

25-314
Bldg.
JLUB

Karen Glass

From: Jeanine Siek
Sent: Monday, August 4, 2025 3:08 PM
To: Karen Glass
Subject: FW: OPRA request - 106 & 112 Washington Ave Dumont

Jeanine E. Siek, RMC
Municipal Clerk
Borough Administrator

Borough of Dumont
50 Washington Avenue
Dumont, NJ 07628
Phone: 201-387-5024
Fax: 201-387-5065

Notice: You are advised that this e-mail, all responses to this e-mail and all e-mail sent to the e-mail address above, including all attachments, will constitute "public records" obtainable by any person filing a request under the Open Public Records Act (OPRA). There should be no expectation that the content of e-mails exchanged with municipal officials and employees will remain private.

-----Original Message-----

From: Bergen County Broker <opra+request-79179-934bc379@requests.opramachine.com>
Sent: Monday, August 04, 2025 3:03 PM
To: Jeanine Siek <jsiek@dumontboro.org>
Subject: OPRA request - 106 & 112 Washington Ave Dumont

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Dumont Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested: Need all information for permits, application, and zoning or planning board voting, applications for 106 & 112 Washington Ave. (Former Bank of America Site) It was demolished in the early half of 2025. I am requesting all records that pertain to (Block: 1214 Lot: 4) & (Block 1214 Lot: 3)

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Bergen County Broker

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-79179-934bc379@requests.opramachine.com

Is jsiek@dumontboro.org the wrong address for OPRA requests to Dumont Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=dumont_borough

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://oprachine.com/request/106_112_washington_ave_dumont

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAMachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."



Permits All

(All Data, Block/Lot = '1214 3' - 13 records)

Permit Number	Permit Issue Date	Location Address	Location Address 2	Block	Lot	Control Number	Application Date	Subcodes Used	Work Description	Application Status	Total Paid
19960262	05/22/1996	110 Washington Ave		1214	3	3519	05/22/1996	B	Sign Installation	CA and Close Date Issued	74
19990196	05/17/1999	110 Washington Ave		1214	3	5762	05/17/1999	B	Ramp	Closed with Date	69
20010389	07/09/2001	110 Washington Ave		1214	3	7496	06/07/2001	B	Sign Installation	CA and Close Date Issued	25
20040506	06/04/2004	112 Washington Ave		1214	3	9937	06/04/2004	B	Sign Installation	Closed with Date	208
20060741	10/03/2006	112 Washington Ave		1214	3	12273	09/21/2006	E F	Alarm System	Closed with Date	192
20100037	01/21/2010	112 Washington Ave		1214	3	15007	02/08/2010	B P E F	Air Conditioner	Closed with Date	621
20110432	09/22/2011	110 Washington Ave		1214	3	16313	09/22/2011	B E	Renovation	Closed with Date	416
20110626	11/28/2011	110 Washington Ave		1214	3	16426	11/28/2011	E	Electrical Alterations	Closed with Date	62
20110671	12/13/2011	110 Washington Ave		1214	3	16536	12/13/2011	E	Electrical Alterations	CA and Close Date Issued	61
20140296	06/20/2014	110 Washington Ave		1214	3	18604	06/20/2014	B	Alteration	Closed with Date	627
20140387	07/30/2014	110 Washington Ave		1214	3	18697	07/30/2014	B E	Alteration	Closed with Date	436
20150034	01/30/2015	110 Washington Ave		1214	3	19138	01/30/2015	B E F	Interior Alterations	Closed with Date	1,594
24-693	12/27/2024	112 Washington Ave		1214	3	C-24-850	12/12/2024	B P	Demolition	Open	825
Grand Totals											5,210.



Permits All

(All Data, Block/Lot = '1214 4' - 6 records)

Permit Number	Permit Issue Date	Location Address	Location Address 2	Block	Lot	Control Number	Application Date	Subcodes Used	Work Description	Application Status	Total Paid
19930430	06/29/1993	110 Washington Ave		1214	4	944	06/29/1993	B E	Air Conditioner	Closed with Date	100
19940770	10/24/1994	106 - 112 Washington Ave		1214	4	2285	10/24/1994	B	Sign Installation	Closed with Date	36
19960235	05/10/1996	110 Washington Ave		1214	4	3496	05/10/1996	E F	Alarm System	Closed with Date	190
20120343	06/21/2012	110 Washington Ave		1214	4	16923	06/21/2012	B	Roofing	Closed with Date	1,258
20170886	12/13/2017	112 Washington Ave		1214	4	C-17-64908	12/01/2017	P	Water Heater	Closed with Date	53
NP-19-337	11/08/2019	106 Washington Ave		1214	4	C-19-1464	11/08/2019	B F	Residential/Commercial Resale	Certificate (CCO-Commercial Resale) Issued	75
Grand Totals											1,712.

JOINT LAND USE BOARD OF THE
BOROUGH OF DUMONT

RESOLUTION

PRELIMINARY AND FINAL MAJOR SITE PLAN,
USE VARIANCE, BULK VARIANCES
APPROVAL

WHEREAS, M.P.M.R., LLC (the "Applicant") brought an application to develop the property located at 106 and 112 Washington Avenue, designated as Lot 3 and 4 in Block 1214 on the Tax Map of the Borough of Dumont, (the "Property"); and

WHEREAS, the Applicant has made application to the Joint Land Use Board of the Borough of Dumont (the "Board") for Preliminary and Final Major Site Plan Approval with variances, including a use variance, signage variances, parking space dimensions and design, pursuant to Section 5545-121C of the Borough Code, for use and design exceptions pursuant to N.J.S.A. 40:55D-70(d) and N.J.S.A. 40:55D-70(c); and

WHEREAS, public hearings were held on October 26, 2022, November 29, 2022, February 28, 2022, March 30, 2023, June 5, 2023, June 27, 2023 and September 26, 2023, at which time the Applicant, represented by counsel, Antimo Del Vecchio, Esq, of the firm Beattie Padovano, LLC submitted multiple Exhibits and plans which were amended during the course of the hearings in response to questions posed by the Board as the Applicant attempted to meet the concerns raised by various Board members; and

WHEREAS, the materials considered by the Board included:

Completed application dated September 23, 2022, which included the Application Checklist, Form A, Form D, Form H together with the following items submitted at various times during the pendency of the matter:

- Certificate of Formation
- Site Visitation correspondence
- Application to Bergen County Department of Planning & Engineering
- Deed
- Zoning tables for Development Description, Parking, Coverage & Signage
- One page describing the project as a mixed-use building with a drive thru Dunkin Donuts, office and retail space (later amended from office to residential on the upper floor(s))
- Letter to tax assessor dated June 6, 2022, with 200' list
- Proof of payment of taxes
- Waiver request for phasing plan
- Approximately 6 photographs of the Property
- Letter dated October 24, 2022, from Eric Timsak, PP, Bergen County Department of Planning and Engineering

- Letter dated November 9, 2022, from Sarah Franklin, of Bergen County Department of Planning and Engineering with exhibits
- Letter dated January 30, 2023 from Elizabeth Dolan, PE and Rianna Kirschhof, PE, of Dolan and Dean Consulting Engineers, LLC and Traffic Impact Analysis for Proposed Mixed-Use Building dated September 20, 2022, with analysis and exhibits attached
- Stormwater Management Maintenance Manual prepared by Michael E. Dipple, PE of L2A Land Design, LLC, dated September 15, 2022, revised January 26, 2023
- Application for Soil Erosion and Sediment Control Plan Certification dated November 16, 2022
- Letter dated January 20, 2023, from Michael E. Dipple, PE of L2A Land Design, LLC, to the Board Secretary with enclosures of site plans, architectural plans, stormwater management report and manual
- Impact Evaluation Report by Phillips Preiss Grygiel Leheny Hughes, LLC issued by Keenan Hughes, PP, dated September 2022
- Affidavit(s) of service

- Letter from L2A Land Design, LLC dated January 30, 2023 to Bergen County Department of Planning and Engineering
- Preliminary and Final Major Site plans prepared by Michael E. Dipple, PE of L2A Land Design, LLC, comprised of 11 sheets C-01 through C-11, dated September 15, 2022 and revised during the course of the application and in response to the Board and Bergen County comments, last on February 15, 2023
- Architectural Plans dated September 14, 2022, by GK+A Architects, PC, signed by Gary Kliesch, AIA, NCARB, NJCID, comprised of 4 sheets, A1.0 through A4.0, revised multiple times during the application, last revision of June 15, 2023, to include alternate plans, and comprised of 6 sheets, A1.0 Alt, A1.1 Alt, A2.0, A3.0, and A4.0.
- W-9
- Various review letters from the Board's consultants, Colliers Engineering & Design, February 27, 2023, October 18, 2022, October 14, 2022, and October 24, 2022, for traffic and planning, issued by Carl P. O'Brien, PE, PP, CME, CPWM, Kristin Russell, PP, AICP, Richard G. D'Andrea, PE, PTOE, as noted thereon.; and

WHEREAS, the Board also considered the testimony of the witnesses who were all qualified as experts in their respective fields:

William R. Vogt, Jr, PE, of L2A Land Design, LLC who testified as to the site plans, design, driveways, drive thru, lighting, hours of operation, trash pickup, status of Bergen County review (Washington Avenue being a County Road and subject to County jurisdiction).

Keenan Hughes, Professional Planner for the Applicant who testified that the proposal met the standards required for a use variance for the drive-through.

