



ADRIAN O. MAPP
MAYOR

CITY OF PLAINFIELD

DEPARTMENT OF PUBLIC WORKS &
URBAN DEVELOPMENT
DIVISION OF PLANNING
WILLIAM NIERSTEDT, PP/AICP
PLANNING DIRECTOR / ZONING OFFICER
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060



CARLOS N. SANCHEZ
DEPUTY CITY
ADMINISTRATOR

PLANNING BOARD & ZONING BOARD OF ADJUSTMENT APPLICATION FOR DEVELOPMENT

RECEIVED

Date Received: _____ Application Number: PB 2020-08

I. Application is hereby made to: Planning Board or Zoning Board of Adjustment

II. Application is for (circle where applicable):

Major Subdivision Minor Subdivision Site Plan Use, or "D" Variance
Relief from Bulk Requirements Interpretation Appeal of Municipal Official Decision
Certificate of Non Conformity Capital Project Review

III. Applicant Information:

A. Name: 1204 Park Avenue Associates, LLC
Address: 2 Broad Street, Suite 400, Bloomfield, NJ 07003
Telephone & Email: 973-429-7900

B. The Applicant is a: Corporation / LLC* Partnership _____
Individual _____ Other _____
** a corporation or LLC must be represented by an attorney*

C. If the Applicant is a corporation or partnership attach list of names and addresses of persons having a 10% or more interest in such (C.40:55D-48.2).

D. The relationship of the applicant to property in question is:

Owner _____ Lessee _____ Contract Purchaser _____ Other (Specify)

Applicant is the designated Redeveloper of the property and it's affiliate Community Healthcare Associates, LLC is the contract

IV. Property Owner Information: (Complete only if different from Applicant) purchaser of the property.

Name: Muhlenberg Regional Medical Center, Inc.
Address: 80 James Street, 1st Floor, Edison, NJ 08820
Telephone & Email: _____

V. Surveyor / Engineer / Architect Information (attach business card):

Name: Robert P. Freud, P.E.
Address: 1904 Main Street, Lake Como, NJ 07719
Telephone & Email: 732-681-0760 rfreud@dynamiccec.com

Phone: (908) 753-3391 * Fax: (908) 226-2587

Email: William.Nierstedt@plainfieldnj.gov / Website: www.plainfieldnj.gov

Surveyor / Engineer / Architect Information (attach business card):

Name: Michels & Waldron Associates LLC
Address: 645 Westwood Avenue River Vale, NJ 07675
Telephone & Email: 201-664-6064 architects@michelswaldron.com

VI. Attorney Information (attach business card):

Name: Lisa A. John-Basta, Esq.
Address: One Boland Drive, West Orange, NJ 07052
Telephone & Email: 973-530-2083 ljohn-basta@csglaw.com

VII. Property Information:

Street Address: 1204-1248 Park Avenue
Block & Lot Number: Block 729, Lot 1
Zone: Park Avenue Gateway Redevelopment Plan
Existing Use: surface parking lot
Proposed Use: Proposed Lot "A" - 14,823 sf pharmacy with drive-thru; Proposed Lot "B" retain surface parking
Type of Construction: new construction
Approval Desired: Preliminary** n/a Final

If this application includes a request for relief from zoning requirements state the purpose below (or on attachment) of this request:
see attached.

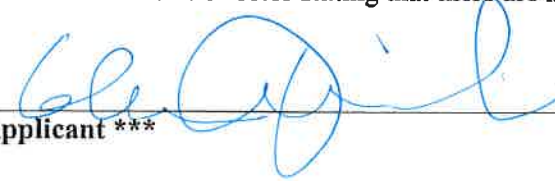
*** minor subdivisions are not eligible for preliminary approval*

