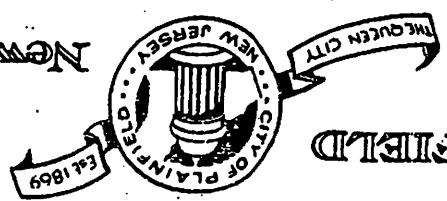


NEW JERSEY



CITY OF PLAINFIELD

DIVISION OF PLANNING

PROCEDURE FOR FILING AN APPLICATION WITH THE
PLANNING BOARD OR THE ZONING BOARD OF ADJUSTMENT

In order to submit an application with the Planning Board or the Zoning Board of Adjustment, one MUST present four (4) items to the City of Plainfield Division of Planning:

Two (2) **COMPLETED** applications **MUST** be signed by the property owner and/or contingent purchaser

Two (2) folded signed and sealed site plans containing ALL of the items indicated in the city application checklist

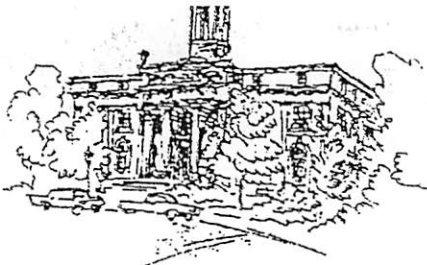
Board and Commission Related Application Fees for variances, site plan reviews, subdivisions, list of property owners within 200 feet, legal notice pursuant to the City's Land Use Ordinance 17:13-1 (application fee* is to be determined upon submittal of application)

Escrow fee* - \$1000 minimum - This fee is for payments to professionals serving the City for review, preparation, issuance of reports and/or other related documents pursuant to N.J.S.A.40:55D-53.2 (Also, see fee schedule, §17:13-20.F of the City's Land Use Ordinance)

*Please make separate checks for both Application fees and Escrow fees made payable to the City of Plainfield

NOTE: The length of the application process is dependent on YOU; The quicker we receive ALL necessary items, the faster the staff can schedule your application with the appropriate board.

Thank you.



CITY OF PLAINFIELD
 DEPARTMENT OF ECONOMIC DEVELOPMENT
 DIVISION OF PLANNING
 515 WATCHUNG AVENUE, ROOM 202
 PLAINFIELD, NEW JERSEY 07060



ADRIAN O. MAPP
 MAYOR

VALERIE JACKSON
 DEPARTMENT DIRECTOR OF
 ECONOMIC DEVELOPMENT

**PLANNING BOARD & ZONING BOARD OF ADJUSTMENT
 APPLICATION FOR DEVELOPMENT**

Date Received: _____ Application Number: _____

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 Concept Plan

III. Applicant Information:

A. Name: 511-526 Park Ave Urban Revival LLC
 Address: 82 Monroe #1 Hoboken NJ 07030
 Telephone & Email: 516-993-1735, mcm5489@gmail.com

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) _____

IV. Property Owner Information: (Complete only if different from Applicant)

Name: _____
 Address: 511-526 Park Ave, LLC
 Telephone & Email: 505 Somerset Street, Plainfield, NJ 07060
732-249-7700, amin11@alanzorby.com

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

Name: Brian Taylor, Architect
 Address: 95 Watchung Ave, North Plainfield, NJ, 07060
 Telephone & Email: _____

Applicant should inquire as to any State, County, or local Statutes that may have any bearing before proceeding.