Marie Rafay of Colliers Engineering, who offered questions to the Mr. Vogt regarding the site, functionality, and signage.

Debra Lawlor, PP of Colliers Engineering, who offered questions regarding the signage and testimony regarding planning.

Rianna Kirchhof, Applicant's traffic consultant from Dolan and Dean who offered testimony regarding traffic analysis.

Connie Justis of Lakewood, Ohio, Applicant's consultant who works for Inspre, the parent company of the company known as Dunkin' Donuts, who described the drive thru operation.

Oliver Young, Applicant's architect, who described the plans, materials, interior layout, elevators.

Phillip Grealy, PE, and Richard Di Andrea, PE of Colliers Engineering regarding traffic.

Brian Joyce, Chief of Police of the Borough of Dumont who testified regarding traffic access and his opinion that the proposal was satisfactory and would improve traffic flow on the County Road, Washington Avenue.

Public comments and questions were offered by:

Judy Parker of 55 Susan Drive, Closter, New Jersey, who expressed concern about traffic and sewer capacity;

David Lee of 1 Tobin Court, Dumont, who offered questions regarding the width of Washington Avenue; and

William Bochicchio, of 94 Hillcrest Drive, Dumont, who offered questions, not relevant to the Application, to the Board inquiring if they had completed their required coursework in the Municipal Land Use Law; and

WHEREAS, during the course of the Application the upper floors which were initially proposed for commercial use was revised to become two floors of residential apartments, including a 3-bedroom affordable housing restricted unit as well as a two-bedroom affordable housing unit, but in response the direction and initial vote of the Board, later modified to be as single floor of residential apartments continuing with an affordable unit; and

WHEREAS, the Applicant made this modification in response to concerns that commercial uses may draw more traffic then desired and residential uses draw far less traffic and also provide the

opportunity for the inclusion of affordable housing which is in great demand and constitutionally protected and promoted; and

WHEREAS, the Applicant proposed to widen Washington Avenue, at its sole expense, subject to Bergen County Approval (which has been tentatively approved, subject to Board approval) and to Bergen County standards, to create a bus pull off lane which is sufficient for two buses to stack and allow the free flow of traffic southbound during such times as buses picked up and dropped off passengers; and

WHEREAS the Applicant had agreed to build an integrated bus shelter for public transit users directly to the building and maintain same in perpetuity; and

WHEREAS, currently traffic backs up from the bus stop at the Property in proximity to the intersection with Madison Avenue; and

WHEREAS, despite the uncontroverted testimony that the proposed widening of Washington Avenue and addition of a bus loading/unloading lane would improve the traffic conditions the Board was initially unconvinced (in sufficient numbers) of same; and

WHEREAS, the Board has reviewed the plans enumerated above and the other evidence submitted at the hearings, having heard and considered the testimony presented on behalf of the Applicant, and all members of the public that offered testimony, and considered

the reports submitted by the Board's professionals and Police Chief; and

WHEREAS, at the June 27, 2023, meeting of the Board a motion for approval was made and upon a roll call vote the motion failed by a vote of 3 in favor and 3 opposed and one abstained resulting in a denial because for a use variance a supermajority of 5 votes is required for approval under N.J.S.A. 40:55D-70(d) "A variance under this subsection shall be granted only by affirmative vote of at least five members..."; and

WHEREAS, at the time of said meeting the Application had been modified such that there were 7 residential units with parking compliant with the RSIS (27 spaces -29 with implementation of statewide "EV Ready" law) and no height variance; and

WHEREAS, subsequently, at the hearing of September 26, 2023, prior to the adoption of a resolution of denial, the Applicant, through counsel, requested in writing, that the Board reconsider the Application by reducing the density and height of the proposed improvements to a single level of residential units on top of the commercial space and maintain the materials, lighting, parking and other improvements previously presented, that the Board reconsider its decision; and

WHEREAS, the Applicant provided public notice in advance of its request for reconsideration; and

WHEREAS, the Board voted to reconsider the Application with the aforementioned revisions, which motion carried by a vote of 5 in favor and 2 against; and

WHEREAS, the Applicant, through counsel described the revisions and presented the testimony of its professionals in support thereof, including the representation that the Applicant, a franchisee of long standing in the Borough (with a location further north in a building on the corner of Washington and Madison Avenue) may lose its current location in Dumont if they cannot secure a drive thru location, that the site design, as modified, has more than sufficient parking and space for vehicles to line up for the drive thru on site; and

WHEREAS, a motion to approve the Application was made a vote of 4 in favor and 3 opposed thereby representing a denial inasmuch as 5 affirmative votes are required for the use variance; and

WHEREAS, a Complaint in Lieu of Prerogative Writ was filed by the Applicant under Docket Number BER-L-005651-2023; and

WHEREAS, following the commencement of the above reference lawsuit the parties entered into settlement discussions; and

WHEREAS, the Joint Land Use Board authorized its counsel to enter into a Consent Order Remanding Matter to the Borough of Dumont Joint Land Use Board; and

WHEREAS, a said Consent Order was approved and entered by the Honorable Christine Farrington, JSC, ret'd, t/a, on December 11, 2023; and

WHEREAS, the Applicant provided public notice and a hearing was conducted by the Board on December 21, 2023, in accordance with the Municipal Land Use Law and Whispering Woods at Bam Hollo, Inv., v. Planning Board, 220 N.J. Super. 161 (Law Div. 1987); and

WHEREAS, at the hearing held on December 21, 2023 the Applicant presented the testimony of William R. Vogt, PE of L2A Land Design, who confirmed to the Board's satisfaction that the site has safe onsite traffic and pedestrian circulation and that the additional improvements to the County Road present a significant safety and traffic flow improvement. Mr. Vogt confirmed that all improvements along the roadway will be done to the specifications of Bergen County and as shown on the plans submitted which were last revised on July 27, 2023; and

WHEREAS, the Applicant has demonstrated that the signage variances are appropriate and supported by the need to have sufficiently sized signs for motorists to see the business and control their vehicles to enter the site; and

WHEREAS, the Board has determined that the building and freestanding signage, as shown on the plans prepared by gk+a Architects, and dated September 14, 2022, last revised July 27, 2023, is appropriate in all respects including by way of example

and not limitation number, location, type, lighting size, color, materials, etc. and will promote commerce, vehicular and pedestrian safety and be an aesthetic improvement to the area; and

WHEREAS, the Applicant, through counsel, agreed as a condition of approval to arrange for traffic control personnel to be utilized if, in the sole discretion of the Police Chief, the traffic generated by the drive-through use blocks vehicles traveling southerly on Washington Avenue; and

WHEREAS, the site requires no variances for parking and exceeds parking requirements; and

WHEREAS, the Applicant, during the course of the hearings, agreed to limit traffic out of the site to right turns only and this is a condition of approval.

NOW, THEREFORE, BE IT RESOLVED that the Joint Land Use Board of the Borough of Dumont makes the following findings of fact and conclusions of law with respect to the within Application:

1. The Property is located on a busy County Road with a New Jersey Transit served bus stop directly in front of it on Washington Avenue.

2. The Property presently has a vacant bank building with associated 3 bay drive-through, formerly occupied by Bank of America, which has been vacant for several years.

3. The Applicant proposes to demolish the existing structure and erect a new building with commercial and residential uses as shown on the plans referenced herein.

4. The Board believes that with a condition of approval, having personnel address potential traffic problems, that traffic will be improved by the proposed pull off lane for the commuter buses and the Board finds as a fact, based upon the testimony presented, that traffic congestion will be eased in the area.

5. The project is compliant with the height requirement in the zone.

6. The Board determines the testimony presented by the Applicant was sufficient to prove that the Applicant is entitled to relief under N.J.S.A. 40:55(D)-1. The Board finds as a fact that the site is particularly suitable for a drive through based in part on the fact that 3 drive through lanes existed when the bank operated on the site and the widening of the road will improve traffic flow and safety for pedestrians and motorists. The improvement to the existing driveways supports the special reasons in favor the application. The control of traffic to prohibit left turns out of the site promotes safety.

7. The Board finds as a fact that there is no detriment, substantial or otherwise, to the zone plan, zoning ordinance or masterplan. The Board notes the proposed Dunkin Donuts business

is currently existing nearby and is therefore consistent with the neighborhood.

8. The Board finds as a fact that the Applicant has demonstrated sufficient special reasons and both the positive and negative criteria are met.

9. The Board finds as a fact that the addition of a 3-bedroom affordable housing unit is a benefit to the community and the two market rate units proposed represent a reasonable and low density in a appropriate location adjacent to mass transit and within walking distance of shopping and employment opportunities.

10. The Board notes that no parking variance is required, and the site has more than sufficient parking for the residential and commercial uses proposed.

11. The proposed use is an adaptive re-use of an existing site to remove a use that has been made technologically less relevant (drive through banks having been replaced with mobile/computer banking) with a use that is in rising demand for the convenience of motorists.

12. The Board finds as a fact that the subject property is particularly suitable for the drive through coffee/donut shop use. It is properly sized and configured for drive through use. Sufficient cueing space is provided with ordering/paying/pickup locations. The fact that the site previously operated a 3 bay bank drive through supports the Board's conclusion that the site

is particularly suitable for this adaptive re-use. The Board further determines, as a fact, that this parcel (with its size, design, accessways, widening of Washington Avenue, location, proximity to mass transit) makes it particularly suitable for the proposed use. It's location will serve "pass by" customers will not increase traffic by any significant amount. The condition of requiring traffic control personnel if needed, in the Police Chief's discretion, mitigates any potential harm.

