

BOROUGH OF MADISON

Borough of Madison, 50 Kings Road, Madison, New Jersey 07940

APPLICATION FOR DEVELOPMENT

Planning Board

Board of Adjustment

App. Number: _____

Date of First Submission: _____

Valid Application Date: _____

Completeness Date: _____

1. PROPERTY INFORMATION

Address: 234 Main Street

Zone: CC

Tax Map Number: _____ Block: 2206

Lot(s): 1

Present Use: Automotive Repair Station

Has there been any previous application involving these premises by the applicant or any prior owner of the property? Yes No Unknown ; if unknown, provide copy of OPRA Request to Borough

If yes, nature of application, date and determination: No land use applications were submitted. Please see attached OPRA response.

Does the applicant own adjacent property? Yes No If yes, address of property: _____

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

Yes [attach copies] No Proposed

2. APPLICANT INFORMATION

Name: Betz's Auto Repairs, LLC

Address: 234 Main Street

City/State/Zip: Madison, New Jersey 07940

Phone #: 973-377-9550

Fax: _____

Email: _____

Applicant is a(n): Individual Partnership Corporation

CONTACT FOR APPLICATION

Name: Justin R. Calta, Esq.

Address: c/o Saiber LLC, 18 Columbia Turnpike, Suite 200

City/State/Zip: Florham Park, New Jersey 07932

Phone #: 973-232-0618

Fax: 973-622-3349

Email: jcalta@saiber.com

3. DISCLOSURE STATEMENT

Pursuant to end. N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership application must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure agreement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: Carl Betz Address: 234 Main Street, Madison, NJ Interest: 50%

Name: Patti Betz Address: 234 Main Street, Madison, NJ Interest: 50%

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: Chrinicar Realty, LLC

Address: 234 Main Street, Madison, NJ

Telephone Number: 973-377-9550

OWNER MUST SIGN ATTACHED AUTHORIZATION

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: Nino A. Coviello, Esq.

Address: Saiber LLC, 18 Columbia Turnpike, Suite 200, Florham Park, New Jersey

Phone #: 973-645-4800

Fax: 973-633-3349

Email: ncoviello@saiber.com

6. APPLICANT'S ENGINEER

Name: Andrew B. Clarke, PLS PE

Address: ABC Surveys, LLC, 466 Southern Blvd., Chatham, NJ 07928

Phone #: 973-377-2174

Fax: 973-377-5533

Email: andrew@abc-surveys.com

7. APPLICANT'S ARCHITECT

Name: _____

Address: _____

Phone #: _____

Fax: _____

Email: _____

8. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|---|---|
| <input type="checkbox"/> Concept review | <input type="checkbox"/> Conditional use approval |
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Zone change |
| <input type="checkbox"/> Major subdivision, preliminary | <input checked="" type="checkbox"/> Site plan approval, preliminary residential |
| <input type="checkbox"/> Major subdivision, final | <input checked="" type="checkbox"/> Site plan approval, preliminary non-residential |
| <input type="checkbox"/> Use variance | <input type="checkbox"/> Site plan approval, final |
| <input type="checkbox"/> Variance, residential fence or deck | <input type="checkbox"/> Amendments to approved site plans |
| <input type="checkbox"/> Variance, other residential | <input type="checkbox"/> Change of permitted use with waiver of site plan |
| <input checked="" type="checkbox"/> Variance, other non-residential | <input type="checkbox"/> Appeal from administrative decision |
| | <input type="checkbox"/> Interpretation of zoning ordinance |

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

The Applicant is seeking preliminary and final site plan approval with variances related to existing signage on the property.

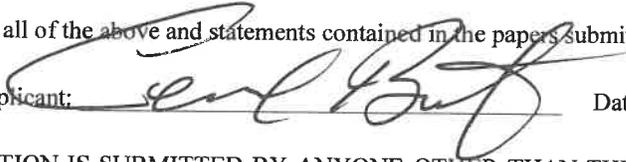
10. DOES THE APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principle points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official of the Borough of Madison which has been issued to you regarding this property.

Please see attached rider for variance information.

11. LIST ANY OTHER LICENSES, PERMITS, OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE, OR FEDERAL LAW AND THE STATUS OF EACH.

I hereby affirm that all of the above and statements contained in the papers submitted here with our true.

Signature of the Applicant:



Date:

12/27/19

IF THIS APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT WHICH IS ATTACHED TO THIS APPLICATION.

OWNER'S CONSENT TO APPLICATION

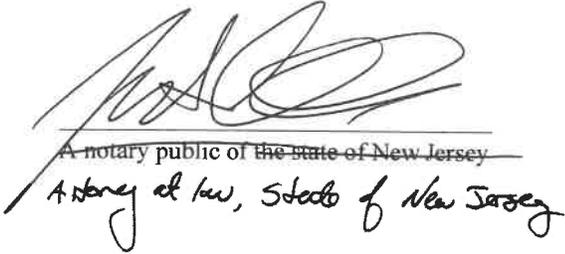
I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

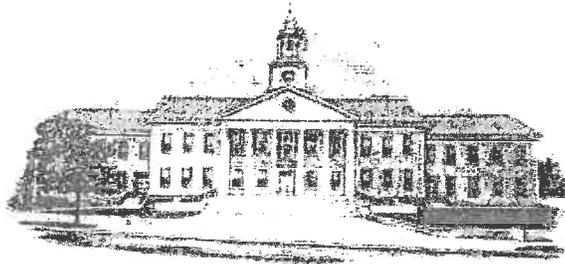
(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner).


Owner

Sworn to and subscribed before me this

27th day of December, 2011.


~~A notary public of the state of New Jersey~~
Attorney at law, State of New Jersey



HARTLEY DODGE MEMORIAL BUILDING
BOROUGH OF MADISON, NJ

For surveys more than six months old

CETIFICATION IN LIEU OF OATH

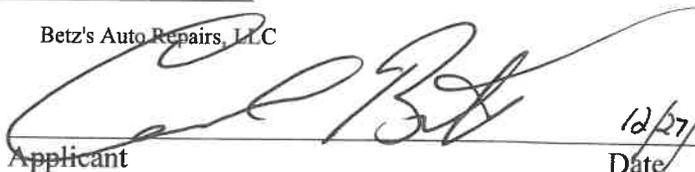
I hereby certify that the attached survey, dated 02/01/2017 accurately represents existing conditions and shows all improvements and that no additions or changes have been made on the property since the date of the survey. I am aware that if any of the above statements are willfully false, I am subject to punishment.

ADDRESS: 234 Main Street, Madison, New Jersey

BLOCK: 2206

LOT: 1

Betz's Auto Repairs, LLC


Applicant

12/27/19
Date

**BOROUGH OF MADISON
PLANNING BOARD**

Permission for Board Members to Enter the Property

I Carl Betz, hereby give permission to the members of
the Planning Board of the Borough of Madison and its authorized representatives
and experts to enter onto the premises of the subject property located at:

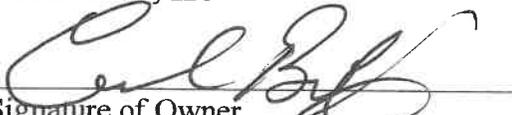
234 Main Street, Madison New Jersey

(address of subject property)

for the purpose of evaluation of the variance application that is presently pending before
the Planning Board.

Betz's Auto Repairs, LLC


Signature of Applicant
Chrinicar Realty LLC


Signature of Owner
(if other than applicant)

Rider to Application for Preliminary and Final Site Approval with Variances
Applicant: Betz's Auto Repairs
Property: 234 Main Street, Madison, New Jersey
Block: 2206 Lot: 1

RESPONSE TO CHECKLIST A ITEMS

1. Item 9

In response to an OPRA request, the Applicant received the following materials, copies of which are enclosed with this application:

- Zoning Permit Application for a change in ownership dated February 22, 2017;
- Response letter to Zoning Permit application from Frank Russo dated March 1, 2017 offering no objections to the change in ownership.
- Sign Permit Application Dated February 17, 2017
- Denial Letter in response to Sign Permit Application from Frank Russo dated, March 1, 2017, noting that:
 - The maximum size of a free-standing sign is 6sf whereas the existing signage is 20sf;
 - The maximum height of a free-standing sign is 4 feet where the existing signage is 6 feet;
 - The minimum setback for free-standing signs is 10 feet; where the existing signage is setback 4.4 feet from Station Road ROW; and 5.9 feet from the Main Street ROW.
 - Accordingly, Mr. Russo concluded that site plan approval and variances will be required.

2. Item 11

The Applicant's experts who shall present testimony at a hearing are as follows:

Engineer: Andrew B. Clarke, PLS, PE, 466 Southern Blvd., Chatham, NJ 07928, 973-377-2174; andrew@abc-surveys.com.

3. Item 13 To the Applicant's knowledge there are no deed restrictions or easements of record affecting the Property other than utility easements. This response is based on the Applicant's review of title to the Property when the Applicant purchased the property in 2016.

