name, and location of the subdivision, name of owner and subdivided, graphic scale and reference meridian or North arrow.  |
| ( X ) | ( ) | ( ) | (5) Tract boundary line, right-of-way lines of streets, street names, easements and other public use, all lot lines and other side lines with accurate dimensions, bearings, or deflection angles and radiuses, arcs and central angles of all curves. |
| ( X ) | ( ) | ( ) | (6) The purpose of any easement of land reserved or dedicated to public use shall be designated and the proposed use of sites other than residential shall be noted.   |

**D – SUBDIVISION  
REVIEW**

Yes    No

( X ) (   )    (7) Each block shall be numbered in conformance with the Tax Map of the township, and the lots within each new block shall be numbered consecutively beginning with the number one and as required by the Tax Assessor or Township Engineer.

( X ) (   )    (8) Minimum building setback lines on all lots and other sites as required by the Zoning Ordinance.

N/A (   ) (   )    (9) Location and description of all monuments.

( X ) (   )    (10) Names and owners of adjoining land as indicated by the most recent records of the township.

( X ) (   )    (11) Certification of engineer or surveyor as to the accuracy of the plat.

( X ) (   )    (12) Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement.

( X ) (   )    (13) When approval of a plat is required by any officer or body of the township, county or state, approval shall be certified on the plat.

N/A (   ) (   )    (14) Certification from Department of Health that each lot meets applicable percolation requirements.

N/A (   ) (   )    (15) Developer's Agreement, if required by the Board.  
unless  
required  
by Board

**Addendum to Minor Subdivision Application before Wyckoff Planning Board  
for Block 230, Lots 10.02 and 11 on the Tax Map of the Township of Wyckoff, New Jersey**

Block 230, Lots 10.02 and 11  
No address (Maple Lake)  
Owner: Canterbury Development Corp.  
15 Engle Street  
Englewood, New Jersey 07631

The Plan proposes that existing Lot 11 will be combined with existing Lot 10.02 in order to be subdivided into proposed Lots 10.02 and 10.02A. Lot 10.02 currently consists of approximately 1,119,673.69 square feet and Lot 11 consists of approximately 34,544.31 square feet. The total area of the entire development to be subdivided is 1,154,218 square feet. The resulting Lot 10.02 (to be owned by Wyckoff) will have 916,468.26 square feet and Lot 10.02A will have 237,794.74 square feet.

Purpose of Project – The project which proposes to create new lot 10.02 is necessary to effectuate and consummate the purchase of such property by the Township of Wyckoff to be dedicated by the Township of Wyckoff as open space. The 916,468.26 square feet is being acquired consistent with a grant awarded by Bergen County in favor of the Township of Wyckoff for monies to be utilized to purchase such open space. In addition, the acquisition of the proposed new lot is consistent with the Township of Wyckoff's 2018 Master Plan Land Use Plan Amendment and 2018 Third Round Housing Element and Fair Share Plan, which was adopted by the Planning Board of the Township of Wyckoff by resolution dated November 14, 2018. Moreover, the subdivision is necessary to consummate the existing contract for the sale of such proposed lot from Canterbury Development Corp. to the Township of Wyckoff.