*** 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.

 (Print Name) & Signature of Property Owner ***
 Dated 1/7/2020

 (Print Name) & Signature of Applicant ***
 Dated 1/7/2020

- 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
- IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ _____
- VIII. Application Fee: (see fee schedule, §17:13-1 Land Use Ordinance) \$ _____

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

Site Plan Approval Desired: _____ Preliminary _____ Final Final

Total New Square Footage: 27,180 Total New Residential Units: 14 New Jobs: 15

Improvement Cost: \$1,700,000

Type of Construction: VA

Proposed Use: Mixed use/commercial + Residential

Existing Use: Surface Parking

Zone: TODD/CBD South Residential Precinct Zone

Block & Lot Number: 705 8

Street Address: 522-526 Park Ave, Plainfield, NJ 07060

Property Information:

Name: Steven M Greenberg

Address: 411 Princeton Ave, Cedar Grove, NJ 07009

Telephone & Email: 973-857-3608 any request@verizon.net

VI. Attorney Information (attach business card):

Name: Richard Adalberto PE PCME

Address: 101 South Horston Ave, East Orange, NJ 07018

Telephone & Email: 973-673-2520 rich@FHTR.com

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

CITY OF PLAINFIELD
DIVISION OF PLANNING
APPLICATION FOR WAIVER REQUEST

APPLICATION NO. _____

PROPERTY ADDRESS: _____

522-526 Park Ave

BLOCK: 705

LOT(S) 8

I, 522-526 Park Ave (Kron Rental) LLC, applicant before the Planning Board / Zoning Board of Adjustment, do hereby request the following waiver from site plan submittal requirements:

Waiver Requested

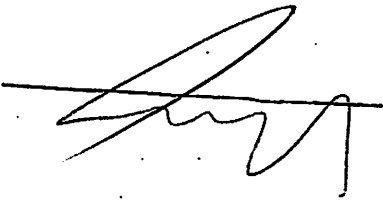
Reason

NO waivers Requested

Print Name: Matthew Madras

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

Signature: _____



Date: 3/11/20

N/A

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 2011-11.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-11) 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: _____
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 2011-11 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.

3/11/20

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

Matthew Madrazo

PRINT NAME

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.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Matthew Madrazo

2 Business name/disregarded entity name, if different from above
522-526 Park Ave Urban Revival, LLC

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
 Individual/sole proprietor or single-member LLC
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
 Other (see instructions) ▶ _____
 C Corporation
 S Corporation
 Partnership
 Trust/estate

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.)
82 Monroe #1

6 City, state, and ZIP code
Hoboken, NJ 07030

7 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. 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 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

8	4	-	4	0	5	7	5	2	0
---	---	---	---	---	---	---	---	---	---


Note. If the account is in more than one name, see the instructions for line 1 and 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. 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.

Important 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 3.

Signature of U.S. person ▶ 

Date ▶ 12/30/19

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted. For more information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

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). This 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 or for 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 1088 (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?* on page 2.
- By signing the filled-out form, you:
- 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. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
 - Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Civil Engineer

Richard Adelson, PE, PP, CME
FRANK H. LEHR ASSOCIATES
t|973.673.2520
c|973.632.0964

Architect

Brian M. Taylor, AIA, MBA
President, Taylor Architecture & Design
A 95 Watchung Avenue, North Plainfield, NJ 07060
P 908-226-5515 M 908-642-2840 E btaylor@taylorarchdesign.com
W taylorarchdesign.com

Surveyor

Michael Pronesti, P.L.S.
Pronesti Surveying, Inc.
870 Pompton Avenue, Suite B1
Cedar Grove, NJ 07009
(T) 973-857-3319
(F) 973-857-3608
www.PRONESTI.com

Lawyer

Law Office
Steven M. Greenberg
411 Pompton Avenue
Cedar Grove, New Jersey 07009
973-857-9300
Fax 973-857-9333
Email: smg.esquire@verizon.net

Deed

DEED- BARGAIN AND SALE

Prepared by: 
MYRON E. FUHRMANN, ESQ.

DEED

This Deed is made on December 18, 2012

BETWEEN

MICHAEL MASI AND SHIRLEY MASI, husband and wife
whose address is 22 Treetop Road, Springfield, New Jersey 07081
referred to as the
Grantor,

AND

522-526 PARK AVENUE LIMITED LIABILITY COMPANY
whose Post Office address is 505 Somerset Street, Plainfield, New
Jersey 07060
referred to as the Grantee,

The words "Grantor" and "Grantee" shall mean all Grantors and
Grantees listed above.