4. Item 15. The development will further the purposes of the Municipal Land Use Law by promoting a desirable visual environment through creative development techniques and good civic design and arrangement, as set forth in N.J.S.A. 40:55D-2(i). The Applicant's requested variances, if granted, will not cause substantial harm to the surrounding neighborhood.

The requested variances are not substantially inconsistent with the CC Zoning regulations. The proposed application is improving certain non-conforming conditions with respect to set-backs. The proposed development is not substantially inconsistent with the Master Plan by providing a variety of housing options within the Borough; and the benefits of granting the variances outweigh the detriments of doing so.

The Applicant's expert witnesses will provide testimony regarding the particular architectural, engineering, and planning aspects of the proposed development in support of the foregoing.

Items 3 and 8. The Applicant is requesting a partial waiver with respect to the requirement to submit architectural plans, elevations, and details. The Applicant purchased the existing building and no renovations or construction of any kind is contemplated or proposed. To the Applicant's knowledge, the only relief required from the Board is related to signage. The details of existing and prior signage at the Property have been provided.

The Applicant is requesting a waiver from Item 8 of the checklist, seeking photographs of the Property, for similar reasons. No aspect of the building or land is proposed to change.

RESPONSE TO CHECKLIST C

1. Item 15 The Applicant is requesting a waiver from providing existing floor plans for the reasons articulated in its response to Checklist A, Items 3 and 8. As noted, signage details have been provided.

1. Item 17 The Applicant is requesting a waiver from including a lighting plan. The Applicant's business operation is centered on automotive repair activities. The parking lot is used primarily for the storage of cars being repaired and only a limited number of spots are used for business guests. The nature of the Applicant's business does not involve a large amount of foot-traffic and the Applicant does not operate during the evening. The Applicant is not proposing to alter or expand its business operations.

2. Items 23 and 35 The Applicant requests that a circulation and traffic plan and impact study be waived because no construction or alteration of the existing land, building, or conduct of business is being proposed and therefore there will not be an impact on the surrounding roadway or traffic circulation such that a traffic study is required.

RESPONSE TO CHECKLIST D

As contemplated by Madison Borough Ordinance section 195-22(J), the Applicant is requesting simultaneous preliminary and final site plan approval. The Applicant is accordingly requesting temporary relief from Items 6-10 on Checklist D, which will be satisfied upon the submission of final plans.

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST A: GENERAL REQUIREMENTS
FOR ALL APPLICATIONS FOR DEVELOPMENT**

This Checklist shall not be applicable to Requests for Interpretation, Appeals of a Decision of a Borough Official or Request for Waiver of Site Plan Details. Checklists E and F and required for these applications.

CHECKLIST A		Submitted	For Borough Use
FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.			
1	Completed and signed Application for Development Form, including Owner's Consent to Application and: a) Permission to Enter Applicant's Property b) Technical Review Escrow Agreement c) Payments of Required application and escrow fees	✓	
2	Required Checklists in Addition to this Checklist and: a) Written requests for Waivers of Submission Requirements from Checklists B, C and/or D, along with justifications for each requested waiver	✓	
3	Plans, elevations and architectural details per Checklist B, C, and/or D		
4	Property survey signed and sealed by land surveyor or engineer, which must be dated within six (6) months (or a completed certification in lieu of oath for older surveys) from the date of the application and which must show all current improvements and conditions on the property	✓	
5*	Signed Report from the Borough Tax Collector that taxes for the property have been paid current	✓	
6*	Letter from Borough Water and Sewer Department that all Borough fees and charges are paid current	✓	
7*	Certified list of all property owners within 200 feet of the property from Borough Tax Assessor's office and neighboring municipalities, as relevant	✓	
8	Photographs of the property from the front, back and both sides		
9*	Copies of any prior resolutions of approval for this property from either the Planning Board or the Zoning Board of Adjustment (if not applicable, proof of OPRA filed with Borough response)	✓	
10*	Copies of any letters or notices received from any Borough official, office, Board or agency	✓	

11*	Name, address, and phone number of any witness or expert who will be presenting testimony or reports regarding this application - attach hereto copies of all such reports	✓	
12*	Copies of any and all approvals received from any other governmental agency and, if any permits have been issued, attach complete copies of any and all such submissions, notices, documents, approvals or permits	✓	
13	Copies of any deed restrictions or easements that affect the property		
14	Draft Public Notice/Publication	✓	
15	Statement of reasons why the application is necessary and facts and information that would support an approval	✓	

Prepared by: 

Date: 12/27/19

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST C:
REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT FOR
PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL
AND ALL VARIANCES (NOT COVERED IN CHECKLIST B)**

This Checklist shall not be applicable to:

1. "C" Variance Relief only for Decks and Fences for Single-Family and Two-Family Residences (Use Checklist B)
2. Change of Permitted Use with Request for Waiver of Site Plan (Use Checklist E)
3. Requests for interpretation, Appeals of a Decision of a Borough Official (Use Checklist F)

NOTE: SHADED ITEMS REPRESENT REQUIREMENTS FOR MINOR SUBDIVISIONS WITHOUT VARIANCES

CHECKLIST C		Submitted	Borough Use
FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.			
General Requirements			
1	Zoning requirements, including identification of necessary variance and/or waiver relief	✓	
2	Architectural drawings, including: a) Building facades (elevations) for all sides of the building or structure with building height measurements based on Borough Code definitions and spot elevations (at building corners) included b) Floor plans for each floor of the building or structure with clearly displayed dimensions and uses of all rooms		
3	For variances from 40:55D-70(d)(1), a Licensed Professional Planner's Report documenting the rationale addressing the required proofs for granting the requested use variance		
4	Plans drawn & sealed by a P.E., L.S., P.P., or R.A. as permitted by law and based on a current survey, with consecutive numbering and descriptive titles, collated and folded	✓	
For Subdivision and Preliminary Site Plan Plan Details Required			
5	Proper scale: 1" = 30' or as approved by Borough Engineer	✓	
6	Current survey upon which plat or plan is based	✓	
7	A grading plan showing, at 2' contour intervals, existing & proposed contours & elevations		
8	Standard sheet sizes: 8-½" x 13" 15" x 21" 24" x 36"	✓	
9	Title block and basic information: a) Title b) Name, address, & license number of preparer, with dates of preparation & revision c) North arrow and reference meridian (and on each following page) d) Ratio and graphic scale e) Tax map block, lot numbers & zone f) Name and address of owner of record and applicant, if different from the owner	✓	

10	<p>The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following:</p> <ul style="list-style-type: none"> a) Key Map, at a scale of 1" = 500' or less showing zone boundaries b) Certified 200' list of all property owners, including adjoining municipalities, with names, addresses, lot and block numbers from Borough Tax Assessor c) Signature block with necessary signatures for the Board Chairman, Board Secretary and Borough Engineer d) Zoning analysis showing required, existing, and proposed zoning conditions, variances, and design waivers identified 	✓	
11	Location of Zoning District and Municipal boundaries within 200 feet of development	✓	
12	All dimensions (width, depth, height) in feet and inches, area values in square feet, and ratios in percent to two decimal places	✓	
13	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds	✓	
14	Existing and proposed dimensions and values for lot area, lot frontage, lot width, lot depth, front and rear yard setback, second story overhanging setbacks, total lot coverage, lot coverage ratio, total building coverage, building coverage ratio, and floor area	✓	
15	Existing and proposed additional floor area for each floor, basement, attic, porch area and accessory structures		
16	Location, size, materials, method of attachment, method of illumination, colors/details of any signs in accordance with the Master Signage Plan requirements of 195-34	✓	
17	Location, size, and details of all exterior lighting, with illuminance levels, isolux patterns and all requirements in 195-25.6		
18	Location, size and description of all existing and proposed utilities, including provision for storage and disposal of solid wastes	✓	
19	Plans of proposed potable water & sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan. When a public sewage disposal system is not available, the developer shall pave percolation tests made & shall submit the results, approved by the Borough Board of Health, with the preliminary plat or plan	✓	
20	Proposed location and size (including heights) and setbacks of all, mechanicals, including rooftop mechanicals	✓	
21	Percentage of lot occupied by buildings and impervious coverage, including locations of any reference corners, location dimensions and kind of each permanent property monument	✓	
22	Location of all existing and proposed buildings, with building setbacks, side and rear yard distances	✓	
23	A circulation plan showing proposed vehicle, bicycle & pedestrian circulation systems including directions of travel. The plan shall include the locations, typical cross-sections, centerline profiles & type of paving for all new streets & paths, including any required bicycle parking (195-20G)		
24	Details and location of any proposed off-street parking areas with dimensions showing parking layout plan and spaces, loading docks & access drives, curbing, and sidewalks	✓	
25	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The Landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping materials shall be indicated	✓	

