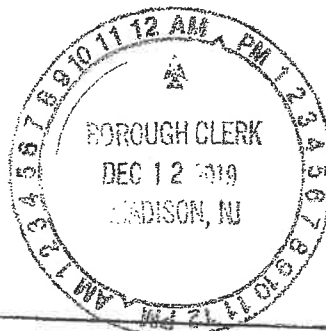




**BOROUGH OF MADISON
OPEN PUBLIC RECORDS ACT REQUEST FORM**

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 07930
 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.

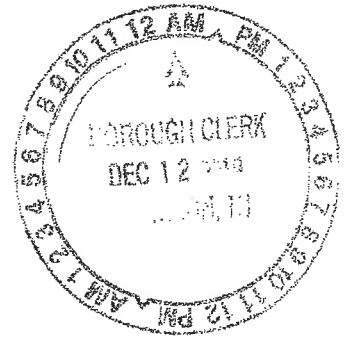
In Progress - Open _____
 Denied - Closed _____
 Filled - Closed _____
 Partial - Closed _____

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



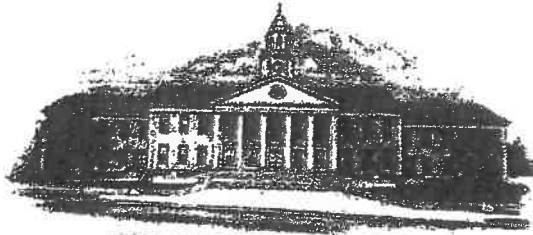
Please provide copies of any and all land use applications to either of the Madison Zoning Board of Adjustment or the Madison Planning Board, together with copies of any resolutions of any kind concerning property situated at **234 Main Street, Madison, New Jersey, Block: 2206, Lot 1.**

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: CHIMICAR 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.

PERMITS
 Approved by: [Signature] Date: 3/1/17
 Signature of Applicant or Authorized Agent: [Signature] 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.

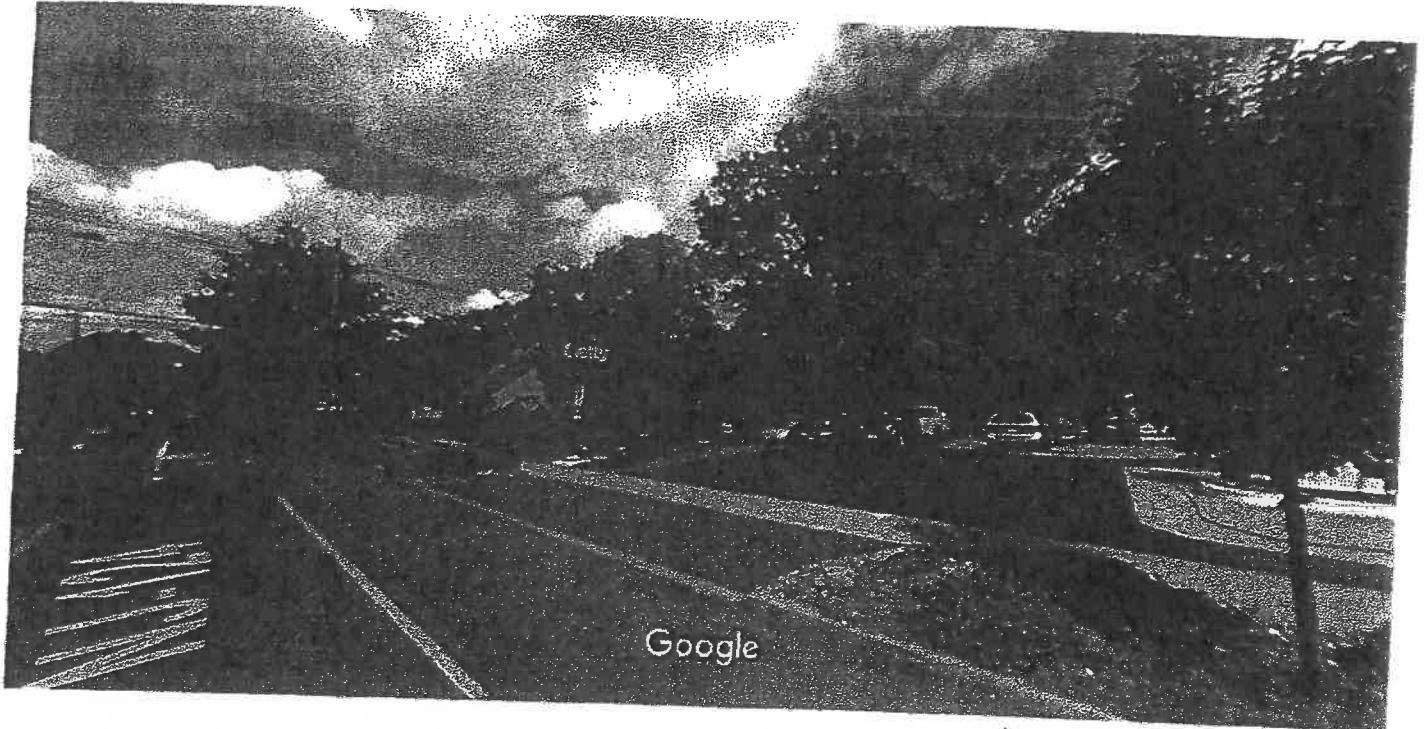
Circular 230 Disclaimer: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties 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



