

HAMBRO & MITCHELL

Attorneys at Law

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(609) 409-0500

James A. Mitchell NJ, NY & PA
Steven M. Hambro NJ & NY

Fax: (609) 409-0102
Info@HambroMitchell.com

May 10, 2022

North Brunswick Township
Attn: Andrei Alexeev, Zoning Officer
710 Herman Road
North Brunswick, New Jersey 08902

**Re: REVISED Site Plan/Variance Application – Vatra Auto Services, LLC
Property located 777 Ridgewood Avenue
at Block 168.02, Lots 78
Township of North Brunswick**

Dear Andrei:

As you know, my office represents the Applicant, Vatra Auto Services, LLC, with respect to the application for Site Plan and Variance approval as previously discussed. We are addressing the items in your April 11, 2022 Completeness Review Memorandum.

and updating the variances and waivers sought as referred in your memo “at item 2” Variances, pages 4 and 5 checks for the application and escrow fees are provided.

Accordingly, I am resubmitting 15 copies of the revised Application (Forms A and C) including the Site Plan/Conditional Use Application (Form A-with no revisions) and also a Revised/Updated Variance Application (Form C) (See pages 3, 4, & 5 of Form C) updating the variances and waivers sought as referenced in your Memo at “Item 2” “Variances”.

With respect to the “Completeness” Items (page 6 of your Memo),

- 1) The specific Checklist Waiver Items have been included on page 5 of Form C; Items 5&6, Application and Escrow Fees, Check no 7089 in the amount of \$2,550.00, representing the application fee and Check no. 7090 in the amount of \$7,094.20, representing the escrow fees have been provided/included with this letter;
- 2) Item 10 – Fifteen (15) sets of the Boundary & Topographical Survey dated December 9, 2021 and last revised February 16, 2022 are provided;
- 3) Item 35 – Fifteen (15) copies each of the Building Elevation Plan dated May 5, 2022 and the Metal Building Plan dated January 13, 2022 are provided;
- 4) Item 53 – Five (5) copies of the Drainage Narrative dated May 4, 2022 are provided;

HAMBRO & MITCHELL

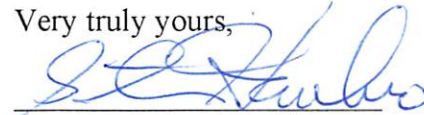
Attorneys at Law

12 Stults Road, Suite 104
Dayton, New Jersey 08810

- 5) Section 203-135.2 (L) One (1) CD containing all plans and reports (updated) and a CD containing a copy of the Application have been provided.

Please feel free to contact me if you have any questions or require anything further. Thank you for your attention to this matter.

Very truly yours,



Steven M. Hambro, Esq.

SMH/km

Enclosures

Cc: Vatra Auto Services, LLC

Amertech Engineering

Frank Antisell, PE, PP



Vatra Auto Services LLC

777 Ridgewood Ave
North Brunswick, NJ 08902
7189541239

TD Bank, National Association
55-136/312

7090

4/25/22

Pay to the
Order of

North Brunswick Tap

\$ 7,094.20

Seven thousand ninety-four

20/100

Dollars

Escrow Fee 777 Ridgewood

MP

⑈007090⑈ ⑆031201360⑆ 4304490131⑈

Vatra Auto Services LLC

7090

© 2011 INTUIT INC. # 145 1-800-433-8870

Details on Back. Intuit® CheckLock™ Secure Check



Vatra Auto Services LLC
777 Ridgewood Ave
North Brunswick, NJ 08902
7189541239

TD Bank, National Association
55-136/312

7089

4/25/22

Pay to the
Order of

North Brunswick Twp

\$ 2,550.00

Two thousand five hundred fifty ^{xx/100}

Dollars

memo Application Fee - 777 Ridgewood

⑈007089⑈ ⑆031201360⑆ 4304490131⑈

Vatra Auto Services LLC

7089

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Details on Back. Intuit® CheckLock™ Secure Check



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Site Plan/Conditional Use Application (FORM A)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, storm water, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 x 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 168.02 Lot(s) 78 Zone I-1
Property Location 777 Ridgewood Avenue, North Brunswick, New Jersey 08902
Size of Property 1.10 acres