VIII. Application Fee: (see fee schedule, §17:13-1 Land Use Ordinance) \$ _____

IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ _____

X. The following are attached and made a part of this application:

- A. Two (2) signed and sealed plans
- B. Two (2) original, signed applications
- C. Appropriate application fee (check or money order payable to "City of Plainfield"- no cash)
- D. Appropriate escrow fee (separate check or money order payable to "City of Plainfield"- no cash)
- E. Letter of Authority or Power of Attorney in case appeal is made by other than the owner
- F. All other documents required for this type of application
- G. Tax Search / Certificate from Tax Collector stating that there are no outstanding taxes or liens

(GIANN DOMENICK)  3/17/18

(Print Name) & Signature of Applicant *** Dated

(Print Name) & Signature of Property Owner *** Dated

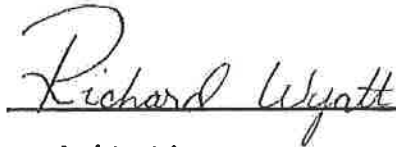
*** By signing this application, the applicant and/or agents hereby grant authorization to the approving authority and its professional and administrative staff to enter the property in question for inspection purposes. This is "consent to enter" as listed on the application completeness checklist.

Applicant should inquire as to any State, County, or local Statutes that may have any bearing before proceeding.
For a downloadable PDF version of this document, go to <http://www.plainfield.com/docs/application.pdf>

Pursuant to N.J.S.A. 40:55 D – 12, I certify that the following is a complete list of property owners and addresses, taken from the Tax Map, within 200 feet of:

Block: 729 Lot: 1

1204-48 Park Ave.

A handwritten signature in cursive script that reads "Richard Wyatt". The signature is written in black ink and is positioned above a solid horizontal line that spans the width of the page.

Assistant Assessor

3/9/20

Date

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MAR 24 2020
PLAINFIELD

OWNER & ADDRESS REPORT

BLOCK 729 LOT 1
1204-48 PARK AVE

PLANNING DIVISION

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
13	38.04		4A	MUHLBERG HOSPITALC/O TSEMBERLI 80 JAMES STREET, 1ST FL EDISON, NJ 08820	1200-1250 RANDOLPH ROAD
13	38.05		15D	MUHLBERG HOSPITALC/O TESEMBERLI 80 JAMES STREET, 1ST FL EDISON, NJ 08820	1225-51 PARK AVE
30	23		2	TAYLOR, EDITH 1200 MOFFETT AVE PLAINFIELD, N J 07060	1200-06 MOFFETT AVE
725	15		2	ARMSTRONG, EVELYN M 1182-86 PARK AVE PLAINFIELD, NJ 07060	1182-86 PARK AVE
725	16		4A	MERE PROPERTIES LLC 835 W 8TH ST PLAINFIELD, NJ 07060	1188-90 PARK AVE
725	17		15F	GREATER PLFD HABITAT FOR HUMANITY 2 RANDOLPH RD PLAINFIELD, N J 07060	2-8 RANDOLPH ROAD
725	18		2	RAYBURN, KISCHA 10 RANDOLPH RD PLAINFIELD, N J 07061	10 RANDOLPH ROAD
725	19		2	MINER, MELONY - MINER, BARBARA 14 RANDOLPH RD PLAINFIELD, N J 07060	12 RANDOLPH ROAD
725	20		2	VASQUEZ, SONIA N 7217 REDFIELD RD N PLAINFIELD, NJ 07060	14-16 RANDOLPH ROAD
725	21		2	FINE, ANGYTTO A & SOUZA, CARLA B 18-20 RANDOLPH ROAD PLAINFIELD, NJ 07060	18-20 RANDOLPH ROAD
725	22		2	SIMON, CLIFFORD 22-24 RANDOLPH RD PLAINFIELD, NJ 07060	22-24 RANDOLPH ROAD
729	2		2	WILSON, RONALD & THOMAS, STEPHANIE 1247 LENOX AVE PLAINFIELD, NJ 07060	1247-49 LENOX AVE
729	3		2	GRISALES, LUIS CARLOS & BEATRIZ E 1243 LENOX AVE PLAINFIELD, NJ 07060	1243-45 LENOX AVE
729	4		2	REDFERN, WILLIAM W 1239 LENOX AVE PLAINFIELD, N J 07060	1239-41 LENOX AVE
729	5		2	BONILLA-MARAVILLA, MANUEL A 1235-37 LENOX AVE PLAINFIELD, NJ 07060	1235-37 LENOX AVE
729	6		2	THOMPSON, RICHARD & BRAHAM, FRANCINE 1231 LENOX AVE PLAINFIELD, NJ 07060	1231-33 LENOX AVE
729	7		2	U S BANK TRUST N A TR C/O RESICAP 3630 PEACHTREE RD NE 1500 ATLANTA, GA 30326	1227-29 LENOX AVE
729	8		2	PICKETT, KENNETH L 1360 CLIFTON AVE APT 133 CLIFTON, NJ 07012	1223-25 LENOX AVE
729	9		2	REYES, JAIME 1219-21 LENOX AVE PLAINFIELD, NJ 07060	1219-21 LENOX AVE