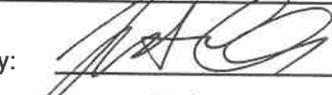
26	The location of existing watercourses, including wetlands, waterbodies and floodplain, soil types and delineations based on the Morris County Soil Conservation District maps, and any other natural features, such as wooded areas and rock formations on the site and within 50 feet, including the location and species of all trees or groups of trees having a diameter in excess of six 6 inches (DBH).	✓	
27	A soil erosion & sediment control plan prepared in conjunction with Article VII and a stormwater management plan meeting the requirements of Article VI and showing the location, type & size of any existing and proposed bridges, culverts, drainpipes, catch basins & other storm drainage facilities	✓	
28	A copy of any protective covenants or deed restrictions applying to the land being subdivided or developed & a notation on the plat or plan of any easements required by the Board, such as but not limited to sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles	✓	
29	A copy of such guarantees, covenants, master deed or other documents which shall satisfy the requirements of the Board for the construction & maintenance of any proposed common areas, landscaping, recreational areas, public improvements & buildings	✓	
30	Completed Borough of Madison Preliminary Environmental Checklist		
31	Where appropriate, the plat or plan shall indicate provisions for energy conservation	✓	
32	A list of all licenses, permits or other approvals required by law, including proof of service	✓	
Other Requirements			
33*	Written Environmental Impact Assessment including all documentation (195-20F)	✓	
34*	Stormwater management addressed in accordance with Article VI of Chapter 195	✓	
35	Traffic/transportation impact study, including all required documentation (195-20G)		
36	Documentation showing compliance with Wellhead Protection Areas (195-30.7), Steep slopes (195-41.2), Flood control and Riparian Buffer (195-37.10)	✓	
37	Written identification of any items in this Checklist requested to be waived with a written rationale for any waivers	✓	

Prepared by: 
Date: 12/27/19

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST D:
REQUIREMENTS FOR FINAL SITE PLAN
AND/OR FINAL MINOR OR MAJOR SUBDIVISION**

Item	<p align="center"><u>CHECKLIST D</u></p> <p align="center">FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.</p>	Submitted	Borough Use
1	Completed and signed application form and Checklist D	✓	
2*	List of all Application filing fees and escrows with receipt showing payment	✓	
3*	Certification that taxes are current from the Tax Collector and proof that water and sewer charges are current	✓	
4*	All prior resolution and approvals regarding the subject property	✓	
5*	List of all government approvals and copies of all permits, approvals, and exemptions from government unit	✓	
6	Statement from Borough Engineer that installation of utilities, drainage, and all improvements have been installed in compliance with all applicable laws and any executed developer's agreement. If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted.		
7	Applicant's written certification regarding any unfinished or incomplete improvements, proof of payment and satisfaction of all bonding/performance guaranty requirements as required by the Borough Engineer and Ordinances.		
8	<p>Engineering plans, architectural details and drawings in compliance with preliminary approval, showing all details required in Checklist C, including:</p> <ul style="list-style-type: none"> a) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves. b) The purpose of any easement or land reserved or dedicated to public use and the proposed use of sites other than residential. c) The front, side and rear building setback lines. d) Improvement plans in accordance with the Borough standards for roads and water and sewer improvements. e) Plans and profiles of storm and sanitary sewers and water mains. <p>NOTE: The final floor plans and building elevation drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawings approved by the Board.</p>		
10	Any document, plan, or other item as required by the Board at the time of preliminary approval	✓	

Prepared by: 

Date: 12/27/19

Justin R. Calta

From: Notine, Kathleen <NotineK@rosenet.org>
Sent: Monday, December 16, 2019 11:23 AM
To: Justin R. Calta
Subject: OPRA Response from the Borough of Madison
Attachments: SKMBT_75119121610220.pdf

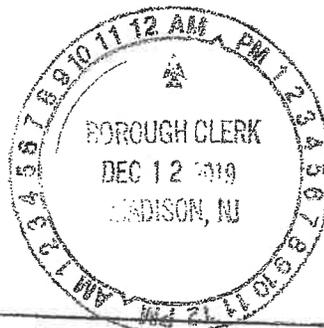
Attached please find the OPRA response you requested from the Borough of Madison.

Kathy Notine
Borough of Madison
Clerk's Office



**BOROUGH OF MADISON
OPEN PUBLIC RECORDS ACT REQUEST FORM**

50 Kings Road
Madison, NJ 07940
Telephone Number: 973-593-3042
Fax Number: 973-593-0125
clerk@rosenet.org
Elizabeth Osborne, Borough Clerk



Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name JUSTIN MI E Last Name CALTA
 E-mail Address JCALTA@SAIBER.COM
 Mailing Address c/o SAIBER LLC, 18 Columbia Turnpike, Suite 200
 City FLORENCE PARK State NJ Zip 07932
 Telephone 973-212-0618 FAX 973-621-3549
 Preferred Delivery: Pick Up US Mail On-Site Inspect Fax E-mail
 If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / ~~HAVE NOT~~ been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.
 Signature [Signature] Date 12/12/19

Payment Information

Maximum Authorization Cost \$ _____
 Select Payment Method
 Cash Check Money Order
 Fees: Letter size pages - \$0.05 per page
 Legal size pages - \$0.07 per page
 Other materials Actual cost
 Delivery: Delivery / postage fees additional depending upon delivery type.
 Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Please see attached Email.

ADDITIONAL INFORMATION NEEDED WHEN REQUESTING POLICE DEPARTMENT INCIDENT REPORTS: (PLEASE NOTE, FOR ACCIDENT REPORTS GO DIRECTLY TO POLICE DESK, NO NEED TO FILL OUT THIS FORM).

DATE OF INCIDENT: _____ APPROXIMATE TIME: _____
 DATE REPORTED TO POLICE: _____
 NAME OF PERSON ON REPORT _____
 WHAT TYPE OF INCIDENT, OR POLICE REPORT NUMBER _____
 LOCATION OF INCIDENT: _____

AGENCY USE ONLY

Est. Document Cost _____
 Est. Delivery Cost _____
 Est. Extras Cost _____
 Total Est. Cost _____
 Deposit Amount _____
 Estimated Balance _____
 Deposit Date _____

AGENCY USE ONLY

Disposition Notes
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

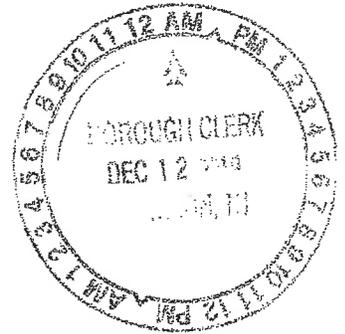
In Progress - Open _____
 Denied - Closed _____
 Filled - Closed _____
 Partial - Closed _____

AGENCY USE ONLY

Tracking Information

Tracking #	Total	Final Cost
Rec'd Date	Deposit	_____
Ready Date	Balance Due	_____
Total Pages	Balance Paid	_____
Records Provided		
Custodian Signature _____		Date _____

Rider to Borough of Madison OPRA Request
Requested by: Justin R. Catta, Esq.
Date: 12/12/19



Please provide copies of any and all land use applications to either of the Madison Zoning Board of Adjustment or the Madison Planning Board, together with copies of any resolutions of any kind concerning property situated at **234 Main Street, Madison, New Jersey, Block: 2206, Lot 1.**

Please do not hesitate to contact me should you require any fees, additional materials, or additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Justin R. Catta'.

Justin R. Catta, Esq.
Saiber LLC
18 Columbia Turnpike, Suite 200
Florham Park, New Jersey 07932
T: 973-232-0618
E: jcatta@saiber.com



HARTLEY DODGE MEMORIAL
BOROUGH OF MADISON
MADISON, NEW JERSEY 07940

Tel. 973-593-3060

Fax. 973-593-4955

Justin R. Calta, Esq.
Saiber, LLC
18 Columbia Turnpike, Suite 200
Florham Park, New Jersey 07932

March 1, 2017

**RE: Sign Permit Application
234 Main Street, Block 2206, Lot 1
Madison ZPA #17-052**

Mr. Calta,

I have reviewed the information submitted in support of this sign permit application and offer the following:

- The property in question is located within the CC zone;
- The maximum size freestanding sign for a property with the building set back between 15' and 75' from the street right of way (ROW) is six (6 sf) square feet;
- The sign currently installed is 20 sf;
- The maximum height of a freestanding sign for a property with a building setback between 15' and 75' is four (4') feet;
- The Sign currently installed is approximately six (6') feet high;
- The minimum setback for freestanding signs in this zone is ten (10') feet where the existing sign is installed (4.4') from the Station Road ROW and 5.9' from the Main Street ROW;
- There are no construction or zoning permits on file with the Borough for the removal of the previously existing freestanding sign or installation of the sign currently existing on site.

In summary, your sign permit application is hereby **DENIED**, as multiple variances are required for this sign. Site plan approval from the Borough Planning Board will be required. Should you have any questions or concerns, please feel free to call me at 973-408-8791.