Transfer of Ownership. The Grantor grants and
conveys (transfers ownership of) the property described below to
the Grantee. This transfer is made in the sum of TEN (\$10.00)
DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1)
Municipality of PLAINFIELD Block No. 705 Lot No. 08

No property tax identification number is available on the
date of the deed.


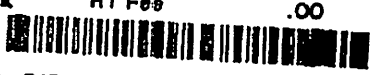
Property. The property consists of the land and
all of the buildings and structures on the land in the CITY OF
PLAINFIELD, County of UNION and the State of New
Jersey. The legal description is:

SEE ATTACHED DESCRIPTION AND MADE A PART HEREOF

BEING commonly known as 522-526 PARK AVENUE, PLAINFIELD,
NEW JERSEY, UNION COUNTY, NEW JERSEY.

085934-0683

Received & Recorded Deed-1
 Union County, NJ Inst# 237822
 12/21/2012 11:23 Pgs-5
 Joanne Rajoppi Consider. 10.00
 County Clerk RT Fee .00
 Operator BENITEZ

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Plainfield, County of Union, State of New Jersey:

BEGINNING at a point, said point being the intersection of the northwesterly side line of West Sixth Street (48 feet wide) with the southwesterly side line of Park Avenue (69.24 feet wide), and from said beginning point running; thence

1. along the northwesterly side line of West Sixth Street, South 47 degrees 50 feet 00 inches West, a distance of 110.34 feet to a point and southeasterly corner to Lot 10 in Block 301; thence

2. along the northeasterly line of Lot 10, North 42 degrees 15 feet 30 inches West, a distance of 46.27 feet to a point on the south easterly line of Lot 8 in Block 301; thence

3. along a portion of the southeasterly line of Lot 8, North 47 degrees 08 feet 30 inches East, a distance of 107.41 feet to a point on the southwesterly side line of Park Avenue; thence

4. along the southwesterly side line of Park Avenue, South 45 degrees 47 feet 30 inches East, a distance of 47.66 feet to a point and place of **BEGINNING**.

NOTE, Being Lot 8, Block: 705; Tax Map of the City of Plainfield, County of Union, State of New Jersey (522-26 Park Avenue)

NOTE. Lot and Block shown for informational purposes only

LEGAL DESCRIPTION



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C 55, P.L. 2004)

RECEIVED
UNION COUNTY CLERK

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions Page 2)

Names(s)

MICHAEL MASI & SHIRLEY MASI

Current Resident Address

22 Tree Top Road, Springfield, NJ 07081

Street

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

705

Lot(s)

08

Qualifier

Street Address

522-526 PARK AVE, PLAINFIELD, NJ

City, Town, Post Office

State

Zip Code

Seller's Percentage of Ownership
Husband and wife own 100%

Consideration
\$10 Transfer to an LLC

Closing Date
n/a

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

- 1 I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A 1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- 2 The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s 121.
- 3 I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4 Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5 Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A 1-1 et seq.
- 6 The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A 5-1-1 et seq.
- 7 The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
- 8 Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
- 9 The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- 10 The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

085934-0688

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12/18/12
Date

Michael Masi
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

12/18/12
Date

Shirley Masi
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

UNION COUNTY
PLAINFIELD
2012
FOR RECORDED USE ONLY
10-02
12-12-12

GRANTOR
DECEMBER 18, 2012
532-6210 PARK AVE
PLAINFIELD, NJ

CONSIDERATION: \$ 10 -
Property transferred as Class 4A, 4B, 4C (residential) if property transferred as Class 4A, calculation to Section 17A is required.
REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transfers
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

GRANTOR IS MEMORIAL MANAGER
UNDER 8100 TRANSFER TO LLC WHERE

GRANTOR IS MEMORIAL MANAGER
GRANTOR IS MEMORIAL MANAGER

SENIOR CITIZEN
Resident of this state of New Jersey
Owner of real property owned of value