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 729 LOT 1
1204-48 PARK AVE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
729	10		2	JACKSON, ARVIS 1215-17 LENOX AVE. PLAINFIELD, N J 07061	1215-17 LENOX AVE
729	11		2	WILLIAMS, VIRGIL 1211-13 LENOX AVE PLAINFIELD, NJ 07060	1211-13 LENOX AVE
729	12		2	SALGUERO-RUIZ, ALEX G 136A CRESCENT AVE PLAINFIELD, NJ 07060	1207-09 LENOX AVE
729	13		2	BELL, WAYNE & AUDREY BOWEN 1201-05 LENOX AVE PLAINFIELD, NJ 07060	1201-05 LENOX AVE
806	4		2	JOHNSON, ELON 255 S 10TH ST NEWARK, NJ 07103	1211-13 RANDOLPH RD
806	5		2	HAWKINS, TIMOTHY & JERI 1213 RANDOLPH RD PLAINFIELD, N J 07060	1207-09 RANDOLPH RD
806	6		2	BUTTERFIELD, NATHAN H & ABIGAIL C 5 WINDSOR RD EDISON, NJ 08820	1197-99 PARK AVE
806	7		2	COCA, EDGAR R 1193 PARK AVE PLAINFIELD, NJ 07060	1193-95 PARK AVE
806	8		2	CICALO, PAUL L & MARY 205 PLAINFIELD AVENUE EDISON, NJ 08817	1189-91 PARK AVE
806	9		4A	ALDER, EDWARD A MD 1173-87 PARK AVE PLAINFIELD, NJ 07060	1173-87 PARK AVE

UTILITY COMPANIES

American Water SSC
P O Box 5627
Cherry Hill, N. J. 08034

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, N. J. 07102

Bell Atlantic N J
540 Broad Street
Newark, N. J. 07102

Plainfield Municipal Utilities Authority
127 Roosevelt Avenue
Plainfield, N. J. 07060

Comcast Cablevision
73 Rock Avenue
Plainfield, N. J. 07063

AT&T
2315 Salem Road
Conyers, Ga. 30013
Attn: Nancy Pence

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MAR 24 2000

PLANNING DIVISION

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

MAR 24

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

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
1204 PARK AVENUE ASSOCIATES, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2 BROAD STREET, SUITE 400

6 City, state, and ZIP code
BLOOMFIELD, NJ 07003

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-					
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or

Employer identification number

8	4	-	2	6	9	1	1	2	9
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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. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

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 for Part II, later.

Sign Here

Signature of U.S. person ▶ *[Handwritten Signature]* Authorized Signature

Date ▶ **2/18/20**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What Is backup withholding, later.