Sincerely,


Frank Russo, III, PE, PP
Borough Zoning Officer

Cc. Land Use Administrator
Madison DDC
Construction Code Official
Borough Engineer

BOROUGH OF MADISON
SIGN PERMIT APPLICATION ADDENDUM
LAND USE CODE CHAPTER 195-34 AND SCHEDULE IV

Date: FEB. 17, 2017 ZPA#: 17-052 Block: 206 Lot: 1 Zone: CC Historic District: N

Address of Property in Question: 234 MAIN STREET, MADISON, NEW JERSEY

1. Name of Applicant or Authorized Agent: JUSTIN R. CALTA, ESQ. AUTHORIZED AGENT

2. Applicant's Address: 234 MAIN STREET, MADISON, NEW JERSEY

Phone: 973-377-9550 Fax: _____ E-Mail Address: PATCAVES79@aol.com

3. Name of Property Owner: CHIMCAR REALTY, LLC

Phone: same Fax: _____ E-Mail Address: same

4. Property Owner's Address: 234 MAIN STREET, MADISON, NEW JERSEY

5. What type of Sign Permit is being sought? (Check all that apply) Application must have a Letter of Approval from Building Owner/Landlord for all signage. 2 2017

Temporary Banner Building Mounted Canopy Freestanding Window Sandwich Board Other

6. Permit Fee: \$100.00 Received (Init.) FE Cash N Check# 24207

Permit Fee for Temporary Signs: \$50.00 Received (Init.) _____ Cash Check# _____

7. Prior Site Plan or associated Master Signage Plan? YES NO Case No: _____

FOR EACH SIGN PLEASE PROVIDE THE FOLLOWING: (ATTACH SEPARATE SHEETS AS NECESSARY)

BUILDING MOUNTED SIGNS PLEASE SEE ATTACHED Signage Plan & Site Plan.

Location on Building face with distance from ground, sides and roof _____
Building width _____ Sign Dimensions (Length) _____ (Width) _____
Illumination and Type _____ Lettering (Style) _____ (Size) _____ (Color) _____
Background Color _____ Color Rendering (size) _____

WINDOW
Location on Building face with distance from ground, sides and roof _____
Building width _____ Sign Dimensions (Length) _____ (Width) _____
Illumination and Type _____ Lettering (Style) _____ (Size) _____ (Color) _____
Background Color _____ Total Window Area _____

TEMPORARY/BANNER
Location on Building face with distance from ground, sides and roof _____
Background Color _____ Sign Dimensions (Length) _____ (Width) _____
Duration Requested _____ Lettering (Style) _____ (Size) _____ (Color) _____

SANDWICH BOARD (Sandwich Boards REQUIRE a Certificate of Insurance listing Borough of Madison as additional insured)
Location with distance from building, doorway, walkway or curb _____
Background Color _____ Sign Dimensions (Length) _____ (Width) _____
Duration Requested _____ Lettering (Style) _____ (Size) _____ (Color) _____

I (we) hereby declare and represent to the Borough of Madison that the statements in this application are true and are of sufficient detail for the Zoning Official to issue a Sign Permit Application decision.

Approved by: Justin R. Calta Date: 3/1/17
Signature of Applicant or Authorized Agent: Justin R. Calta Date: Feb. 17, 2017



Saiber

ATTORNEYS AT LAW

Justin R. Calta
973.232.0618
jcalta@saiber.com

February 21, 2017

VIA LAWYERS SERVICE

Frank Russo, III, PE, PP
Borough Zoning Officer
Borough of Madison
50 Kings Road
Madison, New Jersey 07940

FEB 22 2017

Re: **Betz's Auto Repairs, LLC**
Property: Block 2206, Lot 1, 234 Main Street

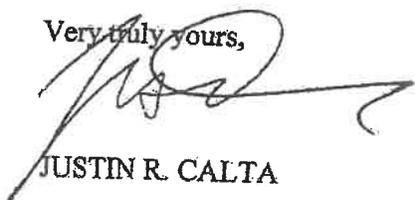
Dear Mr. Russo:

Enclosed is the Application for Zoning Permit, together with (i) Sign Permit Application Addendum, (ii) Signage Plan, and (iii) Site Plan, with respect to the above referenced matter.

Also enclosed is our check in the amount of \$100.00 in payment of your filing fee.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


JUSTIN R. CALTA

JRC:sp

Encs.

cc: Mr. Carl Betz
Nino A. Coviello, Esq.

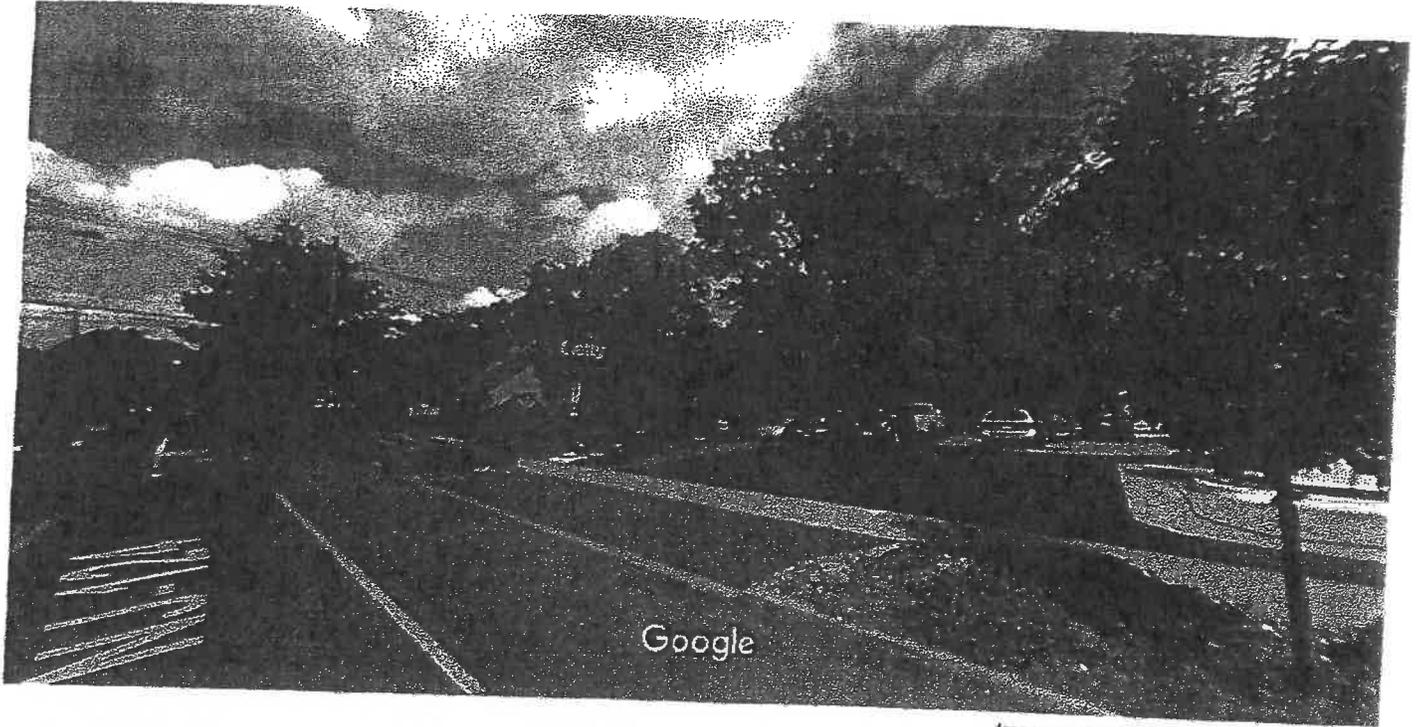
Circular 230 Disclaimer: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter(s) addressed herein.

48" x 60" 3/4" Cornelex Doublesided
with PVC Posts and Caps (Gut to shape)
Posts are set in the ground with cement.
Sign is mounted to posts using L-Brackets.