13. Based on the foregoing, the variances requested pursuant to N.J.S.A. 40:55D-70(d) and (c) are approved.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Dumont, based upon the above findings of fact and conclusions of law, that the within application for Preliminary and Final Major Site Plan Approval, variance relief, and design waiver relief be and the same is hereby approved for the reasons set forth above.

IT IS HEREBY CERTIFIED that this is a true correct copy of a Resolution adopted by the Joint Land Use Board of the Borough of Dumont upon a roll call vote of all members eligible to vote at its regular meeting held on January 30, 2024.

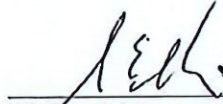
A copy of this Resolution shall be given to the Tax Assessor, Township Clerk, Construction Code Officer, Township Engineer and the Applicant (through counsel).

ATTEST:



William Paige, Secretary

SO APPROVED:



Nico Attanasio, Chairman

Date of Adoption: January 30, 2024



APPLICATION CHECKLIST: FORM A

ALL APPLICATIONS

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____ (name)

_____ (signature)

To be Completed by the Applicant:

Name of Development: Proposed Dunkin Donuts and Mixed Use Building

Tax Block(s) & Lot(s): Block 1214, Lot 3 and 4

Property Address: 106 and 112 Washington Avenue Dumont, New Jersey

Name of Applicant: M.P.M.R. LLC

Mailing Address: 140 Bertha Ct.

Paramus, New Jersey 07652

Attention: Ramila Patel

Phone: (201)993-4160

Fax: _____

Email: rjp1049@gmail.com

Name of Attorney: Antimo A. Del Vecchio, Beattie Padovano, LLC

Mailing Address: 200 Market Street, Suite 401

Montvale, New Jersey 07645

Phone: (201)799-2107

Checklist Prepared By: Antimo A. Del Vecchio, Esq., Beattie Padovano, LLC (name)

Beattie Padovano, LLC

By: Antimo A. Del Vecchio (signature)

9/23/2022 (date)

Items Required

Provided

Waiver
Requested

1. Required Application Form.

☒

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*Application Checklist
Form A
All Applications*

*Borough of Dumont
Bergen County, New Jersey*

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
2. Required Fees and Escrow Agreement.	☒	☐
3. Certification of Taxes Paid from Borough Tax Collector	☒	☐ (Exhibit G)
4. Affidavit of Ownership. If the applicant is not the owner of the site, the applicant's interest in the site must be described (e.g., tenant, contract/purchaser, lien holder, etc.), and written permission of the property owner(s) allowing the applicant to file the application must be submitted. <i>Check here ☒ if not applicable.</i>	☐	☐
5. Corporation or Partnership Owners. If applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multi-family dwelling of twenty-five (25) or more units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class or at least ten percent (10%) of the interest in the partnership, as required by N.J.S.A.40:65D-48.1 and 48.2. <i>Check here ☒ if not applicable.</i>	☐	☐ (See Exhibit A - Limited Liability Company)
6. Inspection Permission. A statement from the property owner granting permission for the reviewing body and any of its experts to enter the subject premises for purposes of inspection in relation to the development application.	☒	☐ (Exhibit B)
7. Waiver Requests. Statements requesting a waiver from any information item called for in Forms A through H, together with a statement of reasons why same should be granted. These must be provided if any item in the "waiver requested" column is checked off. <i>Check here ☐ if not applicable (i.e., if no waivers are being requested).</i>	☒	☐ (Exhibit H)
8. County Application. If approval from the Bergen County Planning Board is required for any reason and an Application for approval has been made, a copy of the Application submitted to the Bergen County Planning Board must be attached. <i>Check here ☐ if not applicable.</i>	☒	☐ (Exhibit C)
9. Wetlands Documentation. One of the following must be provided. <i>Check here ☒ if not applicable.</i>	☐	☐
a. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP);	☐	
b. A letter of exemption from the NJDEP;	☐	
c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands; or		
d. Documentation from a qualified professional demonstrating that no wetlands exist on the site and that no wetlands exist on adjacent properties that would affect or limit development on the site.	☐	
10. Additional Forms. A complete checklist must be provided for at least one of the following types of development proposals:	☒	☐
a. Form B: Minor Site Plan	☐	☐
b. Form C: Minor Subdivision	☐	☐
c. Form D: Preliminary Major Site Plan	☒	☐
d. Form E: Preliminary Major Subdivision	☐	☐
e. Form F: Final Major Site Plan	☒	☐
f. Form G: Final Major Subdivision	☐	☐
g. Form H: "c" Variance(s) or "d" Variances(s)	☒	☐
11. Copy of Tax Map Sheet. Showing the site and its existing block and lot numbers.	☒	☐ (See plans)

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
12. Key Map. The map shall show the location of the subject site in relation to the surrounding area(s), within at least 200 feet of the site's boundaries. The map shall include the following components:	☒	☐
a. Title block, containing the names of the applicant(s), owner(s), and preparer(s), block and lot numbers, street address, date prepared, and date of last amendment.	☒	☐
b. Space for Borough signatures.	☒	☐
c. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.	☒	☐
d. North arrow.	☒	☐
e. The existing property lines of the subject site and of adjacent properties within 200 feet of the site, with dimensions of same.	☒	☐
f. The location and width of any street right-of-ways, abutting the property or within 200 feet of the site.	☒	☐
g. Name, license number, signature, and seal of the qualified professional who prepared the map.	☒	☐
13. Zoning Map. Zoning district(s) in which the site is located, and the district(s) of adjacent properties within 200 feet of the site. This map will also include all information required for the Key Map (see Item #12 above).	☒	☐
14. Existing Features Map. Showing the following aspects of the site and its surroundings. This map will also include all information required for the Key Map (see Item #12 above).	☒	☐
a. Location of existing easements or right-of-way (including streets, railroads, and utilities) within 200 feet of the site. Street names shall be shown on the map.	☒	☐
b. Location of natural features within 200 feet of the site, including existing grade and contour information, woodlands, streams and other watercourses, ponds and other water bodies, wetlands, flood hazard areas, and rock outcrops.	☒	☐
c. Location of existing buildings or all other structures on the site and on adjacent properties within 200 feet of the site, and their setbacks from existing property lines. Structures to be shown include, but are not limited to, walls, fences, culverts, bridges, roadways, utility towers, free-standing signs, etc.	☒	☐
d. Location of existing parking, loading, driveways; sidewalks, landscaping, and free-standing signs on the site and on adjacent properties within 200 feet of the site.	☒	☐
e. Location of any sites, structures, or districts on the site or within 200 feet of the site that are listed on the national or State Registers of Historic Places.	☐ N/A	☐ (N/A)
f. Location of underground infrastructure on the site, including storage tanks, wells, septic systems, and connections to public water or sewer lines, and dimensions of same.	☒	☐
15. Photographs. Submission of photographs of existing conditions on and around the site, including but not limited to structures, street frontage, open space, signs, lighting, landscaping, parking lots, etc.	☒	☐ (Exhibit I)
16. Protective Covenants or Deed Restrictions. A copy of any such covenants or restrictions affecting the site shall be provided. If none exist, an affidavit from the property owner(s) certifying that no such covenants or restrictions exist shall be submitted.	☒	☐ (Exhibit D)
17. List of Property Owners. A copy of the certified list of property owners within 200 feet of the subject site prepared by the Planning Administrator. Said certified list shall be no more than 90 days old.	☒	☐ (Exhibit F)

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
18. Other Required Applications and Approvals. A copy of any and all required applications submitted to other governmental or quasi-governmental entities, a statement as to the status of such applications, and a copy of any and all approvals obtained from any such entity. Check here ☒ if not applicable.	☐	☐

Application Checklist

Form D

Preliminary Major Site Plan

APPLICATION CHECKLIST: FORM D

Borough of Dumont
Bergen County, New Jersey

Preliminary Major Site Plan

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____ (name)

(signature)

To be Completed by the Applicant:

Name of Development: Proposed Dunkin Donuts and Mixed Use Building

Tax Block(s) & Lot(s): Block 1214, Lot 3 and 4

Property Address: 106 and 112 Washington Avenue Dumont, New Jersey

Name of Applicant: M.P.M.R. LLC

Mailing Address: 140 Bertha Ct.