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: Commerical Garage

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: Vatra Auto Services, LLC
Address: 777 Ridgewood Avenue, North Brunswick, New Jersey 08902
Telephone: (718) 954-1239 Fax: _____
Email: vatra.repair@gmail.com

Owner (if different from Applicant):

Name: Korba LLC
Address: 777 Ridgewood Avenue, North Brunswick, New Jersey 08902
Telephone: (718) 954-1239 Fax: _____
Email: vatra.repair@gmail.com

Engineer:

Name: Amertech Engineering, Inc.
Address: 757 Ridgewood Avenue, North Brunswick, New Jersey 08902
Telephone: (732) 249-2215 Fax: (732) 249-0859
Email: main@amertechengineering.com

Attorney:

Name: Steven M. Hambro, Esq.
Address: 12 Stults Road, Suite 104, Dayton, New Jersey 08852
Telephone: (609) 409-0500 Fax: (609) 409-0102
Email: Shambrohm@gmail.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- Site Plan
- Amended Site Plan
- Conditional Use

ASSOCIATED APPROVALS REQUESTED:

Variances:

(Complete and attach Form C, Part II)

- "C" Variance(s)
- "D" Variance(s)

Subdivision:

(Complete and attach Form B, Part II)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

Describe Proposed Development (continue on a separate sheet if necessary):

Addition to existing building of approximately 5,240 square feet. One story addition in order to provide for storage for vehicles being repaired (trucks) as well as interior parking of vehicles. Also aesthetic improvements, landscaping, and buffers added to site.



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:
Granted approval of truck leasing facility, see attached.

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: _____

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
1	Minor Site Plan Cover Sheet (1 of 2)
1	Minor Site Plan (2 of 2)



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: Vitaliy Gakalo Address: 777 Ridgewood Avenue, North Brunswick, New Jersey 08902

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

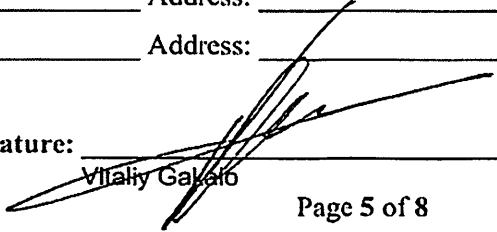
Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature:  Date: 3/29/22

Vitaliy Gakalo



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: _____

Vitaliy Gakalo

Date: 3/29/22

Owner's Signature (if different from Applicant): _____

Date: 3/29/22



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: [Signature] Date: 3/29/2022

APPLICANT'S CERTIFICATION:

I, Vitaly Gakalo, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 111 Milltown Rd, Bridgewater in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2022

[Signature]
NOTARY PUBLIC Steven M. Hambro
Attorney at Law
State of New Jersey

OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Vitaly Gakalo, of full age, being duly sworn according to law and upon my oath depose that: I reside at 111 Milltown Rd, Bridgewater in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: _____ Date: _____

APPLICANT'S CERTIFICATION:

I, Vitaly Gakalo, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 111 Milltown Rd, Bridgewater in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2022

Steven M. Hambro

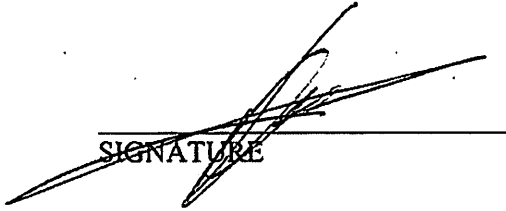
NOTARY PUBLIC Steven M. Hambro
Attorney at Law Attorney at Law
State of New Jersey State of New Jersey

OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Vitaly Gakalo, of full age, being duly sworn according to law and upon my oath depose that: I reside at 111 Milltown Rd, Bridgewater in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land

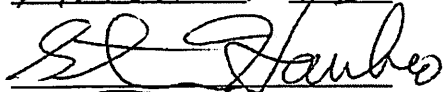


situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 168.02 and Lot(s) 78, and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.


SIGNATURE

Sworn to and subscribed before me this 29 day of

March, 2022


~~NOTARY PUBLIC~~

Steven M. Hambro
Attorney at Law
State of New Jersey



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the “waiver requested” section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 168.02 Lot(s) 78 Zone I-1
Property Location 777 Ridgewood Avenue, North Brunswick, New Jersey 08902
Size of Property 1.10 acres

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** No change.