Boys

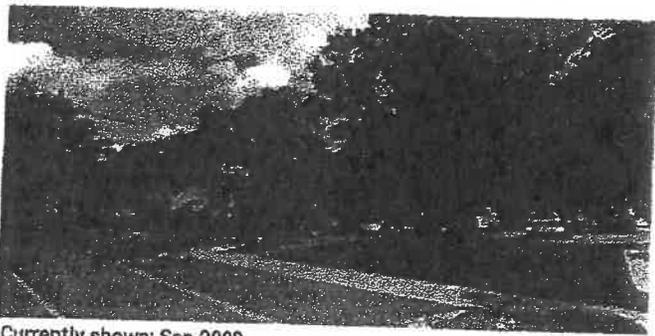


Google Maps 229 NJ-124



Madison, New Jersey
Street View - Sep 2008

Image capture: Sep 2008 © 2017 Google



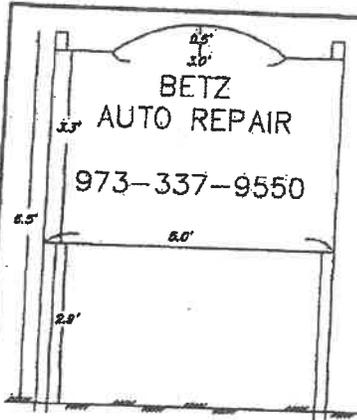
Currently shown: Sep 2008

FEB 28 2017

Whole Foods Market

234 Main

74

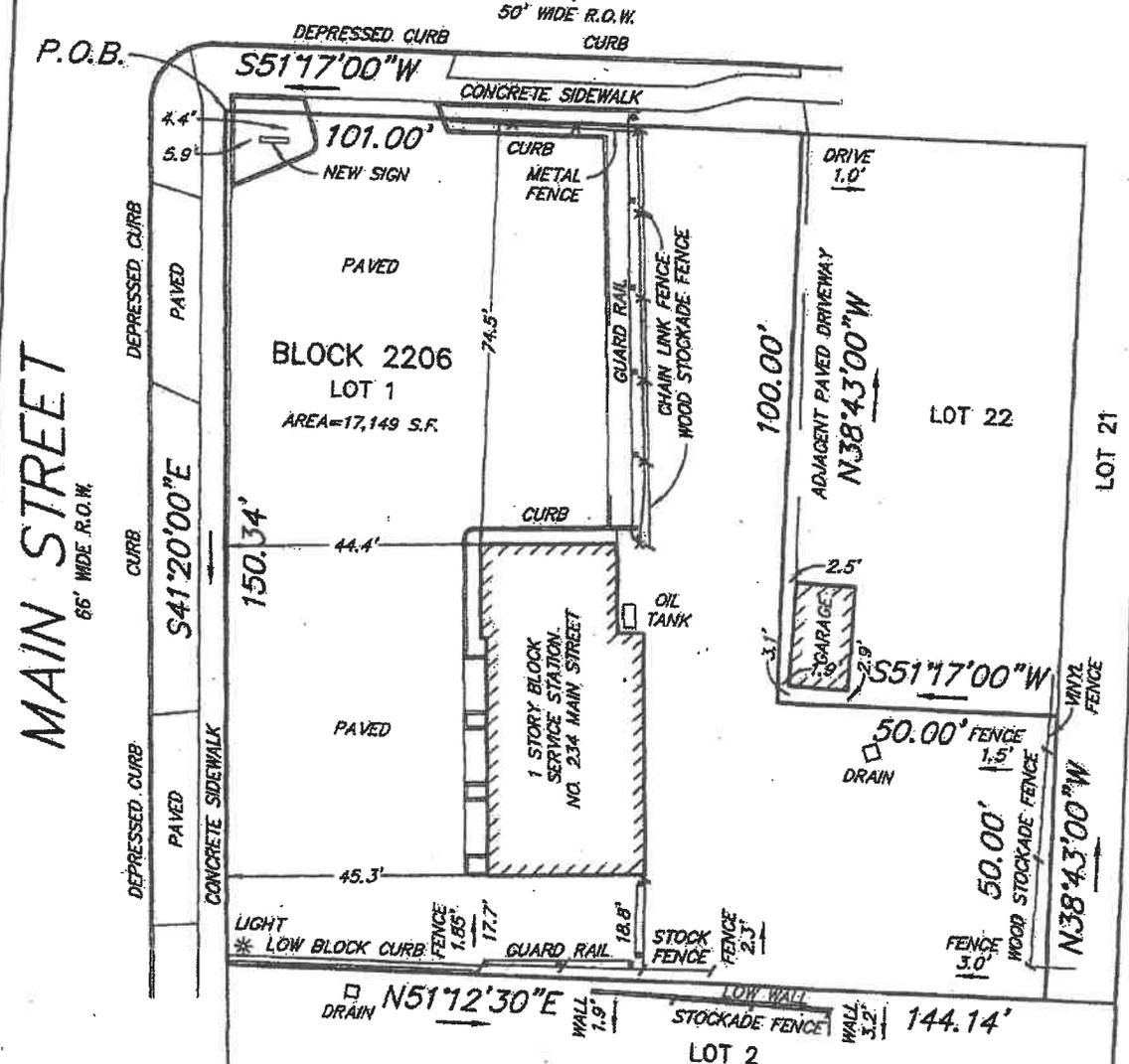


NEW SIGN DETAIL
SCALE 1" = 2'

FEB 22 2017

STATION ROAD

MAIN STREET



SURVEY AND SBN LOCATION
TAX LOT 1 BLOCK 2206
SITUATED IN THE
BOROUGH OF MADISON, MORRIS COUNTY

BENJAMIN AND WIZOREK, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

THOMAS S. BENJAMIN
P.E. & L.S. No. 1170

date February 1, 2017 Tel. (973) 377-9666 Fax (973) 377-9553
scale 1" = 20' project no. 120216



HARTLEY DODGE MEMORIAL
BOROUGH OF MADISON
MADISON, NEW JERSEY 07940

Tel. 973-593-3060

Fax: 973-593-4955

Justin R. Calta, Esq.
Saiber, LLC
18 Columbia Turnpike, Suite 200
Florham Park, New Jersey 07932

March 1, 2017

RE: Zoning Permit – Change in Ownership
234 Main Street, Block 2206, Lot 1
Madison ZPA #17-057

Mr. Calta,

I have reviewed the information submitted in support of this zoning permit application and offer no objections to the change in ownership.

Should you have any questions or concerns, please feel free to call me at 973-408-8791.

Sincerely,

Frank Russo, III, PE, PP
Borough Zoning Officer

Cc. Land Use Administrator
Construction Code Official
Borough Engineer

**BOROUGH OF MADISON
APPLICATION FOR ZONING PERMIT**

Date: Feb. 22, 2017 Block: 2206 Lot: 1 Zone: CC
ZPA# 17-057

1. Name of Applicant or Authorized Agent: JUSTIN R. CALTA, ESQ., AUTHORIZED AGENT
Please Print

Phone: 973-230-0618 Fax: 973-622-5349 E-Mail Address: JCALTA@Subur.com

2. Applicant's Address: 234 Main Street, MADISON, NEW JERSEY

3. Name of Lot Owner: CHEMICAL REALTY, LLC
Phone: 973-377-9550 Fax: 973-622-5349 E-Mail Address: pat.calkes79@aol.com

4. Lot Owner's Address: 234 Main Street, MADISON, NEW JERSEY

5. Address of Premises: 234 Main Street, MADISON, NEW JERSEY

6. What type of Zoning Permit is being sought? Any Application for the permits below requires a Survey no older than 10 years. A "Certificate in Lieu of Oath" must be returned with each Application except when the survey is less than three months old.

Residential \$ 50.00
 Deck Patio Driveway Fence Shed Pool/Hot Tub Air Conditioning Unit/Generator Dumpster Other

Residential \$ 150.00
 Addition Detached Garage Other

Residential \$ 300.00
 New Dwelling

Change of Tenancy/Change in Use \$50.00
 Permanent Sign Permit \$100.00
 Temporary Sign Permit \$ 50.00
 Temporary
 Permanent Sandwich Board

2/28/2017 Received Cash Check# 24235
FEB 28 2017
Underground gas tanks removed in 2016 - No longer a gas station

7. For Change in Tenancy/Change in Use - What are the premises presently being used for? Gas station/ auto repair

8. What is the Proposed Use: Gas station/ auto repair

9. Existing Days/Hours of Operation: 7:00 AM - 6:30 PM Proposed Days/Hours of Operation: 7:00 AM - 6:30 PM

10. Number of Proposed Employees: 3 full time / 1 part time Existing Parking Spaces On-site: Approx. 16

11. Gross Floor Area to be Occupied: 1616 sq. ft. ± Solid Waste Facilities available On-site: Describe: Bathrooms on site

12. Will there be any Storage or Handling of Chemicals or Hazardous Substances? Describe: gasoline fuel, other materials used in regular course of business

I (we) hereby declare and represent to the Borough of Madison that the statements made by me (us), in this application are true and are made for the purpose of inducing the Zoning Official to issue a Zoning Permit.

Approved by: [Signature] ZONING OFFICIAL Date: 3/1/17
Signature of Applicant or Authorized Agent: [Signature] AUTHORIZED AGENT Date: Feb 22, 2017

**BOROUGH OF MADISON
TECHNICAL REVIEW ESCROW AGREEMENT**

The undersigned applicant hereby agrees that if the escrow amount submitted with this application is not sufficient to cover professional fees, he/she will provide additional funds as deemed necessary in accordance with Section 195-12 "Fees" of the Land Use Ordinance of the Borough of Madison.

In the event it is determined that additional funds are required, the Board Secretary shall notify the applicant. The applicant agrees to pay the additional fees within fourteen (14) days of said notice.