Paramus, New Jersey 07652

Attention: Ramila Patel

Phone: (201)993-4160

Fax: _____

Email: rjp1049@gmail.com

Name of Attorney: Antimo A. Del Vecchio, Beattie Padovano, LLC

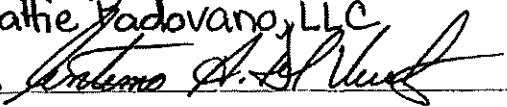
Mailing Address: 200 Market Street, Suite 401

Montvale, New Jersey 07645

Phone: (201)799-2107

Checklist Prepared By: Antimo A. Del Vecchio, Esq. Beattie Padovano, LLC (name)

Beattie Padovano, LLC

By:  (signature)

9/23/2022 (date)

Application Checklist
Form D
Preliminary Major Site Plan

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
1. Development Description. A general description of the proposed development, including:	☒	☐ (Exhibit E)
a. The proposed use(s) of each building.	☒	☐
b. The number of housing units, the amount of non-residential floor area, and expansion potential incorporated in any building design.	☒	☐
c. A table of proposed setbacks, lot areas, lot widths, building coverages, lot coverages, building areas, floor area ratios, residential density, number of regular and handicapped parking spaces, and gross area of landscaping, compared to the related zoning requirements.	☒	☐
d. The hours of operation of any businesses, the number of frequency of shipments and deliveries, and the nature of materials and chemicals used on the site.	☒	☐
2. Impact Evaluation. A detailed assessment of the effects of the development on the site itself, adjacent properties, the neighborhood, and the Borough as a whole. The number of residents and/or employees who will occupy or use the site will be estimated. The analysis shall examine the effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service, and drainage. It will also examine any potential safety hazards, any noise, glare, vibration, heat, odor, or air and water pollution associated with the use(s).	☒	☐
3. Contour Map. Contours to determine the natural drainage of the land. Intervals shall be 2 feet up to 10% slope and 5 feet for more than 10% slopes. This map will also include a title block, scale, north arrow, site boundaries, and abutting streets, as required for the Key Map (see Form A).	☒	☐
4. Proposed Development Map. Showing the following aspects of the proposed development project. This map will also include all information required for the Key Map (see Form A).	☒	☐
a. Location of proposed buildings and structures, including dimensions of same, and showing setbacks from front, side, and rear property lines.	☒	☐
b. Location of proposed parking, loading, driveways and other vehicular circulation areas, sidewalks, and dimensions of the same.	☒	☐
c. Location of any proposed easements or right-of-ways, if any, and the dimensions of same, to a minimum distance of 200 feet beyond the tract boundaries.	☒	☐
d. Location of proposed signs, fences, walls, and similar improvements.	☒	☐
e. Location and boundaries of any property to be owned in common, and/or property to be deeded to a public or non-profit entity.	☒	☐
f. Location of landscaping areas, and dimensions of same.	☒	☐
g. Location of disposal containers, recycling containers, and monitoring wells, if such wells are required.	☒	☐
5. Floor Plans and Elevations. These shall be provided for all existing and proposed buildings, except for existing buildings that are proposed for complete demolition. Floor plans shall show the use and layout of all internal space, and elevations shall show front, side, and rear building facades, both at a scale not exceeding eight (8) feet per inch. Floor plans and elevations shall be prepared by a New Jersey licensed architect.	☒	☐
6. Proposed Spot Elevations. Measured at the corners of all buildings and in appropriate pavement locations if new buildings or paved areas are proposed, or if re-grading near existing buildings is proposed.	☒	☐

Application Checklist
Form D
Preliminary Major Site Plan

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
7. Design Plan. The height, size, materials, and type of construction for all fences, walls, outdoor lighting, disposal containers, recycling containers, and monitoring wells shall be illustrated in scale drawings. For outdoor lighting, the height and location of fixture(s), the type of fixture(s) and bulb(s), and pole material shall be illustrated as well. Sign illumination shall be illustrated. An isocandela diagram superimposed upon the site plan shall be provided.	☒	☐
8. Signage Plan. The height, size, materials, and type of construction for all signs shall be illustrated in scale drawings.	☒	☐
9. Utility Service Plan. A description of proposed utility infrastructure, connections, and service, including septic systems. Connections to sewer, public water, fire hydrants, electricity, cable, natural gas, telephone, etc. shall be mapped.	☒	☐
10. Storm Drainage Plan. A description of the proposed storm drainage design and improvements, and a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure, and drainage tabulation sheets showing calculations for each drainage area. Provisions for rooftop drainage shall also be shown.	☒	☐
11. Landscaping Plan. Information shall include the location and number of plants, common and botanical names, planted size and root specifications.	☒	☐
12. Soil Erosion and Sedimentation Control Plan. If required, pursuant to P.L. 1975, c. 251.	☒	☐
13. Construction Details and Specifications. These shall be sufficient to illustrate the nature of site improvements, including but not limited to paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, light fixtures and standards, and signs.	☒	☐
14. Temporary Construction Site Plan. Location of all proposed trailers, warehousing, storage facilities, and temporary contractor's offices shall be shown on a map. These shall be carefully located with consideration to the proximity of adjoining landowners or the passing public. The description shall indicate how the contractor will maintain these structures and storage areas during construction.	☒	☒ Waiver requested for 14 and 15 because these plans will occur after approvals are received.
15. Construction Work and Phasing Plan. Detailed plan indicating proposed construction sequences, routes to and from the construction site, construction methods, hours of operation, construction traffic control plans, temporary construction office locations, and any other construction-related plans.	☒	☒
16. Traffic Study. At the minimum, this shall include an analysis of trip generation and estimated increases in traffic volumes for adjacent streets and intersections above current levels. Estimates shall be broken out by average weekday morning peak hour, average weekday evening peak hour, and average Saturday peak hour. The traffic study may be submitted as part of the impact evaluation (see Item #2 above).	☒	☐

_____(signature)

106 and 112 Washington Avenue Dumont New Jersey

M.P.M.R. LLC

Paramus, New Jersey 07652

Attention: Ramila Patel

(201)993-4160

Fax:

rjp1049@gmail.com

Antimo A. Del Vecchio, Beattie Padovano, LLC

Montvale, New Jersey 07645

(201)799-2107

Antimo A. Del Vecchio, Esq., Beattie Padovano, LLC (name)

Beatrice Padovano, LLC

By: Antoine A. Alhus (signature)

9/23/2022

(date)

Application Checklist
Form F
Final Major Site Plan

Borough of Dumont
Bergen County, New Jersey

Items Required

	<u>Provided</u>	<u>Waiver Requested</u>
1. All Items Required for Preliminary Major Site Plans. Pursuant to Form D. The Items provided during the Preliminary Major Site Plan application Phase shall be updated to reflect any modifications in the development plan. Information must be provided sufficient to demonstrate that all of the conditions of Preliminary Major Site Plan approval have been satisfied.	☒	☐
2. Street or Driveway Map. On a map, the radius and central angle of all arcs and curves along all street or driveway lines shall be provided.	☒	☐ (See site plan)
3. Surveyor's Certification. A certification from a licensed surveyor as to the accuracy of the details on the plat and as to compliance with provisions of the Map Filing Law.	☒	☐
4. Engineer Certification. A certification from the licensed engineer who prepared the plans that all of the information furnished is correct and accurate.	☒	☐
5. Borough Engineer's Statement. A statement from the Borough Engineer indicating that these are the plans approved by the Planning Board or Zoning Board of Adjustment as per the relevant date of approval.	☒	☒ Waiver requested because this is submitted as preliminary and final
6. Borough Statement Regarding Public Improvements. A statement from the Borough Engineer that he has received a map showing all utilities in exact location and elevation identifying those portions already installed and those to be installed, and that the developer has installed all improvements in accordance with all Borough regulations, and/or a statement by the Borough Clerk that proper performance guarantees have been posted with the Borough Council for the installation of required improvements.	☒	☒ site plan, will be provided after approvals received.
7. Utility Approval. Current letter from each utility company stating that they will provide service to the site.	☐	☐ (N/A) All current utilities exist on the property; no new services required.

Application Checklist

Form H

"c" Variance or "d" Variance

Borough of Dumont
Bergen County, New Jersey

APPLICATION CHECKLIST: FORM H

"c" Variance or "d" Variance

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____

(name)

(signature)

To be Completed by the Applicant:

Name of Development: _____

Proposed Dunkin Donuts and Mixed Use Building

Tax Block(s) & Lot(s): _____

Block 1214, Lot 3 and 4

Property Address: _____

106 and 112 Washington Avenue Dumont, New Jersey

Name of Applicant: _____

M.P.M.R. LLC

Mailing Address: _____

140 Bertha Ct.

Paramus, New Jersey 07652

Attention: Ramila Patel

Phone: _____

(201)993-4160

Fax: _____

Email: _____

rjp1049@gmail.com

Name of Attorney: _____

Antimo A. Del Vecchio, Beattie Padovano, LLC

Mailing Address: _____

200 Market Street, Suite 401

Montvale, New Jersey 07645

Phone: _____

(201)799-2107

Checklist Prepared By: _____

Antimo A. Del Vecchio, Esq., Beattie Padovano, LLC (name)

Beattie Padovano, LLC

By: Antimo A. Del Vecchio (signature)

9/23/2022

(date)

PLEASE NOTE: If the variance application is part of a site plan or subdivision application, the information submitted in the site plan or subdivision application may also be used to fulfill the requirements of this checklist.