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: Vatra Auto Services, LLC
Address: 777 Ridgewood Avenue, North Brunswick, New Jersey 08901
Telephone: (718) 954-1239 Fax: _____
Email: vatra.repair@gmail.com

Owner (if different from Applicant):

Name: Korba LLC
Address: 777 Ridgewood Avenue, North Brunswick, New Jersey 08902
Telephone: (718) 954-1239 Fax: _____
Email: _____

Engineer:

Name: Amertech Engineering, Inc.
Address: 757 Ridgewood Avenue, North Brunswick, New Jersey 08902
Telephone: (732) 249-2215 Fax: (732) 249-0859
Email: main@amertechengineering.com

Attorney:

Name: Steven M. Hambro, Esq.
Address: 12 Stults Road, Suite 104, Dayton, New Jersey 08810
Telephone: (609) 409-0500 Fax: (609) 409-0102
Email: shambroh@gmail.com



PART II

Describe the Proposed Development/Request (continue on a separate sheet if necessary):

Addition to existing building to allow interior parking of vehicles, aesthetic improvements, landscaping,
and buffers to site.

VARIANCE(S) REQUESTED (Check all that apply):

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- Site Plan
- Amended Site Plan
- Conditional Use

Subdivision:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

A change to a nonpermitted use shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

Is a site plan waiver requested?

YES NO

If a site plan waiver is sought, explain why the request shall be granted:

Is the application proposed to be bifurcated?

YES NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

Identify Requested Variances:

Ordinance Section: Requirement:
 4.1 (table 2, I-2 Zone)
 §205- attachment 6 min side yard 30 feet _____

Proposed Deviation:
 23.5 feet _____



§205-attachment 6	Pre-existing conditions for lot area, existing front and side yard set backs to existing building.	Pre-existing Variance Conditions
§205- 74	I-2 Zone permitted uses (D Variance)	Truck repair not provided.
§205- 96 (E)	Parking in front setback	Existing parking conditions being revised 11 feet, 60 feet required.
§205- 96 (A)	All weather pavement	Existing gravel portion to remain
§205- 70.3 (D)(4)	Parking setback for Residential Zone	40 feet provided, 50 feet required existing condition being fenced and buffered.
§205-		
§205-		
§205-		
§205-		
§205-		

Identify Requested Design Waivers:

Ordinance Section:	Requirement:	Proposed Deviation:
§205- See attached	Checklist. 23, 45, 46, 48, 50	
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		

“C” Variance(s) (Check one that applies):

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:
Existing facility and operations will be removed from public view and screened. The side yard set-back



matches up with the existing structure.

and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: The benefits of the proposed plan, updating the site and bringing it into compliance with previous approvals, removing haphazard parking areas and clarifying driveways and parking etc. result in advancing the purposes of zoning with the benefits of deviation far outweighing any detriments.

D Variance(s):

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: Benefits of moving repair operations and vehicles inside substantially outweighs any detriment. The site has been operating first as a Pensky Truck Leasing and Repair facility and then as a truck repair ("non permitted") use for several decades. Current Applicant/Owner purchased a couple of years ago believing the ongoing truck repair use was allowed. This application will clean and improve the site and bring it into greater conformity with the Township Ordinance and Master Plan, particularly for this neighborhood.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: This site has existed with this use and much more noxious use adjoining this site for many years. There will be site improvements including buffers, screening, fencing, trees, and more orderly use and access/egress into and onto the site which will benefit the public good and purposes of zoning as set forth in the MLUL 40:44D-2(a-c,g & i)

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: Site contains existing use and structures.

The lot and structures preexisting as terms of existing nonconformity as to bulk standards except for extending the building and the proposed side yard set-back at 23.5 feet instead of the existing 27 foot set-back. The proposed improvements to the existing conditions and proposed addition will bring the site and existing operations into greater conformity with the zone plan, ordinance and surrounding neighborhood uses.



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:
Granted approval of truck leasing facility, see attached.