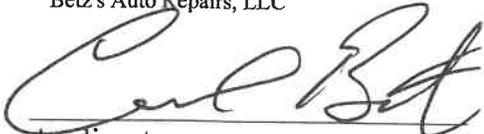
The applicant further agrees that if the additional fees are not paid within the time specified, all processing of the application will be terminated until the payment is made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until the applicant has paid sufficient escrow monies to cover all professional fees.

Upon completion of the project, any unused escrow fees plus any accrued interest due the applicant in accordance with MLUL 40:55-53.1 will be returned to the applicant.

I, the applicant, have read and understand the above agreement and hereby agree to the conditions.

12/27/19
Date

Betz's Auto Repairs, LLC


Applicant

222-878-771
Tax ID#

BOROUGH OF MADISON

Application Fees

Type	Fee
Subdivisions	
Minor Subdivision	\$375.00
Major Subdivision, Sketch plat	\$375.00
Preliminary major subdivision	\$1,000.00
Final major subdivision	\$500.00
Site Plans	
Waiver of site plan details	\$300.00 x 1
Preliminary major site plan	\$300 plus \$50 for each 1,000 SF of gross floor area. For parking lot reconstruction only the fee is \$1,600
Final major site plan	\$600.00 x 1
Variances	
Appeals (NJSA 40:55D-70a)	\$300.00
Interpretations (NJSA 40:55D-70b)	\$300.00
Dimensional variances (each)	
Residential	\$150.00
Nonresidential	\$150.00 x 4
Use variances	
Residential	\$500.00
Nonresidential	\$750.00
Other	
Amended application	\$375.00
Extension of approval	\$150.00
Request for zone change or recommendation for zone change	\$400.00
Request for Master Plan amendment	\$400.00
Concept review (fee credited toward future application for same site filed within 1 year)	\$400.00

\$900.00

\$600.00

\$1,500.00

BOROUGH OF MADISON

Technical Review Fees

Type	Fee
Subdivisions	
Minor Subdivision	
Residential	\$500.00 per lot
Non-residential	\$750.00 per lot
Major Subdivision	\$1,000.00
Preliminary Major Subdivision	\$750.00 per lot for the first 3 lots \$100.00 per lot for additional lots
Final Major Subdivision	½ the cost of preliminary
Site Plans	
Waiver of Site Plan Details	\$150.00 per residential unit \$50.00 per 100 SF of gross floor area
Preliminary Major Site Plan	
Residential	\$150.00 per residential unit
Non-residential	\$50.00 per 100 SF of gross floor area - \$733.50 \$50.00 per parking space for parking lot reconstruction only
Final Major Site Plan	½ the cost of preliminary - \$ 586.75
Variances	
Appeals (NJSA 40:50D-70a)	\$750.00
Interpretations (NJSA 40:50D-70b)	\$750.00
Dimensional Variances	
Residential, excluding 1 & 2 family homes	\$500.00
Non-residential	\$1,000.00 - \$ 1,000.00
Use Variances	
Residential, excluding pre-existing, non-conforming 1 & 2 family homes	\$1,500.00
Non-residential	\$2,500.00
Other	
Amended Application	\$1,000.00
Extension of Approval	\$500.00
Request for zone change or recommendation for zone change	\$2,000.00
Request for Master Plan Amendment	\$2,000.00
Concept Review	\$1,000.00

\$ 1,120.25

- \$ 1,000.00

→ \$ 2,120.25

Unused Technical Review fees will be returned to the applicant upon completion of the project.



Account # 11389 ID 00

Tenant Occupied Property

Services Address

Occupant: CHRINICAR REALTY, LLC (Last Name) (First Name) (Owner Id)

Owner: CHRINICAR REALTY, LLC

Attachments

View Address on Map

Street No/Name/Apt: 234 MAIN STREET

City/State/Zip: MADISON INJ 107940

Carrier Route:

Status: Active

Class: GSN

Changed: 7/21/2011 4:25:00 PM

District: BORO OF MADISON

Code: None

Book: 07

Last Payment Date 1/17/2020

Bill ID	Bill Date	Due Date	Amount	Penalty	Prior Due	Total Bill	Variance	Balance	Updates
201-7	1/7/2020	2/1/2020	\$329.64	\$0.00	\$0.00	\$329.64	\$0.00	\$0.00	MARTOF
19-12-6A	12/6/2019	12/31/2019	\$310.41	\$0.00	\$0.00	\$310.41	\$0.00	\$0.00	MARTOF
19-11-7W	11/7/2019	12/2/2019	\$345.36	\$0.00	\$0.00	\$345.36	\$0.00	\$0.00	MARTOF
19-10-8	10/8/2019	11/2/2019	\$284.64	\$0.00	\$0.00	\$284.64	\$0.00	\$0.00	MARTOF
19-9-6A	9/9/2019	10/1/2019	\$321.84	\$0.00	\$0.00	\$321.84	\$0.00	\$0.00	MARTOF
19-8-7W	8/7/2019	9/1/2019	\$330.70	\$0.00	\$0.00	\$330.70	\$0.00	\$0.00	MARTOF
19-7-8	7/8/2019	8/2/2019	\$246.08	\$0.00	\$0.00	\$246.08	\$0.00	\$0.00	MARTOF
19-6-7	6/7/2019	7/2/2019	\$282.33	\$0.00	\$0.00	\$282.33	\$0.00	\$0.00	MARTOF
19-5-7W	5/7/2019	6/1/2019	\$296.94	\$0.00	\$0.00	\$296.94	\$0.00	\$0.00	MARTOF
19-4-8	4/8/2019	5/3/2019	\$283.76	\$0.00	\$0.00	\$283.76	\$0.00	\$0.00	MARTOF
19-3-8	3/8/2019	4/2/2019	\$333.72	\$0.00	\$0.00	\$333.72	\$0.00	\$0.00	MARTOF
19-2-7W	2/7/2019	3/4/2019	\$368.53	\$0.00	\$0.00	\$368.53	\$0.00	\$0.00	MARTOF
19-1-7A	1/7/2019	2/1/2019	\$309.06	\$0.00	\$0.00	\$309.06	\$0.00	\$0.00	MARTOF
18-12-7	12/7/2018	1/1/2019	\$317.21	\$0.00	\$0.00	\$317.21	\$0.00	\$0.00	MARTOF
									\$0.00

Acct is paid in full.

1-27-20

General Actions

Other Address

Comments

Meter

Services

User Defined Fields

Messages

Transaction

Settings

Alert Codes

Billing/Payments

AR

Deposits

Consumption

Archived Bills

MyGovHub.com

Actual Due: \$0.00

**TAX AND ASSESSMENT PAYMENT REPORT
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
BOROUGH OF MADISON**

APPLICATION No. _____

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements are due or delinquent on the property, stated below.

Applicant will complete section I of this form and submit it with the application for development. The Administrative Official will forward the form to the Tax Collector for verification that no delinquent taxes or assessments are due.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is **NOT** the concern of the Tax Office.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

Section I (to be completed by Applicant)

I Chrnicar Realty, LLC of 234 Main Street (address)

am making application to the Planning Board/Zoning Board of Adjustment for the development of Lot 1 Block 2206, in the CC Zone, located at 234 Main Street, whose owner of record is Chrnicar Realty, LLC.

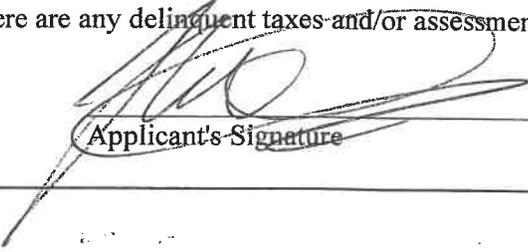
This tract was formerly subdivided on _____.

Original Lot(s) No. _____, Block _____.

I acquired interest in this property on _____.

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

Date 12/4/19


Applicant's Signature

Section II (to be completed by Tax Collector)

I find that:

- All taxes due have been paid. for 2019
- All assessments due have been paid
- The following are delinquent and past due:

Date 12-6-19

Hattie Evans
Tax Collector - Deputy

PUBLIC NOTICE

BOROUGH OF MADISON
PLANNING BOARD
NOTICE OF HEARING ON APPLICATION

PLEASE TAKE NOTICE that the Applicant, Betz's Auto Repairs, LLC, has filed an Application for Preliminary and Final Site Plan Approval with Variances with the Planning Board of the Borough of Madison concerning property situated at 234 Main Street, Madison, New Jersey, Block: 2206, Lot: 1, CC Zone (the "Property"). The Property is currently used and will continue to be used as an automotive repair station. The Applicant is not proposing any building alterations nor construction of additional improvements. The Applicant is seeking the following variance relief with respect to a free-standing sign that has been installed and is currently existing at the Property: (i) size of sign letters; (ii) height of free-standing sign; (iii) size of free-standing sign face; and (iv) minimum setback distance of the sign from the right-of-way of both Main Street and Station Road. The existing sign is situated on the corner of Main Street and Station Road.