BLIND PERSON
Grantor is legally blind
Owned and occupied by grantor as of date of sale
One or more full residential premises
Resident of the State of New Jersey
Grantor is paid for services performed in the State of New Jersey

LAW AND MODERATE INCOME
All debts are paid or being paid
No tax liens or other liens

RESTRICTIONS
Intend to occupy
Not married
New Jersey (non-judicial) sale

LEGAL LEGAL ENFORCEMENT
No prior liens, mortgages or other encumbrances on the property at time of sale
No contributions to capital by other persons or grantor legal entities
No stock or other securities owned by or held in trust for grantor or grantor legal entities

Signature and date of grantor
MICHAEL MASI

Signature and date of witness
MICHAEL MASI

Union County Clerk
23702
10-1-12

RECEIVED AS IS
UNION COUNTY CLERK

State of New Jersey - Division of Taxation
P.O. Box 791, Trenton, NJ 08646-0791, Attention: Realty Transfer Fee Unit
Not a receipt for the transfer tax. The transfer tax is shown on the separate document.

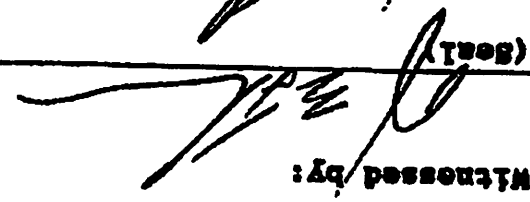

085934-0686

BEING the same premises conveyed to MICHAEL MASI herein by
Deed of RAY MASTERS, MARRIED, dated July 14, 2006 and recorded on
July 19, 2006, in Deed Book 5594, Page 462, records of the
County Clerk of Union County.

Promises by Grantor. The grantor promises that the
grantor has done no act to encumber the property. This promise is
called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6).
This promise means that the grantor has not allowed anyone else
to obtain any legal rights which affect the property.

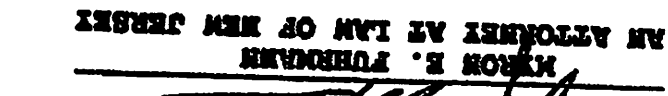
Signatures. The grantor signs this Deed as of the
date at the top of the first page.

Witnessed by:

 (Seal)
 (Seal)
MICHAEL MASI
SHIRLEY MASI

State of New Jersey:
County of Union :