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: _____

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided? YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided? YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
1	Minor Site Plan Cover Sheet (1 of 2)



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: Vitaly Gakalo Address: 111 Milltown Rd, Bridgewater NJ

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____


Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature:  Date: 2/23/22



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: _____ Date: 3/28/22

Owner's Signature (if different from Applicant): _____ Date: 3/29/22



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: _____ Date: 3/29/22

APPLICANT'S CERTIFICATION:

I, Vitaly Gakalo, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 111 Milltown Rd, Bridgewater in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2022

Steven M. Hambro
NOTARY PUBLIC Steven M. Hambro
Attorney at Law
State of New Jersey

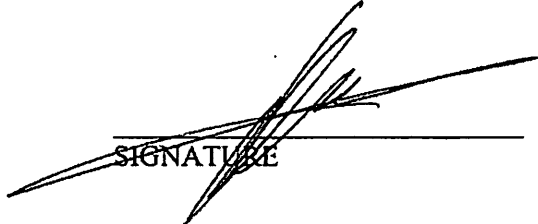
OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Vitaly Gakalo, of full age, being duly sworn according to law and upon my oath depose that: I reside at 111 Milltown Rd, Bridgewater in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



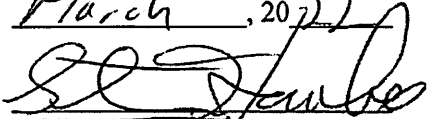
situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 188.02 and Lot(s) 78,

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.


SIGNATURE

Sworn to and subscribed before
me this 29 day of

March, 2022



~~NOTARY PUBLIC~~

Steven M. Hambro
Attorney at Law
State of New Jersey

LAND USE

205 Attachment 1

Township of North Brunswick

Appendix A
 Site Plan Completeness Checklist
 (To be completed by applicant)
 [Amended 5-15-2006 by Ord. No. 06-09]

	Submitted	Waiver Requested	N/A	
1.	<u>X</u>	_____	_____	Original and 14 copies of application forms.
2.	_____	_____	_____	Application form signed and notarized.
3.	_____	_____	_____	Owner consent.
4.	<u>X</u>	_____	_____	15 complete sets of plans (site plan, lighting, details, etc.) shall be submitted, together with 15 reduced copies of plans measuring 11 inches by 17 inches.
5.	<u>X</u>	_____	_____	Application fee.
6.	<u>X</u>	_____	_____	Escrow fee.
7.	<u>X</u>	_____	_____	Signed escrow transmittal form.
8.	<u>X</u>	_____	_____	Signed authorization form.
9.	<u>X</u>	_____	_____	Three complete "Tax and Assessment Payment Report" forms which will be forwarded to the Collector of Revenue office for verification that no delinquent taxes or assessments are due.
10.	<u>X</u>	_____	_____	Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor showing: <ul style="list-style-type: none"> a. Boundaries of the property. b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property. c. Title, reference meridian, scale. d. Name and address of record owner. e. Name, address, professional license number and seal of the surveyor who prepared the survey.

NORTH BRUNSWICK CODE

The following shall be on the plans submitted:

	Submitted	Waiver Requested	N/A	
11.	<u>X</u>	_____	_____	Key map showing site and its relation to surrounding area. Map shall be at a scale of not less than one inch equals 1,000 feet. Names of all streets and Township boundaries within 500 feet shall be shown.
12.	<u>X</u>	_____	_____	Plans certified by appropriate professional as stipulated by N.J.S.A. 45:8, N.J.A.C. 13:40-7.1 et seq.
13.	<u>X</u>	_____	_____	Date (of original and revisions), scale, and North arrow.
14.	<u>X</u>	_____	_____	Zone data, including zone district and tax map block, lot and street number.
15.	<u>X</u>	_____	_____	Location of all existing and proposed buildings or structures with spot elevations.
16.	<u>X</u>	_____	_____	Names of all owners of record of all adjoining property, and property directly across the street or streets from the property involved, and the block and lot numbers of all the property shown on the plan.
17.	<u>X</u>	_____	_____	Existing and proposed contours at 1-foot intervals based on National Geodetic Vertical Datum 1929 to determine general slope and natural drainage of the land. Where necessary to evaluate drainage, the Board shall require contours to be shown for all lands within 200 feet of the property in question.
18.	<u>X</u>	_____	_____	Existing and proposed easements.
19.	<u>X</u>	_____	_____	The location of all existing watercourse, wooded areas, rights-of-way, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures or any other feature directly on the property or beyond the property if such feature has an effect upon the use of said property.
20.	_____	_____	<u>X</u>	All existing schools and zoning district boundaries within 200 feet of the property. Such features shall be shown on a separate map or as a key map on the detailed map itself.