A public hearing on this matter has been set for _____, 2020 at 7:30 P.M. at the Hartley Dodge Memorial Building, 50 Kings Road, Madison, New Jersey. When the case is called, you may appear either in person, or by agent or attorney, and present any questions or objections you may have to the granting of the relief sought in the application.

You are hereby further notified that if any other relief is sought which is needed for the Planning Board's approval of the Applicant's plans for development, the Applicant will apply for any and all such waivers, exceptions, variances, or such other appropriate relief, and will present proofs in support of same, at the public hearing.

The application and plans are on file and available for review and inspection at the office of the Board's Secretary during normal business hours. If you have any questions regarding viewing the application and plans, please call the Board Secretary, Ms. Frances Boardman, at 973-593-3060.

Applicant: Betz's Auto Repairs, LLC
By: Nino A. Coviello, Esq.
Saiber LLC
18 Columbia Turnpike
Florham Park, New Jersey 07932
973-622-3333

BOROUGH OF MADISON

**LIST OF PROPERTY OWNERS
WITHIN A 200' RADIUS**

**TO BE SERVED FOR ZONING VARIANCES AND/OR
SUBDIVISION AND/OR SITE PLAN APPLICATIONS**

I certify that the attached list is an accurate and complete list of property owners and their addresses. They must be given notice pursuant to the requirements of N.J.S.A. 40:150-7.1. Said list has been prepared for the most recent tax rolls of the Borough of Madison. This list is only valid for 60 days.

SIGNATURE: _____

DATE: _____

OWNER: _____

ADDRESS: _____

APPLICANT: _____

COMPANY: _____

BLOCK/LOT: _____

REPORT: _____

PAYMENT

TYPE:

CASH () CHECK (X) # 52200

PAYMENT

DATE: _____

Saiber

ATTORNEYS AT LAW

Justin R. Calta
973.232.0618
jcalta@saiber.com

July 1, 2020

Lisa Baratto, Tax Assessor
Borough of Madison
Hartley Dodge Memorial Building
50 Kings Road
Madison, New Jersey 07940-2592

**Re: Block: 2206, Lot: 1
Property: 234 Main Street**

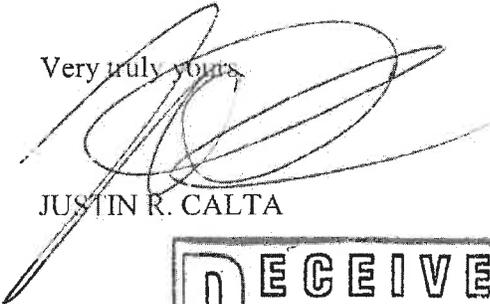
Dear Ms. Baratto:

With regard to the above referenced property, would you kindly fax or email to my attention a list of property owners within 200 feet of said property. Our fax number is 973-622-3349, and my email address is jcalta@saiber.com. Please forward the original list of property owners to my attention at your earliest convenience.

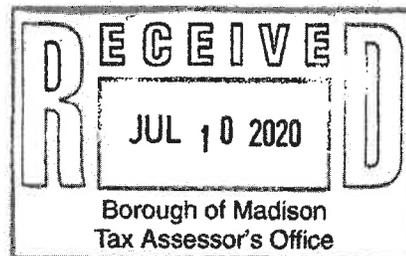
Enclosed is your Request for 200' List and our check in the amount of \$10.00 in payment of your fee.

Should you have any questions, please do not hesitate to contact me. Thank you for your courtesies in this regard.

Very truly yours,


JUSTIN R. CALTA

JRC:sp
Enc.



REQUEST FOR 200' LIST

**\$10.00 FEE-PAYABLE TO:
THE BOROUGH OF MADISON**

THIS LIST IS VALID FOR 60 DAYS ONLY

N.J.S. 40:55D-12c provides that, upon written request of an applicant, the "administrative officer" of a municipality shall, **within SEVEN DAYS**, make and certify a list from the current tax duplicate of names and addresses of owners to whom the applicant is required to give notice.

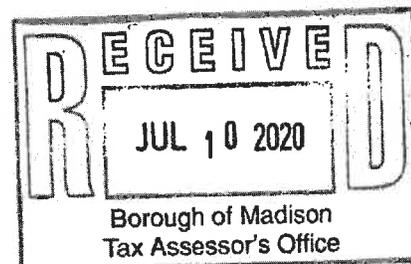
NAME: Chrinicar Realty, LLC

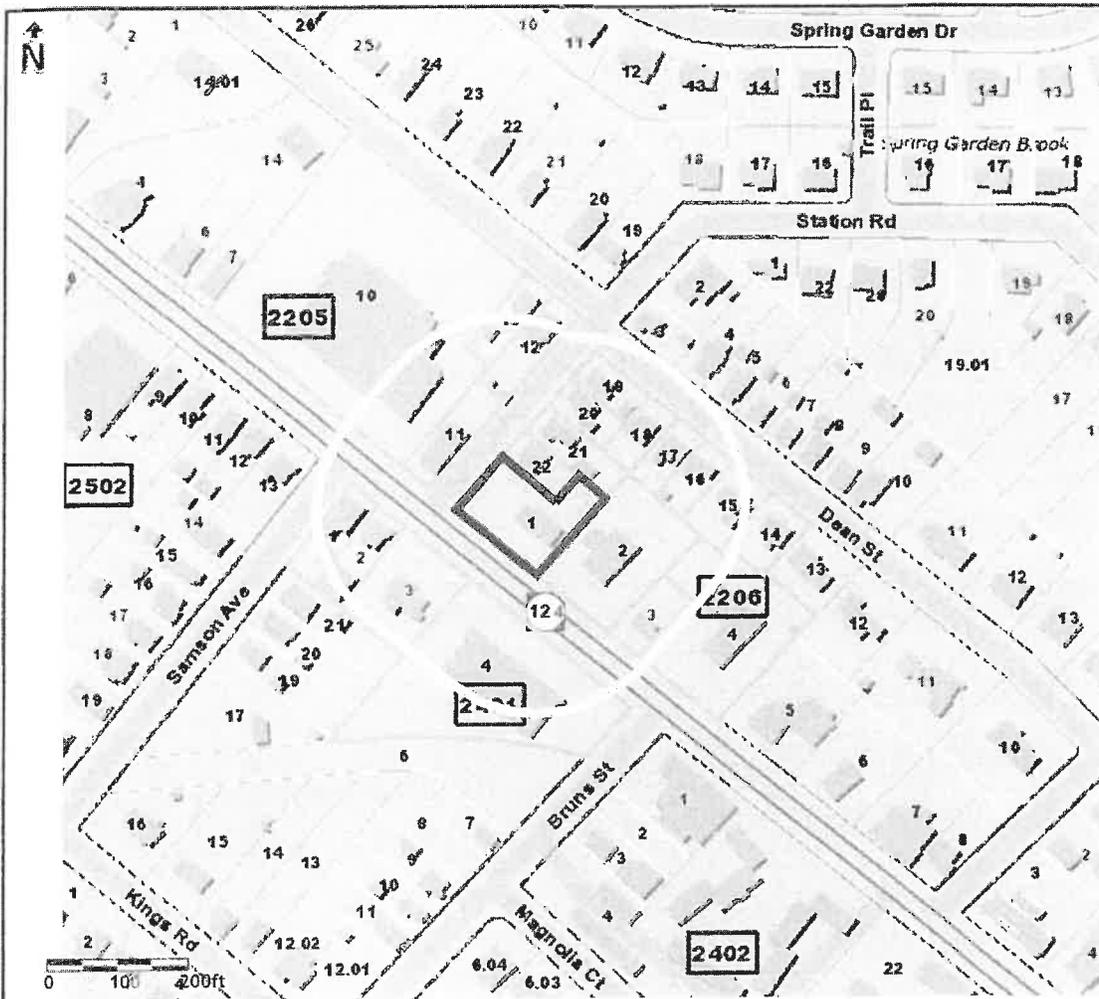
ADDRESS: 234 Main Street

BLOCK: 2206 LOT: 1

PHONE NUMBER: 973-622-3333

DATE REQUESTED: 07/01/2020





Morris County Board of Taxation
 COUNTY OF MORRIS, NEW JERSEY
 P.O. Box 900, Morristown NJ, 07963-0900
 *Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
 Datum: NAD83
 Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_2206_1	0.3923	234 MAIN ST	CHRNICAR REALTY LLC	234 MAIN ST MADISON, NJ 07940