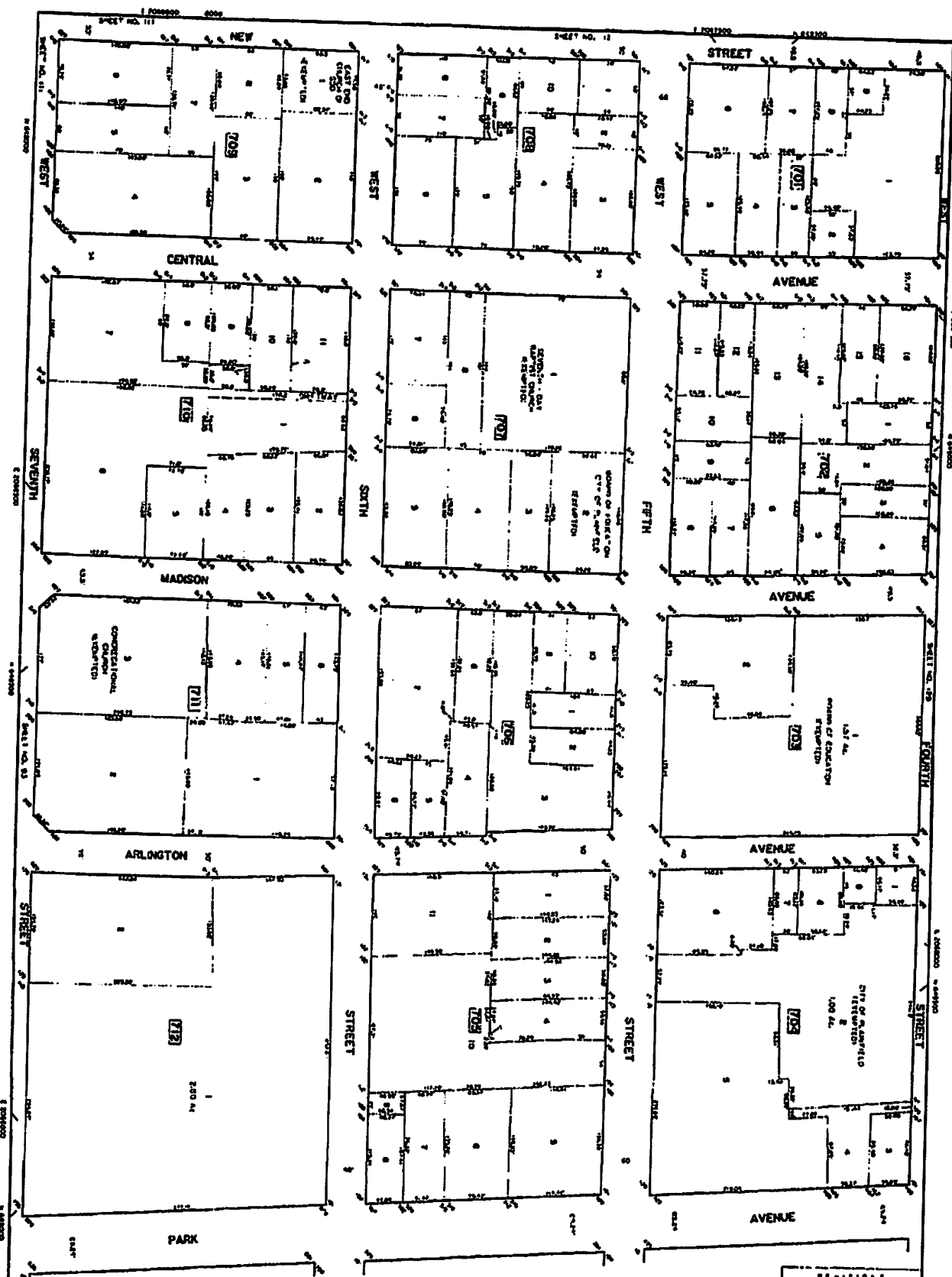
BE IT REMEMBERED, that on this 19TH day of December, 2012,
before me, the subscriber, an attorney at law of New Jersey,
personally appeared MICHAEL MASI and SHIRLEY MASI, who, I am
satisfied, are the persons named in and who executed the within
instrument, and thereupon they acknowledged that they signed,
sealed and delivered the same as their own voluntary act and deed
for the uses and purposes therein expressed.


MYRON E. FUHRMANN
AN ATTORNEY AT LAW OF NEW JERSEY

END OF DOCUMENT

MYRON F. FUHRMANN, PA
18 FOX RUN DRIVE
EAST HANOVER
NJ 07938
Paid NJ 07938 Recording Fee RT Fee 83.00
Incl# 237622

085934-0687



SHEET NO. 01
 THIS MAP WAS PREPARED BY THE CITY ENGINEER OF PLAINFIELD, NEW JERSEY, UNDER THE AUTHORITY OF AN ORDER OF THE BOARD OF FREEholders OF PLAINFIELD, NEW JERSEY, DATED MARCH 24, 1987.
 RICHARD MCKINNEY L.S.
 GUNN ASSOCIATES
 460 CAREDEAN DR HORSHAM PA 19044

TAX MAP
CITY OF PLAINFIELD
 UNION COUNTY, NEW JERSEY
 SCALE 1"=50' MARCH 24, 1987
RICHARD MCKINNEY L.S.
 GUNN ASSOCIATES
 460 CAREDEAN DR HORSHAM PA 19044

REVISIONS		
DATE	L.S. NAME	L.C. NO.