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MAR 24 2020

PLANNING DIVISION **APPLICATION FOR DEVELOPMENT**

Disclosure information of all entities and individuals having a ten percent (10%) or greater interest in the Applicant, 1204 PARK AVENUE ASSOCIATES, LLC (“Redeveloper”), pursuant to N.J.S.A. 40:55D-48.1:

- Redeveloper is one hundred percent (100%) owned by Metro Real Estate Companies, LLC, a Delaware limited liability company.
- The following individuals have a ten percent (10%) or greater interest in Metro Real Estate Companies, LLC:
 - William J. Colgan (32%)
 - Steven M. Rosefsky (32%)
 - William T. Colgan (32%)

No other entities or individuals have a 10% or greater interest in Redeveloper.

**OFFICIAL
SEARCH FOR MUNICIPAL LIENS**

New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH # **20-006**

APPLICATION # **CSG**

This is to CERTIFY that the undersigned is the Official Tax Search Officer of the **CITY OF PLAINFIELD**

To: **CSG ATTORNEYS AT LAW
ONE BOLAND DRIVE
WEST ORANGE NEW JERSEY 07052**

in the County of **UNION**
In pursuance of the authority so vested in me as such Official, I do further certify that I have searched the records of said municipality for unpaid taxes, assessments, all other municipal liens and certificates of tax sale pursuant to N.J.S.A. 54:5 on lands situated within said municipality and more particularly described as follows:

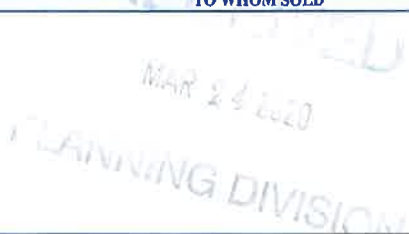
ADDITIONAL LOT(S) : HOSPITAL

Block No. 729	Lot No. 01	Qualifier	Location 1204-48 PARK AV
Assessed to MUHLENBERG HOSPITAL-C/O TSEMBERLIS ; 80 JAMES STREET, 1ST FL ; EDISON, N			

TAXES				UTILITY & OTHER MUNICIPAL CHARGES			
YR/	TAX	CREDIT	BALANCE	ACCOUNT NO.	TYPE	CHARGES	BALANCE
20							
1st Qtr	.00	.00	.00				
2nd Qtr	.00	.00	.00				
3rd Qtr	NOT YET BILLED						
4th Qtr	.00	.00	.00				
YR/ 19	.00	.00	.00				
PRIOR	.00	.00	.00				
TOTAL	.00	.00	.00				

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT. NO.	DATE OF SALE	AMOUNT*	SUBSEQUENT**	TO WHOM SOLD
				

* Amounts for taxes, liens and other charges exclude interest. **Subsequent municipal liens paid by certificate holder for which affidavit has been filed. (N.J.S.A. 54:5-60) PLEASE CALL FOR INTEREST TO DATE OF PAYMENT.

SPECIAL ASSESSMENTS AND OTHER CHARGES

CODE	DESCRIPTION	CODE	DESCRIPTION	AMOUNT

QUALIFICATIONS AND DEDUCTIONS		LAND VALUE/EXEMPTIONS	
Veteran:	Veteran Spouse:	Prop. Class:	15D
Senior Citizen:	Disability:	Land:	891,000
Farmland Rollback:	Surviving Spouse:	Improvement:	155,800
Others:		Exemption:	0
		NET VALUE:	1,046,800

A BUILDING PERMIT WAS ISSUED ON: Various

THE POSSIBILITY OF ADDED, OMITTED OR ROLL BACK ASSESSMENTS ARE AS FOLLOWS

TYPE	YES	IF YES, YEAR(S)	NO	NOT KNOWN AT THIS TIME	AMOUNT (IF KNOWN)
ADDED ASSESSMENTS				✓	
OMITTED ASSESSMENTS			✓		
ROLLBACK ASSESSMENTS			✓		