LAND USE

	Submitted	Waiver Requested	N/A	
21.	<u>X</u>	—	—	The distances, as measured along the center lines of existing streets abutting the property to the nearest intersection with any public street.
22.	<u>X</u>	—	—	Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.
23.	—	<u>X</u>	—	Location of all existing and proposed storm drainage structures and utility lines, including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow. (Storm Structures shown. No change to ex. utilities)
24.	<u>X</u>	—	—	Proposed use or uses of land and buildings, including outdoor storage.
25.	<u>X</u>	—	—	Size and location of all driveways and curb cuts.
26.	—	—	<u>X</u>	Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways.
27.	<u>X</u>	—	—	Parking and loading layout.
28.	<u>X</u>	—	—	Total number of parking or loading spaces.
29.	<u>X</u>	—	—	Dimensions of parking or loading spaces, aisles and parking islands.
30.	—	—	<u>X</u>	Interior traffic and pedestrian circulation.
31.	<u>X</u>	—	—	Percent total impervious coverage.
32.	<u>X</u>	—	—	Percent total building coverage.
33.	<u>X</u>	—	—	Building dimensions.
34.	<u>X</u>	—	—	Area, finished floor elevation and height of proposed and existing building or structures.
35.	<u>X</u>	—	—	Preliminary architectural plans for proposed buildings, including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
36.	—	—	<u>X</u>	Location, direction of illumination and intensity of all outdoor lighting. Type if fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan. (Ex. lighting to remain. No lighting proposed)

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
37.	___	___	X	Manufacturer's catalogue cut sheet for proposed lighting.
38.	X	___	___	The location, size, materials, illumination and construction details of existing and proposed signs.
39.	X	___	___	Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of planting noted in accordance with § 205-106.
40.	___	___	X	The location of and identification of proposed open spaces, parks or other recreation areas.
41.	X	___	___	Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan.
42.	___	___	X	Refuse enclosure location and detail.
43.	___	___	X	Fencing detail.
44.	___	___	X	Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.
45.	___	X	___	Soils Report, including location of seasonal high ground water table.
46.	___	X	___	Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet).
47.	___	___	X	Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (Routes 1, 27 and 130 properties only).
48.	___	X	___	Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements. (No change in traffic. Addition is for storage only.)
49.	___	___	X	Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).

LAND USE

	Submitted	Waiver Requested	N/A	
50.	_____	<u>X</u>	_____	A Letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S.A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by a Licensed Surveyor of the State of New Jersey. (Property is fully developed with buildings & pavement.)
51.	_____	_____	<u>X</u>	Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).
52.	_____	_____	<u>X</u>	Stormwater Management Report.
53.	_____	_____	<u>X</u>	Statement of the steps to be taken by the applicant to eliminate any drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development. (No drainage impacts anticipated. Project decreases impervious coverage)
54.	_____	_____	_____	Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.
55.	_____	_____	_____	"Letter of Intent" detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc. for multifamily residential developments. The applicant shall determine whether the dwelling units are going to be offered for sale, for rent or for both sale and rent.
56.	_____	_____	<u>X</u>	Such other items and information pertaining to the site as the Planning and Engineering Departments reasonably determine would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57.	_____	_____	<u>X</u>	Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
58.	_____	_____	<u>X</u>	Location of 100-year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied, then a copy of the application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.

RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NORTH BRUNSWICK

WHEREAS, Penske Truck Leasing Co., L.P. has applied to the Zoning Board of Adjustment of the Township of North Brunswick for a variance from Article XIV, Section 145-67 for the premises known as Block 168, Lot 78 on the Tax Map of the Township of North Brunswick for the purpose of using the premises for the operation of a truck leasing facility, which premises are located in the C-2 General Commercial Zone;

WHEREAS, the Board, after carefully considering the evidence presented by applicant, applicant's planner, the adjoining property owners and the general public, has made the following factual findings:

1. Applicant desires to operate a truck leasing facility, which use is not permitted in the C-2 General Commercial Zone.
2. Applicant testified that only light maintenance would be part of the truck leasing use and that heavy maintenance would not be conducted.
3. Applicant testified that heavy maintenance of the trucks is sent out to other facilities.
4. Applicant testified that approximately 160 trucks would be leased and 60 trucks would be rented out of the facility.
5. Applicant testified that currently, at any given time, there are between six and ten trucks on the premises for preventive maintenance.
6. Applicant testified that between 20 and 40 trucks are stored currently on the premises at any given time.
7. Lot 78 is bounded to the north by an R-3 Residential Zone, bounded to the west by a C-2 General Commercial Zone with commercial and industrial uses to the south and east.
8. Applicant's planner testified that the requested use would further the goals of zoning since the character of the area is such that there is commercial and industrial use.
9. Applicant's planner testified that the character of the proposed use would not create a substantial detriment in that there are more intensive uses on other premises in the general area.
10. Applicant's planner testified that the character of the proposed use is less intensive than many of the uses which would be permitted in the premises as currently zoned.
11. Applicant's real estate appraiser testified that based upon the present character of the area, the proposed use would not have a substantial impact on the zone plan of the Township, nor would it have an effect upon the property values of the residential structures in the area.

AND WHEREAS, the Board of Adjustment has determined that the special reasons do exist for the relief sought by applicant for the following reasons:

1. In light of the foregoing factual findings, specifically, the uses to which adjacent premises are used and the character of the surrounding area in general, the site is particularly suited for this proposed use.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of North Brunswick, on this 17th day of October, 1989 that approval of the application of Penske Truck Leasing Co., L.P., be granted subject to the following conditions:

1. The use of the premises be limited to truck leasing and rental and, further, be limited to the light maintenance of such trucks. Light maintenance shall mean oil changes, lubrication, and other such minor repairs to the trucks.
2. At the time applicant returns for site plan approval, that such site plan application address the point that the driveway to the east of the building on Lot 78 not be utilized as a storage or ingress or egress point for trucks and trailers and, if for whatever reason, it is not addressed at such site plan application, the foregoing shall be a condition of this grant of this variance.

BE IT FURTHER RESOLVED, that this variance will automatically expire and be null and void unless applicant commences such use before the expiration of one year from the date of the granting of this variance.

The grant of variance specified herein shall not be construed to obviate satisfaction of other requirements of the zoning ordinance or applicable laws, regulations, resolutions and ordinances of the State of New Jersey, County of Middlesex and Township of North Brunswick.

Roll Call Vote

Those in favor: Mrs. Fritsche, Messrs. Georganna, Salvi, Plassari, Ingandela, Glick and Catanese

Opposed: None

No Vote: Mr. Wolfson (stepped down)

Absent: None

I, EDNA ECKERT, Secretary of the Board of Adjustment of the Township of North Brunswick, do hereby certify that the above is a true and correct copy of a resolution adopted at a regular meeting of the Board of Adjustment of the Township of North Brunswick held on Oct 17, 1989

Edna Eckert
EDNA ECKERT, Secretary

Memorialized: November 13, 1989

**Request for Taxpayer
 Identification Number and Certification**

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

Print or type
 See Specific Instructions on page 2.

Name Vatrd Auto Services LLC

Business name, if different from above

Check appropriate box: Individual/
 Sole proprietor Corporation Partnership Other LLC Exempt from backup
 withholding

Address (number, street, and apt. or suite no.) 777 Ridgewood Ave

City, state, and ZIP code North Brunswick NJ 08902

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 3.

Social security number

--	--	--	--	--	--	--	--	--	--

or

Employer identification number

47-1071118

Note: If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here

Signature of U.S. person

Date

3/29/22

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Foreign person. If you are a foreign person, use the appropriate Form W-8 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
- The type and amount of income that qualifies for the exemption from tax.
- Sufficient facts to justify the exemption from tax under the terms of the treaty article.