Application Checklist
Form H
"c" Variance or "d" Variance

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
1. Development Description. A general description of the proposed development, including:	☒	☐
a. The proposed use(s) of each building.	☒	☐
b. The number of housing units, the amount of non-residential floor area, and expansion potential incorporated in any building design.	☒	☐
c. A table of proposed setbacks, lot areas, lot widths, building coverages, lot coverages, building areas, floor area ratios, residential density, number of regular and handicapped parking spaces, and gross area of landscaping, compared to the related zoning requirements.	☒	☐
d. The hours of operation of any businesses, the number and frequency of shipments and deliveries, and the nature of materials and chemicals used on the site.		
2. Impact Evaluation. A detailed assessment of the effects of the development on the site itself, adjacent properties, the neighborhood, and the Borough as a whole. The number of residents and/or employees who will occupy or use the site will be estimated. The analysis shall examine the effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service, and drainage. It will also examine any potential safety hazards, any noise, glare, vibration, heat, odor, or air and water pollution associated with the use(s).	☒	☐
3. Proposed Development Map. Showing the following aspects of the proposed development project. This map will also include all information required for the Key Map (see Form A).	☒	☐
a. Location of proposed buildings and structures, including dimensions of same, and showing setbacks from front, side, and rear property lines.	☒	☐
b. Location and layout of proposed parking, loading, driveways and other vehicular circulation areas, sidewalks, bicycles paths or lanes, and dimensions of the same.	☒	☐
c. Location of any proposed easements or right-of-ways, if any, and the dimensions of same, to a minimum distance of 200 feet beyond the tract boundaries.	☒	☐
d. Location of proposed signs, fences, walls, and similar improvements. If no signs are proposed, a statement indicating same shall be submitted.	☒	☐
e. Location of landscaping areas, and dimensions of same.	☒	☐
f. Location of disposal containers, recycling containers, and monitoring wells, if such wells are required.	☒	☐
4. Floor Plans and Elevations. If new buildings, expansion of existing buildings, or interior renovations are proposed, floor plans for existing and proposed buildings shall be submitted. Floor plans shall show the use and layout of internal space, and elevations shall show front, side, and rear building facades, both at a scale not exceeding eight (8) feet per inch. Floor plans and elevations shall be prepared by a New Jersey licensed architect.	☒	☐
5. Design and Signage Plan. The height, size, materials, and type of construction for all signs, fences, walls, outdoor lighting, disposal containers, recycling containers, and monitoring wells shall be illustrated in scale drawings.	☒	☐

Exhibit A
M.P.M.R. LLC
Corporate Ownership

New Jersey Department of the Treasury
Division of Revenue
Certificate of Formation, Limited Liability Company

This form may be used to record the formation of a Limited Liability Company under and by virtue of New Jersey State law. Applicants must insure strict compliance with NJSA 42, the New Jersey Limited Liability Company Act, and insure that all applicable filing requirements are met. Applicants are advised to seek out private legal assistance before submitting filings to the State.

1. Name of Limited Liability Company:
M.P.M.R. LLC

2. The purpose for which this Limited Liability Company is organized is:
General business

3. Date of formation:

0600462061

4. Registered Agent Name & Address (must be in NJ):

Ramila Patel, 140 Bertha Court, Paramus, NJ 07652

5. Dissolution date:

6. Other provisions (list below or attach to certificate):

The undersigned represent (s) that this filing complies with requirements detailed in NJSA 42.
The undersigned hereby request(s) that they are authorized to sign this certificate on behalf of the
Limited Liability Company.


Signature:

Date: August 2, 2019

8/2/19

FILED

AUG 05 2019

STATE TREASURER

Exhibit B

Site Visitation Land Use Application

Property

M.P.M.R. LLC
106 Washington Ave.
Block 1214, Lot 4
112 Washington Ave.
Block 1214, Lot 3
Dumont, New Jersey

M.P.M.R. LLC, as the owner of 106 Washington Ave. and 112 Washington Ave. Dumont, New Jersey hereby grants permission through December 31, 2022 for the duly appointed members of the Borough of Dumont Joint Land Use Board and its professional staff, upon twenty (24) hour prior written notice to M.P.M.R. LLC and Beattie Padovano, LLC, to enter upon the above referenced properties to visually observe the property solely in connection with the pending application before the Joint Land Use Board. Notwithstanding anything to the contrary herein, the right to access granted shall terminate upon the Board's vote determining the outcome of the application.

Prior notice seeking access to the property shall be given to M.P.M.R. LLC c/o Ramila Patel and Applicant's counsel whose contact information is provided below.

Any party making access to the property does so at its own risk recognizing that the property has not been maintained for public access pending the redevelopment of the property. Any party making access to the property agrees to indemnify and hold harmless Applicant for any injury or issue that could possibly result from visiting the property.



M.P.M.R. LLC

By: Ramila Patel Contact Information for Counsel

Beattie Padovano, LLC
200 Market Street, Suite 401
Montvale, New Jersey 07645
Attention: Antimo A. Del Vecchio
Phone: (201)799-2107

Contact Information for Applicant

M.P.M.R. LLC
c/o Ramila Patel
140 Bertha Ct.
Paramus, New Jersey 07652
Phone: (201)993-4160

Exhibit C
County Application

SITE PLAN

Application # SP

James J. Tedesco, III
County Executive

Joseph A. Femia, P.E.
Director/County Engineer



COUNTY OF BERGEN
Department of Planning & Engineering
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby applies for approval of the accompanying site development plan. Four (4) copies of this Application accompanied by the Initial Filing Fee and four (4) copies of the plan conforming to the minimum details as outlined in Appendix C, Site Plan Details, of the County of Bergen Land Development Standards for Sustainable Development. Permission is hereby given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.7 shall not begin to run until this application and accompanying plans are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan submitted for review should be FOLDED, not rolled.

- (1) Municipality.....Dumont..... (2) Project Name.....Proposed Dunkin Donuts and Mixed Use Building.....
- (3) Full Project Description.....The proposed project is a Dunkin Donuts with a drive thru, additional retail space on the ground floor and office space on the second floor of the building.....
- (4) Location (Street address and nearest intersecting street).....112 Washington Ave. Dumont New Jersey; Washington Ave. and Dumont Ave.....
- (5) County Facilities Affected.....County Road and Road Widening Easement.....
- (6) Block(s).....1214..... (7) Lot(s).....3 & 4..... (8) Plot Area (ACRES)......58 acres total.....
- (9) Municipal Zoning.....B2..... (10) Existing Use.....Previous Bank..... (11) Proposed Use.....Mixed Use Retail and Office.....
- (12) If residential, indicate the number of Dwelling Units.....N/A.....
- | | | | |
|--------------------------------------|-------------------------------------|--------------------------------|----------------------------------|
| (13) Number of Parking Spaces | Existing.....See plans..... | New.....See plans..... | Total.....See plans..... |
| (14) Tot. Area of Bldg. (All Floors) | Existing.....See plans..... Sq. Ft. | New.....See plans..... Sq. Ft. | Total.....See plans..... Sq. Ft. |
| (15) Impervious Area | Existing.....See plans..... Sq. Ft. | New.....See plans..... Sq. Ft. | Total.....See plans..... Sq. Ft. |

(16) This plan has also been filed with the following municipal / regional agencies:

Planning Bd. (Date) Sep. 2022..... Bd. Of Adjustment (Date) Const. Official (Date) Status.....

NJ Sports & Exposition Authority (Date) Status Highlands Comm. (Date) Status

Soil Conservation District (Date) Status

Name, Address, Telephone Number and E-mail address of:

(17) Applicant.....M.P.M.R. LLC, 110-112 Washington Ave. Dumont New Jersey 07628, 201-993-4160; rjp1049@gmail.com.....

Beattie Padovano, Antimo A. Del Vecchio, 200 Market Street, Suite 401, Montvale New Jersey 07645; 201-799-2107;
adelvecchio@beattielaw.com

(18) Attorney

(19) Property Owner ..M.P.M.R. LLC 140 Bertha Ct. Paramus, NJ 07652; 201-993-4160; rjp1049@gmail.com

(20) Plan Preparer ..L2A Land Design; 66 Grand Avenue, 2nd Floor, Englewood, New Jersey 07631; 201-227-0300;
mdipple@l2alanddesign.com

(21) Contract Purchaser ..N/A

(22) Certification of Applicant or Agent

Please check X..... I do hereby apply for site plan review and approval. I hereby submit four (4) copies of the application form, four (4) prints of the signed and sealed drawing(s) and the filing fee. I hereby grant permission to the County of Bergeen to enter onto the subject property for site investigation purposes. I understand that the life of this application is one (1) calendar year from the date it is accepted by this office for filing. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be rejected within two (2) weeks of notification from this department

Please check I do hereby apply for site plan review and exemption. I hereby submit one (1) copy of the application form, one (1) copy of the signed and sealed drawing(s) and the exemption fee. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be rejected within two (2) weeks of notification from this department.

I certify that the forgoing statements and materials submitted are true and correct. I further certify that I am the individual applicant or applicant's agent and that I am authorized to sign the application.