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_2205_10	2.5600	220-228 MAIN ST	WO MADISON LLC REGIONAL PRESIDENT	185 HUDSON ST, 32ND FLOOR JERSEY CITY, NJ 07302
1417_2205_11	0.1882	230 MAIN ST	GROUP ASA AT 230 MAIN STREET LLC	230 MAIN ST MADISON, NJ 07940
1417_2205_12	0.1871	8 STATION RD	ROSSI, ERMINIA A	8 STATION RD MADISON, NJ 07940
1417_2205_13	0.1500	31 DEAN ST	SHERRY, MARIE P/EDMOND G/BERNADETTE	31 DEAN ST MADISON, NJ 07940
1417_2206_1	0.3923	234 MAIN ST	CHRINICAR REALTY LLC	234 MAIN ST MADISON, NJ 07940
1417_2206_14	0.2033	51 DEAN ST	ALLOCCO, PAUL ALVIN & JANET B	51 DEAN ST MADISON, NJ 07940
1417_2206_15	0.1946	47 DEAN ST	GULBICKI, DONALD S & KAREN E	47 DEAN ST MADISON, NJ 07940
1417_2206_16	0.1263	45 DEAN ST	MOLINO, STEVEN R & KAITLYN A	45 DEAN ST MADISON, NJ 07940
1417_2206_17	0.1240	43 DEAN ST	KERR, JEFFREY C & DIEDRE BROWNE H/W	43 DEAN ST MADISON, NJ 07940
1417_2206_18	0.1205	41 DEAN ST	KEATING, JEFFREY A & KATHLEEN M	41 DEAN ST MADISON, NJ 07940
1417_2206_19	0.1171	7 STATION RD	DANZO, CLAUDIO/JENNIFER	7 STATION RD MADISON, NJ 07940
1417_2206_2	0.6139	240 MAIN ST	MANTONE, FRANCES A	282 WOODLAND RD MADISON, NJ 07940
1417_2206_20	0.1148	5 STATION RD	PORFIRIO, N (TRUST)/PORFIRIO, F	5 STATION RD MADISON, NJ 07940
1417_2206_21	0.1722	3 STATION RD	BENNETT, DOUGLAS & MC KENNA,CRISTIN	3 STATION RD MADISON, NJ 07940
1417_2206_22	0.1148	1 STATION RD	LEPIARZ, JOHN J/LISA B	PO BOX 674 MADISON, NJ 07940
1417_2206_3	0.1465	242 MAIN ST	MANTONE, FRANCES A	282 WOODLAND RD MADISON, NJ 07940
1417_2206_4	0.3779	246 MAIN ST	MANTONE, FRANCES A/JERALD M/SAMUEL	282 WOODLAND RD MADISON, NJ 07940
1417_2207_3	0.1331	9 STATION RD	MORALES, JUAN & DAWN M STOS	9 STATION RD MADISON, NJ 07940
1417_2207_4	0.1928	42 DEAN ST	FINELLI, JAMES & PATRICIA	42 DEAN ST MADISON, NJ 07940
1417_2207_5	0.1905	44 DEAN ST	CHIPOLETTI,MICHAEL&MARY REV. TRUST	44 DEAN ST MADISON, NJ 07940
1417_2401_1	0.1722	221 MAIN ST	221 MAIN AT MADISON LLC	221 MAIN ST MADISON, NJ 07940
1417_2401_2	0.1722	223 MAIN ST	KL REALTY HOLDINGS II LLC	68 N FINLEY AVE BASKING RIDGE, NJ 07920
1417_2401_3	0.3753	227 MAIN ST	MAD SHP CNT-DUNKIN DONUTS/TAX 3WB	130 ROYALL ST, SUITE 100 CANTON, MA 02021
1417_2401_4	1.4236	233-237 MAIN ST	PLANET M.S.C., LLC	P.O. BOX 285 OLD BRIDGE, NJ 08857

In accordance with STATE law you must notify the following utility companies listed in the Borough of Madison.

GAS **Public Service Electric and Gas Company**
Manager- Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102

TELEPHONE **Verizon of New Jersey – Highlands**
Paul Grosso, ROW Department
290 W Mt. Pleasant Avenue – Room 40D2
Livingston, New Jersey 07039

CABLE **Cablevision of Morris**
Hollis Orderson, Engineering Department
683 Route 10 East
Randolph, New Jersey 07869-3799

If the property is adjacent to a County Road, legal notice must be sent to the following:

Morris County Planning Board
P.O. Box 900
Morristown, New Jersey 07963

If the property is adjacent to a State Highway, legal notice must be sent to the following:

N.J.D.O.T.
1035 Parkway Avenue
CN 600
Trenton, New Jersey 08625

If the property is within 200' of an adjoining municipality, legal notice must be sent to the Clerk of said municipality. A 200' list of property owners will also need to be obtained and notified.

TUESDAY, MARCH 3, 2020
APPLICATION SUMMARY

THOSE PRESENT AT MEETING:

Vince Loughlin, Esq. Board Attorney
Susan Blickstein, Board Planner
Peter Flemming, Planning Board Representative
Andrew Clark, Applicant's Engineer

Frances Boardman, Board Secretary
Frank Russo, Asst. Borough Engineer
Nino Coviello, Esq., Applicant's Attorney

CASE NO. P 20-001

APPLICATION: Preliminary & Final Site Plan with Variances

NAME OF APPLICANT: Betz's Auto Repairs, LLC

LOCATION OF PROPERTY: 234 Main Street

BLOCK: 2206 **LOT:** 1

DATE OF COMMITTEE MEETING: March 3, 2020

Summary: The subject site, previously Betz's Getty Gas Station, contains a single-story building with approximately 1,547 square feet with three auto repair bays. The applicant is seeking preliminary and final site plan approval with variances for existing on-site signage. No physical alterations are proposed to the site or the building as a part of this application. The existing freestanding sign is an improvement relative to the prior Getty Gas Station sign. Variances for the signage include:

- Sign Area
- Freestanding sign height
- Freestanding sign setbacks

A memorandum dated February 11, 2020 from Susan Blickstein, Planning Board Planner, was presented to the applicant prior to the hearing. There was no memorandum from Frank Russo, Assistant Borough Engineer.

The application was reviewed and deemed complete for purposes of processing and scheduling technical review before TCC. Completeness items were discussed with the applicant's professionals that should be addressed at hearing.

- Confirmation that no new building signage or canopy signage is proposed
- Planning testimony addressing the variances criteria

No other memorandums were received with regard to this application.

The application is considered complete, at this time. Since this application has been deemed complete a full application package, to include 14 sets will need to be provided to the Land Use office for distribution to the Planning Board; along with any additional variance/escrow fees to the Land Use office prior to placement on the next available Planning Board agenda.

To: Borough of Madison TCC

From: Susan G. Blickstein, AICP/PP, PhD

Re: Preliminary & Final Site Plan with Variances
234 Main Street/Betz's Auto Repairs, LLC
Block 22206, Lot 1 (CC District)
P20-001

Date: February 11, 2020

Summary: The subject site, previously Betz's Getty gas station, contains a single-story building with approximately 1,547 square feet with three auto repair bays. The Applicant is seeking preliminary and final site plan approval with variances for existing on-site signage. No physical alterations are proposed to the site or building as part of this application and the existing freestanding sign is an improvement relative to the prior freestanding Getty sign. Variances for signage include: sign area, freestanding sign height, and freestanding sign setbacks.

Information Submitted/Reviewed: We have received and reviewed the following information provided by the applicant:

1. Borough of Madison Application for Development dated 1/31/2020, with Rider.
2. Checklists A, C and D, dated 12/27/19.
3. Certification in Lieu of Oath regarding survey, dated 12/27/19.
4. Owner's consent dated 12/27/19.
5. Borough of Madison Technical Escrow Review Agreement dated 12/27/19.
6. Permission to Enter Property.
7. Draft public notices.
8. Certification of taxes paid dated 12/6/19.
9. 200' List dated 1/30/20.
10. Site Plan drawing prepared by ABC Surveys, LLC, consisting of one (1) sheet dated 12/11/19 (contains site photos; existing conditions based on survey by Benjamin and Wizorek, Inc. dated 2/1/17 and field verified by ABC Surveys, LLC on 10/23/19).
11. Prior zoning permit, sign permit applications and documentation.

Completeness: The application was deemed complete by the Board Land Use Administrator on January 31, 2020. The Applicant has requested submission waivers, including: existing floor plans, lighting plan, circulation/traffic plan, building elevations, and various details on Checklist D that can only be perfected upon approval. Given the minor nature of the application, these waivers appear reasonable and the application is scheduled for the March 3rd TCC Meeting.

Zoning: The building is located in the CC District where freestanding signs are allowed, provided height, area and setback standards are met. The following relief is required:

- Maximum freestanding sign area = 6 square feet vs. 17.6 square feet.

- Maximum freestanding height = 4 feet vs. 6.6 feet.
- Minimum freestanding sign setback to street ROW = 10 feet vs. 4.4 feet (Station Road ROW) and 5.9 feet (Main Street ROW).



Source: Google Maps Streetview. Accessed 10 February 2020.

Comments:

1. The Applicant should confirm that no new building signage or canopy signage is proposed.
2. Planning testimony addressing the variance criteria should be provided.

cc: Frances Boardman, Board Secretary to distribute to TCC members, Applicant, and Applicant's Attorney.