TAX AND ASSESSEMENT PAYMENT REPORT

APPLICATION # _____

RECEIVED _____

Under the provisions of N.J.S.A. 40:44D-39e and N.J.S.A. 40:44D-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.

The Applicant shall complete Section I and submit 3 copies of this form with the application for development. The forms will be forwarded to the Tax Collector for verification that no delinquent taxes or assessments are due.

Developers are cautioned that additional assessments may be levied where a structure is present.

SECTION I (to be completed by the Applicant/Owner)

I, Vastra Auto Services, LLC, reside at 777 Ridgewood Avenue,
North Brunswick, NJ 08902, and I am making an application to the Planning Board/Zoning Board of Adjustment for the development of the property located at 777 Ridgewood Avenue, North Brunswick, Block(s) 168.02 Lot(s) 78, in the 1-1 Zoning District, whose owner of record is Vitaliy Gakalo, residing at _____.

This tract was formerly subdivided on _____ (Original Block(s) 168.02, Lot(s) 78). I acquired interest in this property on _____.

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

Applicant's Signature: _____

Date: _____

SECTION II (to be completed by the Tax Collector)

- I find that:
- All taxes due have been paid
 - All assessments due have been paid
 - The following are delinquent and past due:

Tax Collector's Signature: [Handwritten Signature]

Date: 1/19/22



North Brunswick Township

Parcel Offset List

Target Parcel(s): Block-Lot: 168.02-78
 KORBA LLC
 777 RIDGEWOOD AVENUE

17 parcels fall within 200 feet of this parcel(s).

Block-Lot: 168.02-77
 TWENTYONE HOLDING LLC
 21 OAK HILL DRIVE
 MONROE NJ 08831
 RE: 757 RIDGEWOOD AVENUE

Block-Lot: 168.02-76
 AMER LEGION PARDUN POST #459
 1015 LINWOOD PLACE
 NORTH BRUNSWICK NJ 08902
 RE: 1015 LINWOOD PLACE

Block-Lot: 171-26
 FARHAT SAMIR
 793 CURIE ROAD
 NORTH BRUNSWICK NJ 08902
 RE: 793 CURIE ROAD

Block-Lot: 168.02-75
 CHATURVEDI PRASHANT&DWIVEDI JAGRITI
 790 CURIE ROAD
 NORTH BRUNSWICK NJ 08902
 RE: 790 CURIE ROAD

Block-Lot: 140-46
 KIMCO NORTH BRUNSWICK 617 INC
 500 NORTH BROADWAY STE201
 JERICO NY 11753
 RE: 901-993 ROUTE 1

Block-Lot: 140-44.01
 KIMCO NORTH BRUNSWICK 617 INC
 500 NORTH BROADWAY STE201
 JERICO NY 11753
 RE: 901-993 ROUTE 1

Block-Lot: 171-1
 SOLOMON RYAN & ADERO
 801 CURIE ROAD
 NORTH BRUNSWICK NJ 08902
 RE: 801 CURIE ROAD

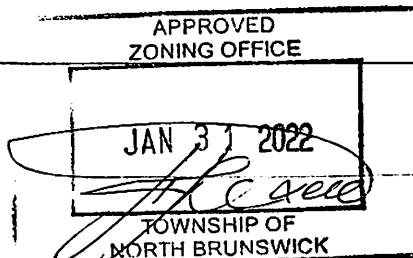
Block-Lot: 170-26
 DONNELLY JUDY & LEONARD ROSEMARY
 811 CURIE ROAD
 NORTH BRUNSWICK NJ 08902
 RE: 811 CURIE ROAD