M.P.M.R. LLC by:

Ramila Patel

Printed Name of Applicant or Agent

M.P.M.R. LLC by:

Ramila Patel

Signature of Applicant or Agent

**** ALL FIELDS MUST BE FILLED OUT - INCOMPLETE FORMS WILL BE RETURNED - (MARK SECTIONS N/A if not applicable)**

PLEASE SEE FEE SCHEDULE FOR FEES

FOR OFFICIAL USE ONLY

RECEIVED

Filing Fee Reproducible Plan Processing Fee Deed

Performance Guarantee Soil Other Final Approval Fee

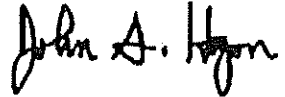
Approved Plan Received by: Date:

(Please print)

(Signature)

Exhibit D
Deed Restriction

4297582_3\210594

John S. Hogan Bergen County Clerk Bergen County Clerk One Bergen County Plaza Hackensack, NJ 07601 (201) 336-7000 www.bergencountyclerk.org/	 INSTRUMENT# 2020022598 V 3519 1328 RECORDED DATE: 02/26/2020																										
Document Type: DEED AND REALTY TAX FEES	Transaction #: 1503236 Document Page Count: 7 Operator Id: ERECORD																										
RETURN TO:	SUBMITTED BY: SIMPLIFILE 4844 North 300 West, Suite 202 PROVO, UT 84604																										
PRIMARY NAME DANK OF AMERICA NA	SECONDARY NAME MPMR LLC																										
ADDITIONAL PRIMARY NAMES	ADDITIONAL SECONDARY NAMES																										
MARGINAL REFERENCES: File Number: Volume: Page:																											
DOCUMENT DATE: 10/24/2019 MUNICIPALITY: DUMONT LOT: 3 & 4 BLOCK: 1214 FEES/ TAXES: <table border="1"> <tr><td>RECORDING FEE</td><td></td></tr> <tr><td>STATE RECORDING FEE</td><td></td></tr> <tr><td>COUNTY RECORDING FEE</td><td></td></tr> <tr><td>TAX ABSTRACT-STATE</td><td></td></tr> <tr><td>TAX ABSTRACT-COUNTY</td><td></td></tr> <tr><td>HOMELESSNESS TRUST FUND</td><td></td></tr> <tr><td>NPNR</td><td></td></tr> <tr><td>Basic County</td><td></td></tr> <tr><td>Basic State</td><td></td></tr> <tr><td>PHPF</td><td></td></tr> <tr><td>Extra-Aide</td><td></td></tr> <tr><td>Gen-Purpose</td><td></td></tr> <tr><td>Mansion-Tax</td><td></td></tr> </table>	RECORDING FEE		STATE RECORDING FEE		COUNTY RECORDING FEE		TAX ABSTRACT-STATE		TAX ABSTRACT-COUNTY		HOMELESSNESS TRUST FUND		NPNR		Basic County		Basic State		PHPF		Extra-Aide		Gen-Purpose		Mansion-Tax		INSTRUMENT#: 2020022598 Recorded Date: 02/26/2020 I hereby CERTIFY that this document is recorded in the Clerk's Office in Bergen County, New Jersey   John S. Hogan Bergen County Clerk
RECORDING FEE																											
STATE RECORDING FEE																											
COUNTY RECORDING FEE																											
TAX ABSTRACT-STATE																											
TAX ABSTRACT-COUNTY																											
HOMELESSNESS TRUST FUND																											
NPNR																											
Basic County																											
Basic State																											
PHPF																											
Extra-Aide																											
Gen-Purpose																											
Mansion-Tax																											

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA. PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

DEED

Prepared by: (Print signer's name below signature)

R. Payne Cave, Jr., Esq.
Katten Muchin Rosenman LLP
550 S. Tryon St., Suite 2900
Charlotte, NC 28202-4213

This Deed is made on Oct 24, 2019

BETWEEN BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association, successor by merger to **FLEET NATIONAL BANK**, successor by merger to **SUMMIT BANK**, successor by merger to **UNITED JERSEY BANK**, successor by title change to **VALLEY SAVINGS BANK**, successor by title change to **VALLEY SAVINGS BANK, SLA**, successor by title change to **VALLEY SAVINGS & LOAN**, whose address is 525 N. Tryon Street, Mail Code NCI-023-05-03, Charlotte, North Carolina 28202, referred to as the "Grantor",

AND M.P.M.R. LLC, a New Jersey limited liability company, whose address is 140 Bertha Court, Paramus, New Jersey 07652, referred to as the "Grantee".

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of [REDACTED] The [REDACTED]

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Dumont

Block No. 1214 Lot No. 3 Account No. 4610

Block No. 1214 Lot No. 4 Account No. 4611

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Dumont, County of Bergen, and State of New Jersey (the "Property"). The legal description is:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Being the same property conveyed to Grantor herein by Indenture dated June 27, 1957, from Leona C. Wuytack and Albert J. Wuytack, her husband, and recorded in the Bergen County Clerk's Office on June 28, 1957, in Deed Book 3871 at Page 442; and Deed dated October 20, 1981, from Edward G. Bauer and Barbara K. Bauer, his wife, and recorded in the Bergen County Clerk's Office on October 23, 1981, in Deed Book 6659 at Page 143.

The Property conveyed herein is subject to all of the matters listed or contained in EXHIBIT B labeled "Permitted Exceptions" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property.

48470 807A
Dumont NJ 07631

The Street Address of the Property is: 106 Washington Avenue; 112 Washington Avenue, Dumont, New Jersey

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property conveyed hereby. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6).

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY INCLUDING WITHOUT LIMITATION: (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO ANY SUCH IMPROVEMENTS; (iii) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS; (iv) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON; (v) THE ENVIRONMENTAL CONDITION OF THE PROPERTY; AND (vi) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

Grantor warrants and represents that all ad valorem taxes and assessments for the Property for the year 2018 and all prior years have been fully paid.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

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

BANK OF AMERICA, NATIONAL
ASSOCIATION
a national banking association

R

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

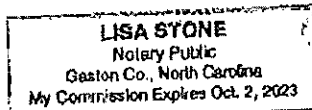
SS:

I CERTIFY that on Oct 23, 2019, [REDACTED] personally came before me and this person acknowledged under oath, to my satisfaction that:

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as the Vice President of Bank of America, National Association, a national banking association, the entity named in this instrument;
- (c) executed this Deed as the act of the entity named in this instrument;
- (d) made this Deed for [REDACTED] as the full and actual consideration paid or to be paid for the transfer of title (such consideration defined in N.J.S.A. 46:15-5).

In witness whereof, I hereunto set my hand and official seal.

(Notarial Seal)



(Print name and title below signature)

RECORD and RETURN to:

First American Title Insurance Company
201 South College Street, Suite 1440
Charlotte, NC 28244
Attn: Alicia Otten

EXHIBIT A

PROPERTY

Being that property situated in the Borough of Dumont, County of Bergen, State of New Jersey, and more particularly described as follows:

Tract 1 (Block 1214, Lot 3):

BEGINNING at a point in the westerly side of Washington Avenue, where the same is intersected by the southerly line of lands now or formerly of Peter E. Moore and the northerly line of the lands hereby intended to be conveyed, said point being distant four hundred forty-six (446.00) feet and three (3) inches northerly from the point formed by the intersection of the northerly line of Quackenbush Avenue with the Westerly line of Washington Avenue, and from thence running westerly along the southerly line of the lands now or formerly of the said Peter E. Moore, ONE HUNDRED NINETY-ONE (191) FEET, and THREE (3) INCHES, more or less, to the easterly line of lot number fifteen and one-half in Block "A" on the map now on file in the Bergen County Clerk's Office entitled, "Map of Property of L. Quackenbush at Schraalenburgh, Bergen County, N.J."; thence running southerly along the easterly line of lots numbers fifteen and one-half (15 ½) and fifteen (15) in said Block "A" as laid down on the said map, SEVENTY-EIGHT and SIXTY-SIX ONE-HUNDREDTHS (78.66) FEET; thence running easterly and parallel with the northerly line of lots numbers thirteen (13) and one (1) in Block, "A" on the aforesaid map, ONE HUNDRED EIGHTY-FIVE AND EIGHTY ONE-HUNDREDTHS (185.80) FEET, more or less, to the westerly line of Washington Avenue; thence northerly along the westerly line of Washington Avenue, ONE HUNDRED TWO (102) FEET and THREE (3) INCHES, to the point or place of beginning.

Tract 2 (Block 1214, Lot 4)

BEGINNING at a point in the westerly line of Washington Avenue distant 304 feet northerly from the northerly line of Quackenbush Avenue, said point of beginning being 4 feet north from the point where the westerly line of Washington Avenue is intersected by the northerly line of lot numbered 1 in Block "A" as the same is laid down on a certain map entitled, "Map of Property of L. Quackenbush at Schraalenburgh, Bergen County, N.J." and which was filed in the Bergen County Clerk's Office N.J. September 2, 1890, and running thence (1) Westerly and parallel with the northerly line of said lot number 1 in said Block "A" about 185.95 feet to a point in the easterly line of lot numbered 14 in said block "A"; thence (2) Northerly along the easterly line of Lots numbered 14 and 15 in said Block "A" 40 feet; running thence (3) Easterly and parallel to the northerly line of said lots numbered 13 and 1 about 187.70 feet to the said westerly line of Washington Avenue; thence (4) Southerly along the westerly line of Washington Avenue, 40 feet to the point or place of beginning.

Address: 112 Washington Ave.; 106 Washington Ave., Dumont, NJ 07628
Bergen County Tax Parcel Nos. 0210-1214-3; 0210-1214-4

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of parties in possession, if any.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters (a) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; (b) resulting in no loss or damage to the Grantee; or (c) attaching or created subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Any and all unrecorded leases, if any, and rights of parties therein.
6. Taxes and assessments for the year of closing and subsequent years.
7. All judgments, liens (excluding construction liens), assessments, code enforcement liens, encumbrances, declarations, mineral reservations, covenants, restrictions, reservations, easements, agreements and any other matters as shown on the public records.
8. Any state of facts which an accurate survey or inspection of the Property would reveal, including inland/tidal wetlands designation if applicable.
9. Any liens for municipal betterments assessed after the date of the Deed and/or orders for which assessments may be made after the date of the Deed.
10. Matters shown on the Plan filed on September 2, 1890 as Map No. 470 in the Office of the County Clerk of Bergen County, New Jersey.
11. Road widening easement recorded on August 14, 1974, in Deed Book 5929, Page 378 of the Office of the County Clerk of Bergen County, New Jersey.
12. Deed of Easement recorded on November 23, 1987, in Deed Book 7162, Page 890 of the Office of the County Clerk of Bergen County, New Jersey.
13. Without limiting the foregoing, all covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Bergen County, New Jersey, with respect to the real property conveyed hereby.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Bank of America, National Association

Current Street Address

525 N. Tryon Street

City, Town, Post Office Box

Charlotte

State

NC

Zip Code

28202

PROPERTY INFORMATION

Block(s)

1214

Lot(s)

3 and 4

Qualifier

Street Address

105 and 112 Washington Avenue

City, Town, Post Office Box

Dumont

State

NJ

Zip Code

07028

Seller's Percentage of Ownership

100%

Total Consideration

Owner's Share of Consideration

Closing Date

10/24/2019

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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 real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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 a 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.