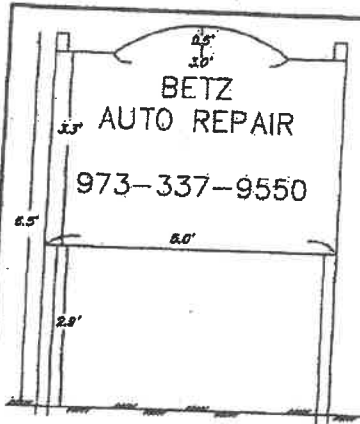
Currently shown: Sep 2008

FEB 28 2017

Whole Foods Market

234 Main

74



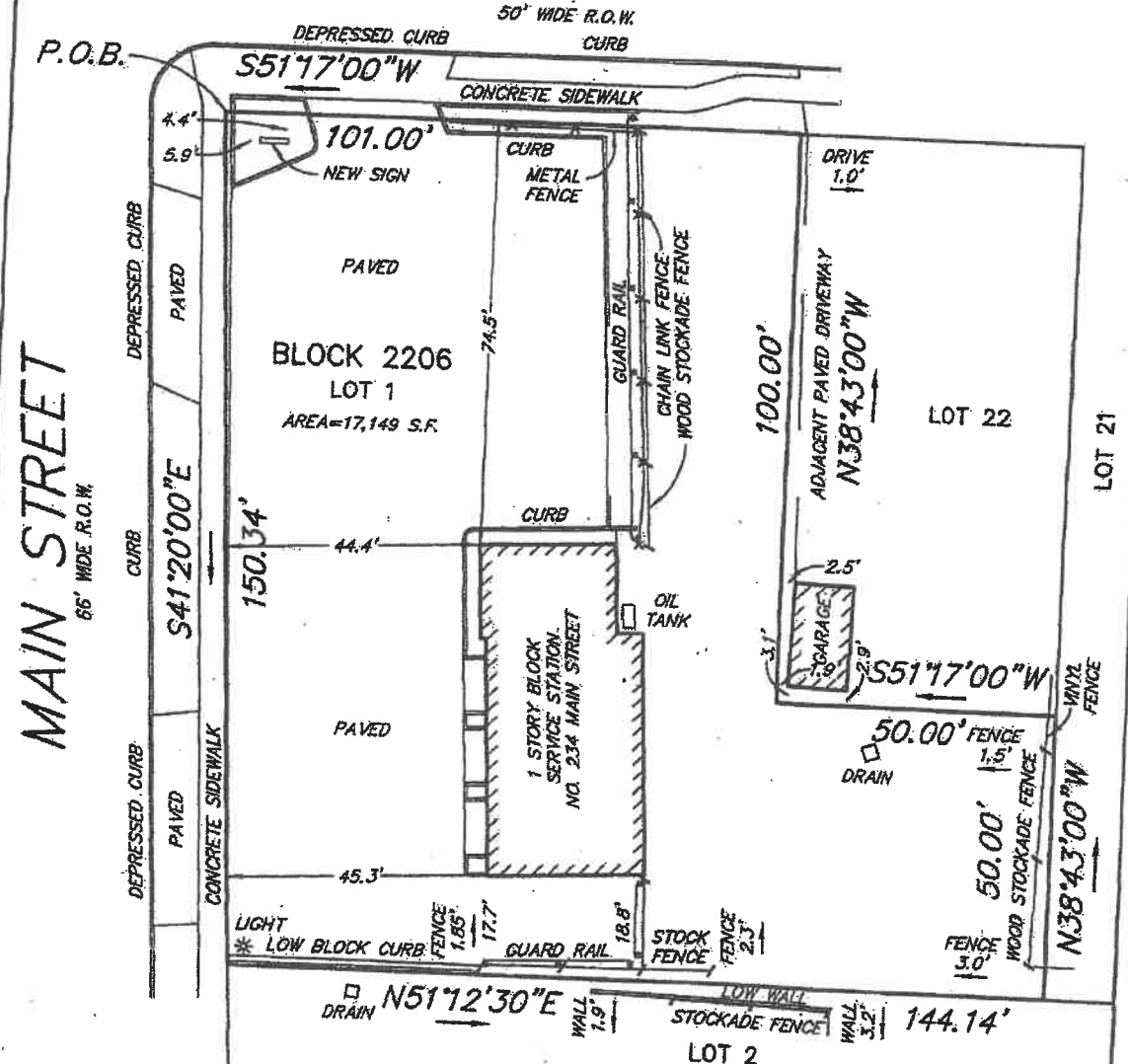
NEW SIGN DETAIL
SCALE 1" = 2'

FEB 22 2017



STATION ROAD

MAIN STREET



SURVEY AND SIGN 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@Suber.com

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

3. Name of Lot Owner: CHEMICAL REALTY, LLC
Phone: 973-377-9550 Fax: 973-622-3349 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
 Received 2/28/2017 Cash 24235 Check# FEB 28 2017
 Permanent Sign Permit \$100.00
 Temporary Sign Permit \$ 50.00
 Temporary Permanent Sandwich Board

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 Facility (no change)

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