Block-Lot: 140-48
 COASTA GEORGE
 998 LINWOOD PLACE
 NORTH BRUNSWICK NJ 08902
 RE: 998 LINWOOD PLACE

Block-Lot: 168.02-72
 DIAZ ALEJANDRO & MIDDLEMISS JACKLYN
 808 CURIE ROAD
 NORTH BRUNSWICK NJ 08902
 RE: 808 CURIE ROAD

Block-Lot: 168.02-71
 US BANK TRUST %HUDSON HOMES MANGE
 3701 REGENT BLVD STE 200
 IRVING TX 75063
 RE: 814 CURIE ROAD

Block-Lot: 168.02-70
 MALIK SOMAYYA
 820 CURIE ROAD
 NORTH BRUNSWICK NJ 08902
 RE: 820 CURIE ROAD



Block-Lot: 140-47

AKEY ANTHONY & SADIE
1004 LINWOOD PLACE
NORTH BRUNSWICK NJ 08902
RE: 1004 LINWOOD PLACE

Block-Lot: 168.02-74

DU LIAN-ZHEN & GUO-HUA ZHAO
796 CURIE ROAD
NORTH BRUNSWICK NJ 08902
RE: 796 CURIE ROAD

Block-Lot: 140-45

KIMCO NORTH BRUNSWICK 617 INC
500 NORTH BROADWAY STE201
JERICO NY 11753
RE: 901-993 ROUTE 1

Block-Lot: 168.02-73

MARTINUS YENNIFER
802 CURIE ROAD
NORTH BRUNSWICK NJ 08902
RE: 802 CURIE ROAD

Block-Lot: 168.02-79

NORTH BRUNSWICK CONSTRUCTION CO
795 RIDGEWOOD AVENUE
NORTH BRUNSWICK NJ 08902
RE: 795 RIDGEWOOD AVENUE

TWENTYONE HOLDING LLC 21 OAK HILL DRIVE MONROE NJ	08831	AMER LEGION PARDUN POST #459 1015 LINWOOD PLACE NORTH BRUNSWICK NJ	08902	FARHAT SAMIR 793 CURIE ROAD NORTH BRUNSWICK NJ	08902
CHATURVEDI PRASHANT&DWIVEDI JAGRITI 790 CURIE ROAD NORTH BRUNSWICK NJ	08902	KIMCO NORTH BRUNSWICK 617 INC 500 NORTH BROADWAY STE201 JERICO NY	11753	KIMCO NORTH BRUNSWICK 617 INC 500 NORTH BROADWAY STE201 JERICO NY	11753
SOLOMON RYAN & ADERO 801 CURIE ROAD NORTH BRUNSWICK NJ	08902	DONNELLY JUDY & LEONARD ROSEMARY 811 CURIE ROAD NORTH BRUNSWICK NJ	08902	COASTA GEORGE 998 LINWOOD PLACE NORTH BRUNSWICK NJ	08902
DIAZ ALEJANDRO &MIDDLEMISS JACKLYN 808 CURIE ROAD NORTH BRUNSWICK NJ	08902	US BANK TRUST %HUDSON HOMES MANGE 3701 REGENT BLVD STE 200 IRVING TX	75063	MALIK SOMAYYA 820 CURIE ROAD NORTH BRUNSWICK NJ	08902
AKEY ANTHONY & SADIE 1004 LINWOOD PLACE NORTH BRUNSWICK NJ	08902	DU LIAN-ZHEN & GUO-HUA ZHAO 796 CURIE ROAD NORTH BRUNSWICK NJ	08902	KIMCO NORTH BRUNSWICK 617 INC 500 NORTH BROADWAY STE201 JERICO NY	11753
MARTINUS YENNIFER 802 CURIE ROAD NORTH BRUNSWICK NJ	08902	NORTH BRUNSWICK CONSTRUCTION CO 795 RIDGEWOOD AVENUE NORTH BRUNSWICK NJ	08902		

THE FOLLOWING OTHER AGENCIES MUST ALSO BE NOTIFIED :

Middlesex County Planning Board
County Administration Building
5th Floor
75 Bayard Street
New Brunswick, NJ 08901

North Brunswick Township
710 Hermann Road
North Brunswick, NJ 08902
Attn: Township Clerk

Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, NJ 07102

Verizon
N.J. Gen. Tax Administration
Broad Street – Room 305
Newark, NJ 07101

Cablevision of Raritan Valley
275 Centennial Avenue
CN 6805
Piscataway, NJ 08855-6805
Attn: Margurite Prenderville

Department of Transportation
State of New Jersey
1035 Parkway
Trenton, NJ 08625

Construction Department Mr. Tim Allen
Texas Eastern Transmission Corp.
501 Coolidge Street
South Plainfield, NJ 07080

Sunoco Pipeline L.P.
Right of Way
Montello Complex
525 Fritztown Road
Sinking Spring, PA 19608