Fee for making this Search

DATED **MARCH 04 2020**

OFFICIAL TAX SEARCH OFFICER

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to _____ with the same result as stated except as follows:

FEE	\$	DATE	
-----	----	------	--

OFFICIAL TAX SEARCH OFFICER

CONSENT TO ENTER

March 10, 2020

City of Plainfield
Division of Planning
515 Watchung Avenue, Room 202
Plainfield, New Jersey 07060

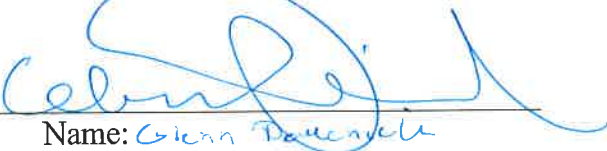
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MAR 24 2020
PLANNING DIVISION

Re: Consent to Enter
1204-1248 Park Avenue – Block 729, Lot 1

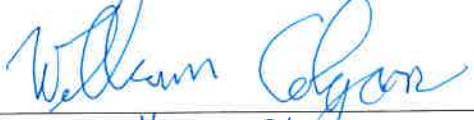
Please let this letter serve to confirm that on March 9, 2020 1204 Park Avenue Associates, LLC (the “Redeveloper”) was designated the redeveloper of property located at 1204-1248 Park Avenue and identified as Block 729, Lot 1 on the Tax Maps of the City of Plainfield (the “Property”) by the Plainfield City Council. Redeveloper has applied to the City of Plainfield Planning Board (the “Planning Board”) for subdivision and site plan approval in connection with the Property. Please let this letter further serve to confirm Redeveloper’s affiliate Community Healthcare Associates, LLC (“Community Healthcare”) is the contract purchaser of the Property.

On behalf of the Redeveloper and Community Healthcare, please accept this letter as authorization for members of the Planning Board and its professional to access the Property.

1204 PARK AVENUE ASSOCIATES, LLC

By: 
Name: Glenn Dauverelle
Title: Authorized Signatory

COMMUNITY HEALTHCARE ASSOCIATES, LLC

By: 
Name: William Colgan
Title: Authorized Signatory

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MAR 24 2010

PLANNING DIVISION

Political Contribution Disclosure Statement

1. **Application Type Subject to Disclosure.** In conjunction with a major subdivision or a major site plan, all applications for variance relief pursuant to a (d) "Use" Variance (N.J.S.A. 40:55D-70(d)), or a (c) "Bulk" Variance (N.J.S.A. 40:55D-70(c)).

2. **Individuals & Entities Subject to Disclosure Requirements.** Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:

- a. All Applicants and Owners; and
- b. All Developers as defined by N.J.S.A. 55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including all persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- c. All associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2.
- d. All Professionals or entities who apply for or provide testimony, plans, or reports.

3. **Contribution Disclosure Statement** must be updated until a decision is rendered by the Planning Board or Zoning Board of Adjustment for any application subject to the requirements of Ordinance MC 2011-12.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-12) made to or on behalf of any Plainfield candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made up to one year prior to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.

APPLICANT: 1204 Park Avenue Assoc LLC **OWNER:** _____
Name of Individual Name of Individual

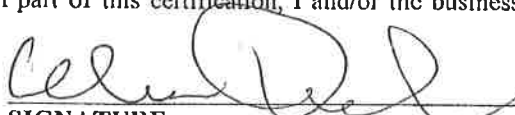
DEVELOPER: 1204 Park Avenue Associates LLC
Name of Individual and/or Business

PROFESSIONALS: _____
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.


SIGNATURE (applicant, owner, developer, or professional) 3/16/2010
DATE

Glenn Dornich
PRINT NAME

MAR 24 2020

PLANNING DIVISION

Political Contribution Disclosure Statement

1. **Application Type Subject to Disclosure.** In conjunction with a major subdivision or a major site plan, all applications for variance relief pursuant to a (d) "Use" Variance (N.J.S.A. 40:55D-70(d)), or a (c) "Bulk" Variance (N.J.S.A. 40:55D-70(c)).