October 24, 2019
Date

Date

Signature

Seller, Buyer, or Agent (Printed Name) or Attorney in Fact

Exhibit E

Development Description

B2 DISTRICT: (BUSINESS DISTRICT) REGULATIONS	PERMITTED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA (SF)	N/A	25,134.10 SF	25,134.10 SF	NO
MINIMUM LOT WIDTH (FT.)	N/A	118.69 FT.	118.69 FT.	NO
MINIMUM LOT DEPTH (FT.)	N/A	185.80 FT.	185.80 FT.	NO
MINIMUM FRONT YARD SETBACK (FT.)	N/A	NA	NA	NO
MINIMUM SIDE YARD SETBACK (FT.)	N/A	NA	NA	NO
MINIMUM REAR YARD SETBACK (FT.)	N/A	NA	NA	NO
MAXIMUM LOT COVERAGE (%)	70%	14.36% ¹	14.58% ²	NO
MINIMUM GREEN AREA (%)	N/A	N/A	17.92% ³	NO
MAXIMUM PERMITTED HEIGHT (FT.)	28 FT.	23.8 FT	28.00 FT.	NO
MINIMUM SIDEWALK AREA (FT)	10 FT.	19.80 FT.	11.00 FT.	NO

1. EXISTING BUILDING COVERAGE = 3,609.47 SF. THEREFORE, 3,609.47 SF / 25,134.10 SF = 14.36%.
2. PROPOSED BUILDING COVERAGE = 3,667.00 SF. THEREFORE, 3,667.00 SF / 25,134.10 SF = 14.58%.
3. PROPOSED GREEN AREA = 4,504.26 SF. THEREFORE, 4,504.26 SF / 25,134.10 SF = 17.92%.

PARKING TABLE

PARKING TYPE	REQUIRED	TOTAL	PROPOSED	VARIANCE
COMMERCIAL USE (1 SF OF PARKING PER 1.5 SF OF GFA)	(3,375 SF / 1.5 SF) / (9 FT X 18 FT) ≈ 14 SPACES	28 SPACES	29 SPACES ²	NO
OFFICE USE (1 SF OF PARKING PER 1.5 SF OF GFA)	(3,397 SF / 1.5 SF) / (9 FT X 18 FT) ≈ 14 SPACES			

1. PER §380-3: ALL DRIVEWAYS ACROSS ANY SIDEWALK SHALL NOT EXCEED 20 FEET IN WIDTH. PROPOSED DRIVEWAY IS 24 FEET WIDE. (DESIGN WAIVER)
2. PER P.L. 2021, c. 171: A PARKING SPACE PREPARED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT OR MAKE-READY EQUIPMENT PURSUANT TO THIS SECTION SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THEREFORE, 2 EV = 4 SPACES. TOTAL PROPOSED SPACES = 29 SPACES.
3. PER §455-17: THE TOTAL WIDTH OF ALL DRIVEWAYS ON A LOT USED IN A BUSINESS ZONE OR INDUSTRIAL ZONE SHALL NOT EXCEED 30% OF THE WIDTH OF THE LOT. PROPOSED TOTAL WIDTH OF DRIVEWAY IS 43' (29.77% OF LOT WIDTH). (COMPLIES)
4. PER §455 ATTACHMENT 1: 90° PARKING LAYOUT IS 20' LONG AND 10' WIDE, PROPOSED PARKING SPACES ARE 18' LONG AND 9' WIDE. (VARIANCE)

COVERAGE TABLE

COVERAGE	EXISTING	PROPOSED	CHANGE
BUILDING COVERAGE	3,609.47 SF	3,667.00 SF	+57.53 SF
IMPERVIOUS AREA	20,363.96 SF	16,962.34 SF	-3,401.12 SF
LANDSCAPING AREA	1,160.67 SF	4,504.26 SF	+3,343.59 SF

SIGNAGE DATA SCHEDULE			
DESCRIPTION	ALLOWED	PROPOSED	VARIANCE
BLDG SIGN @ EAST ELEVATION (WASHINGTON AVE.) • PRIMARY SIGN "DUNKIN'"	• SHALL NOT EXCEED 2 SF OF SIGN FOR EVERY LINEAL FOOT ON THE FRONT FACADE OF THE STRUCTURE OCCUPIED BY THE USE ADVERTISED OR 14 SF MAX 32.0' X 2' = 64.0 SF (38 SF MAX ALLOWED) • PROJECTION 10' MAX • HEIGHT ABOVE GRADE 8' 0" MAX • IF BUILDING IS LOCATED ON A CORNER LOT, THE SECOND SIGN FACING THE SIDE STREET SHALL NOT EXCEED 50% OF THE FACADE	• SIGN AREA = 27.04 SF (C) • SIGN PROJECTION = 5' (C) • BLDG SIGN HEIGHT ABOVE GRADE = 20.7' (C)	NO
• ACCENT SIGN "DUNKIN'" RUNS ON DUNKIN'	32.0' X 2' = 64.0 SF (38 SF MAX ALLOWED)	• SIGN AREA = 7.33 SF MAX (V) • SIGN PROJECTION = 1' 11/2" (C) • BLDG SIGN HEIGHT ABOVE GRADE = 7'-0" (V) TOTAL # OF SIGN = 2 (V) TOTAL SF = 35.19 SF (C)	YES*
BLDG SIGN @ NORTH ELEVATION • PRIMARY SIGN "DUNKIN'"	53.42' X 2' = 106.84 SF (38 SF MAX ALLOWED)	• SIGN AREA = 27.68 SF (C) • SIGN PROJECTION = 5' (C) • BLDG SIGN HEIGHT ABOVE GRADE = 20.7' (C)	YES**
• COMMERCIAL SPACE SIGN	45.83' X 2' = 91.66 SF (38 SF MAX ALLOWED)	• SIGN AREA = 38 SF (C) • SIGN PROJECTION = 10' MAX (C) • BLDG SIGN HEIGHT ABOVE GRADE = 12' 6" (C)	NO
BLDG SIGN @ SOUTH ELEVATION (BT FACADE) • PRIMARY SIGN "DUNKIN'"	53.42' X 2' = 106.84 SF (38 SF MAX ALLOWED)	• SIGN AREA = 27.68 SF (C) • SIGN PROJECTION = 5' (C) • BLDG SIGN HEIGHT ABOVE GRADE = 20.7' (C)	YES**
MONUMENT SIGN	• SHALL NOT EXCEED 32 SF AND (1) SIGN PER PROPERTY • A TOTAL HEIGHT NO GREATER THAN 6 FEET • MAY BE EXTERNALLY OR INTERNALLY ILLUMINATED • BASE SHALL BE LANDSCAPED	• SIGN AREA = 24.55 SF (C) • SIGN HEIGHT ABOVE GRADE = 6' 3" (C) • INTERNALLY ILLUMINATED (C)	NO
NOTES SIGNAGE INFORMATION TAKEN FROM THE BARCLAY OF DUNKIN' 12 PART 4 GENERAL LEGIS. ACTION CHAPTER 566 SIGNS SECTION 566.11 WALL SIGNS AND SECTION 566.10 LOCATION USE SIGNS (V) VARIANCE (C) COMPLIES (*) VARIANCE DUE TO QUANTITY OF SIGNS & SIGN HEIGHT ABOVE GRADE (**) VARIANCE DUE TO QUANTITY OF SIGNS			

*REFER TO ARCH PLAN FOR ALL SIGNAGE

The proposed development at 106 Washington Ave., Block 1214, Lot 4 and 112 Washington Ave., Block 1214, Lot 3 in Dumont, New Jersey will include a mixed use building, proposing a drive thru Dunkin Donuts, Office and Retail Space. The Applicant proposes to demolish the existing bank with drive thru to construct the proposed mixed use building. The Applicant is requesting a use variance for a drive in restaurant which is prohibited in all districts.

The hours of operation for Dunkin Donuts will be seven (7) days a week, from 5:30 am to 9 pm. The number of employees will depend on the volume and traffic at the Dunkin Donuts, with the average number of employees being between seven (7) and eight (8) employees, with five (5) to six (6) employees designated to work in the in the drive thru service area of the restaurant. There will be deliveries to the site once a week. The garbage removal will be controlled by the tenant, and will be scheduled for off peak hours. There will be no chemicals used on site. Additional information regarding the use and occupancy of the building will be provided during the public hearing through testimony of the Applicant and witnesses.