2. **Individuals & Entities Subject to Disclosure Requirements.** Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:

- a. All Applicants and Owners; and
- b. All Developers as defined by N.J.S.A. 55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including all persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- c. All associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2.
- d. All Professionals or entities who apply for or provide testimony, plans, or reports.

3. **Contribution Disclosure Statement** must be updated until a decision is rendered by the Planning Board or Zoning Board of Adjustment for any application subject to the requirements of Ordinance MC 2011-12.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-12) made to or on behalf of any Plainfield candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made up to one year prior to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.

APPLICANT: _____ **OWNER:** _____
Name of Individual *Name of Individual*

DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: Joe Staigar
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
NONE		

Attach a separate sheet if necessary. Do not write "not applicable", state "none" instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.

Joe Staigar
SIGNATURE (applicant, owner, developer, or professional)

3/6/2020
DATE

Joe Staigar
PRINT NAME

CITY OF PLAINFIELD

DIVISION OF PLANNING

APPLICATION FOR WAIVER REQUEST

APPLICATION NO. _____

PROPERTY ADDRESS: 1204-48 Park Avenue

BLOCK: 729 Lot(s): 1

I, 1204 Park Avenue Associates, LLC, applicant before the Planning Board/Zoning Board of Adjustment, do hereby request the following waiver from site plan submittal requirements:

Waiver Requested

Soil Erosion and Sediment Control
Plan Certification

Reason

Temporary Waiver - Pending
Approval

Print Name: ROBERT T FRENCH Signature: 

(Applicant, property owner, developer, and/or professional)

Date: 3/9/20

Political Contribution Disclosure Statement

1. Application Type Subject to Disclosure. In conjunction with a major subdivision or a major site plan, all applications for variance relief pursuant to a (d) "Use" Variance (N.J.S.A. 40:55D-70(d)), or a (c) "Bulk" Variance (N.J.S.A. 40:55D-70(c)).

2. Individuals & Entities Subject to Disclosure Requirements. Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:

- a. All Applicants and Owners; and
- b. All Developers as defined by N.J.S.A. 55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including all persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- c. All associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2.
- d. All Professionals or entities who apply for or provide testimony, plans, or reports.

3. Contribution Disclosure Statement must be updated until a decision is rendered by the Planning Board or Zoning Board of Adjustment for any application subject to the requirements of Ordinance MC 2011-12.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-12) made to or on behalf of any Plainfield candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made up to one year prior to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.

APPLICANT: _____ **OWNER:** _____
Name of Individual Name of Individual


DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: KYLE KAVINSKI, PE (DYNAMIC ENGINEERING)
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
NONE		

Attach a separate sheet (if necessary). Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.

3/4/20

SIGNATURE (applicant, owner, developer, or professional) **DATE**

KYLE KAVINSKI

PRINT NAME

RECEIVED
MAR 24 2020

Political Contribution Disclosure Statement

1. Application Type Subject to Disclosure. In conjunction with a major subdivision or a major site plan, all applications for variance relief pursuant to a (d) "Use" Variance (N.J.S.A. 40:55D-70(d)), or a (c) "Bulk" Variance (N.J.S.A. 40:55D-70(c)).

2. Individuals & Entities Subject to Disclosure Requirements. Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:

- a. All Applicants and Owners; and
- b. All Developers as defined by N.J.S.A. 55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including all persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- c. All associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2.
- d. All Professionals or entities who apply for or provide testimony, plans, or reports.

3. Contribution Disclosure Statement must be updated until a decision is rendered by the Planning Board or Zoning Board of Adjustment for any application subject to the requirements of Ordinance MC 2011-12.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-12) made to or on behalf of any Plainfield candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made up to one year prior to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.

APPLICANT: _____ **OWNER:** _____
Name of Individual *Name of Individual*

DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: JACQUELYN GIORDANO, PE (DYNAMIC ENGINEERING CONSULTANTS, PC)
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
NONE		

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.


SIGNATURE *(applicant, owner, developer, or professional)*

3/4/2020
DATE

JACQUELYN GIORDANO
PRINT NAME

CVS PHARMACY – CITY OF PLAINFIELD
STATEMENT OF OPERATIONS

Store Hours of Operation:	8:00 AM to 9:00 PM, Monday thru Sunday
Pharmacy Hours of Operation:	9:00 AM to 9:00 PM, Monday thru Friday 9:00 AM to 6:00 PM, Saturday 9:00 AM to 5:00 PM, Sunday
Number of Employees:	Typically 25 – 30 full time and part time employees with 6 – 8 in store at any time (1 pharmacist, 1 -2 pharmacy assistants, 1 manager, 3 clerks). Shifts are staggered so changeover doesn't all occur at once.
CVS Deliveries:	One delivery per week by a CVS NJ-67 delivery truck leaving Lumberton, NJ at 8:00 AM. Delivery during normal business hours and takes an hour to an hour and 15 minutes.
Other Deliveries:	Outside vendors such as UPS, Soda, Candy, Milk etc. 6 – 8 total deliveries per week in much smaller panel trucks during normal business hours.
Trash Pickup:	Regular trash is picked up from dumpster once a week or as needed.
Recycle Pickup:	Cardboard and recycled material is compressed in a compactor and picked up about once a month or as needed.

- **§ 17:11-12.E – lighting fixtures – Proposed Lot A:** Sites with greater than one-hundred (100) feet of street frontage shall provide decorative lampposts approximately ten (10) feet to twelve (12) feet high, spaced at intervals of approximately forty (40) feet to sixty (60) feet along or near all street lines and driveways. Walkways in the interior of a site shall have decorative lampposts approximately ten (10) feet to twelve (12) feet high, spaced at intervals of approximately thirty (30) feet to forty (40) feet, whereas, the proposed does not comply.
- **§ 17:11-12.F – illumination levels – Proposed Lot A:** Loading areas shall maintain an average illumination level of 3.0-5.0 fc, whereas, an average illumination of 2.8 fc is proposed.
- **§ 17:11-12.G – lighting fixture mounting height – Proposed Lot A:** In nonresidential zone districts, lighting shall be provided by fixtures with a mounting height not more than twenty-five (25) feet or the height of the building whichever is less, measured from the ground level to the center line of the light source, whereas, twenty-eight (28) feet high lights are proposed.
- **§ 17:9-51.I.3 – signage background – Proposed Lot A:** Backlighted signs shall not have a white or light-colored background or signboard, whereas, the proposed does not comply.
- **§ 17:9-51.F.2 – wall signage area – Proposed Lot A:** For a single-tenant structure wall sign, the maximum area shall be twelve (12) square feet or five percent (5%) of the building face, whichever is less, whereas, the proposed wall signs exceed twelve (12) square feet.
- **§ 17:9-51.F.2 – ground signage area – Proposed Lot A:** for a ground sign, the maximum area shall be ten (10) square feet, whereas, the proposed ground sign exceeds ten (10) square feet.
- **§ 17:9-51.F.2 – horizontal sign dimension – Proposed Lot A:** For a ground sign the maximum horizontal dimension shall be five (5) feet, whereas, 8.67 feet is proposed.
- **§ 17:9-51.F.6.c – number of signs – Proposed Lot A:** Ground floor business uses located on corner lots, therefore having a second façade fronting a public street, shall be permitted to have one (1) additional sign on the facade of the building facing the side street, provided that such sign meets all the standards of this article, whereas, six (6) signs are proposed.

Submission Waivers

- **§ 17:8-2.E.5– Soil Erosion and Sedimentation Control Permit:** temporary waiver, pending approval from the Somerset-Union Soil Conservation District.