Exhibit F

4297582_2210594

Borough of Dumont
Office of the Tax Assessor
James Anzevino
50 Washington Avenue
Dumont, NJ 07628
Phone 201-387-5030 - Fax 201-384-5063

June 6, 2022

Beattie Padovano LLC
200 Market Street, Suite 401
Montvale, NJ 07645

Attention: Mr. Antimo A. Del Vecchio

Re: Block 1214, Lot 3 - 112 Washington Avenue, Dumont, NJ
Block 1214, Lot 4 - 106 Washington Avenue, Dumont, NJ

Dear Mr. Del Vecchio:

Attached is a list of the properties located within 200 feet of the above subject properties. Also attached is a list of Utilities that must be notified. If you have any further questions, please do not hesitate to contact me at 201-906-2469.

Sincerely,


James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

06/06/22 Page 1 of 2

DUMONT

BLOCK-1214 LOT-3 & 4
106 & 112 WASHINGTON AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1212	2		4A	SARANOVIC ESTATES LLC 726 COOPER AVENUE ORADELL, NJ 07649	39 W MADISON	
1212	3		4A	SAYOLA HOLDINGS LLC 3600 BERGENLINE AVE STE2 UNION CITY, NJ 07087	31 W. MADISON	
1212	4		2	NEVILLE, PHILIP 38 PARK AVE. DUMONT, NJ 07628	38 PARK AVE	
1212	5		2	117-119 BOSTWICK REALTY LLC 45 N DEAN STREET ENGLEWOOD, NJ 07631	28 PARK AVE	
1212	6		2	PAGAN, IRIS EDITH ETAL 4 IVY PL DUMONT, NJ 07628	4 IVY PL	
1212	7		2	DENIS, SADYS 8 IVY PL DUMONT, NJ 07628	8 IVY PL	
1212	11		4A	HASSA, STEPHEN 40 PARK AVENUE DUMONT, NJ 07628	40 PARK AVENUE	
1213	2		15C	BOROUGH OF DUMONT 50 WASHINGTON AVE DUMONT NJ 07628	PARK AVE	
1214	1		15F	SCHRAALENBERG HOOK & LADDER CO. MADISON & PARK AVE DUMONT NJ 07628	MADISON & PARK AVES	
1214	2		15D	NORTH REFORMED CHURCH WASH & MADISON DUMONT NJ 07628	WASH & MADISON	
1214	3		4A	MPWR LLC NJ 140 BERTHA CT PARAMUS, NJ 07652	112 WASHINGTON	
1214	4		4A	MPWR LLC NJ 140 BERTHA CT PARAMUS, NJ 07652	106 WASHINGTON	
1214	5		4A	ARLE ASSOC. INC. 102 WASHINGTON AVE DUMONT, N.J. 07628	102 WASHINGTON	
1214	6		2	ARLE ASSOCIATES, INC 102 WASHINGTON DUMONT NJ 07628	98 WASHINGTON AVE	
1214	7		4A	FARRELL, PETER 170 MAGNOLIA CRESSKILL, N.J. 07626	94 WASHINGTON	
1214	8		4A	CHOO, HESOO 291 BEECHWOOD DRIVE PARAMUS, NJ 07652	92 WASHINGTON	
1214	9		4A	SCHNITTLICH LLC 66 HOME AVE WAYNE, NJ 07470	72 WASHINGTON AVE	
1214	12		4A	PALAUCE WEALTH MGMT LLC C/O SHEPARD 59 PARK STREET TENAFLY, NJ 07670	16 W OJACKENBUSH	
1214	13		2	FARRELL, PETER 170 MAGNOLIA STREET CRESSKILL, NJ 07626	20 W OJACKENBUSH	

OWNER & ADDRESS REPORT

DUMONT

06/06/22 Page 2 of 2

BLOCK-1214 LOT-3 & 4
106 & 112 WASHINGTON AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1214	15		2	ACHALE, WILLIAM 514 HUGHES ST NORTHVALE, NJ 07647	11 PARK AVE	
1214	16		2	SANTEE, MARK 15 PARK AVENUE DUMONT, NJ 07628	15 PARK AVE	
1214	17		2	RANNAUTH, FREDDIE G 21 PARK ST DUMONT, NJ 07628	21 PARK AVE	
1214	18	C0001	2	BAES, DANA 27A PARK AVENUE DUMONT, NJ 07628	27A PARK AVENUE	
1214	18	C0002	2	LUO, YINGQI 27B PARK AVENUE DUMONT, NJ 07628	27B PARK AVENUE	
1214	19		2	ODELL, LAUREN 31 PARK AVE DUMONT NJ 07628	31 PARK AVE	
1214	20		2	WILLS(ETC), ROBERT CLYDE 35 PARK AVE DUMONT, NJ 07628	35 PARK AVE	
1214	21		2	AYALLONE, JASON & ANITA 39 PARK AVE DUMONT, NJ 07628	39 PARK AVE	
1214	22		2	LOZA, ALCIDES 45 PARK AVENUE DUMONT, NJ 07628	45 PARK AVE	
1216	1		4A	PROVERBTHIRTY1LLC 125 WASHINGTON AVE DUMONT, NJ 07628	125 WASHINGTON AVE	
1216	7		4A	REILLY, JOSEPH E. JR. P.O. BOX 88 ALPINE, N.J. 07620	WASHINGTON AVE	
1217	1		4A	R & J PROPERTIES INC 55 SUSAN DR CLOSTER, NJ 07624	103 WASHINGTON	
1217	2		4A	VERSACE, MICHAEL 11 DUMONT AVENUE DUMONT, NJ 07628	11 DUMONT AVENUE	
1217	3		1	VERSACE, MICHAEL 11 DUMONT AVENUE DUMONT, NJ 07628	15 DUMONT AVE	
1217	4		15F	NJ HOUSING & MORTGAGE FINANCE AGENCY 401 HACKENSACK AVE HACKENSACK, NJ 07601	29 DUMONT AVE	
1217	16		4C	BROOKWOOD GARDENS LLC 19 FRANKLIN ST TEHAFLY, NJ 07670	79 WASHINGTON AVE	

Borough of Dumont
Office of the Tax Collector
50 Washington Avenue
Dumont, NJ 07628
Phone 201-387-5025 - Fax 201-384-5063

Utility Companies Servicing the Borough of Dumont:

Verizon
540 Broad Street
Newark, NJ 07102

Transcontinental Gas Pipe Line
Corporate Secretary
718 Paterson Plank Road
Carlstadt, NJ 07072

SUEZ Water
69 Devoe Place
Hackensack, NJ 07601

US Cable
28 W. Grand Avenue
Suite 10
Montvale, NJ 07645

PSE&G
80 Park Plaza
Newark, NJ 07102

Optimum
5 Legion Drive
Cresskill, NJ 07626

NJ Department of Transportation
1035 Parkway Avenue
CN600
Trenton, NJ 08625

County of Bergen
Planning and Economic Development
One Bergen County Plaza
Room 415
Hackensack, NJ 07601

Bergen County Utilities Authority
298 Mehrhof Road
Little Ferry, NJ 07643

The Official Newspaper of the Borough of Dumont: The Record

Exhibit G

Borough of Dumont
Office of the Tax Collector
50 Washington Avenue
Dumont, NJ 07628
Phone 201-387-5025 - Fax 201-384-5063

PROOF OF PAYMENT OF TAXES

Block 1214, Lot 4 – 106 Washington Avenue

_____ No taxes are due and owned on this property as of _____

✓
_____ Taxes are due on this property as of June 3, 2022 in the amount of
[REDACTED] Please note interest changes daily.

Very truly yours,

Debra Mati

Debra Mati, CTC
Deputy Tax Collector

Tax Account Maintenance									
Add Edit Close Delete Previous Next Detail Letter Help									
Block: 1214								Notes Exist	
Lot: 4									
Qualifier:									
Owner: MPR LLC NJ									
Prop Loc: 106 WASHINGTON				Account Id: 00004611		Tax Bill		PTR Form Restricted Edit	
General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes	
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2022	2								
2022	1								
2022		Total							
2021	4								
2021	3								
Other Delinquent B						Interest Detail			
Other APR2 Thresho						e/2021			
TOTAL TAX BALANCE									
Principal:									
Misc Charges:									

Borough of Dumont
Office of the Tax Collector
50 Washington Avenue
Dumont, NJ 07628
Phone 201-387-5025 - Fax 201-384-5063

PROOF OF PAYMENT OF TAXES

Block 1214, Lot 3 – 112 Washington Avenue

_____ No taxes are due and owned on this property as of _____

✓
_____ Taxes are due on this property as of June 3, 2022 In the amount of
[REDACTED] Please note interest changes daily.

Very truly yours,

Debra Mati

Debra Mati, CTC
Deputy Tax Collector

Tax Account Maintenance																																																																								
Add Edit Close Delete Previous Next Detail Letter Help																																																																								
Block: 1214								Notes Exist																																																																
Lot: 3																																																																								
Qualifier																																																																								
Owner: NPHR LLC NJ																																																																								
Prop Loc: 112 WASHINGTON				Account Id: 00004610		Tax Bill		PTR Form Restricted Edit																																																																
<table border="1"> <thead> <tr> <th>General</th> <th>Assessed Value</th> <th>Additional</th> <th>Billing</th> <th>Deductions</th> <th>Balance</th> <th>All Charges</th> <th>Add/Omit</th> <th>Notes</th> </tr> <tr> <th>Year</th> <th>Qtr</th> <th>Type</th> <th>Billed</th> <th>Principal Balance</th> <th>Interest</th> <th>Total Balance</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2022</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2022</td> <td></td> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2021</td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2021</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes	Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			2022	2								2022	1								2022		Total							2021	4								2021	2							
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Misc. Charges:																																																																								

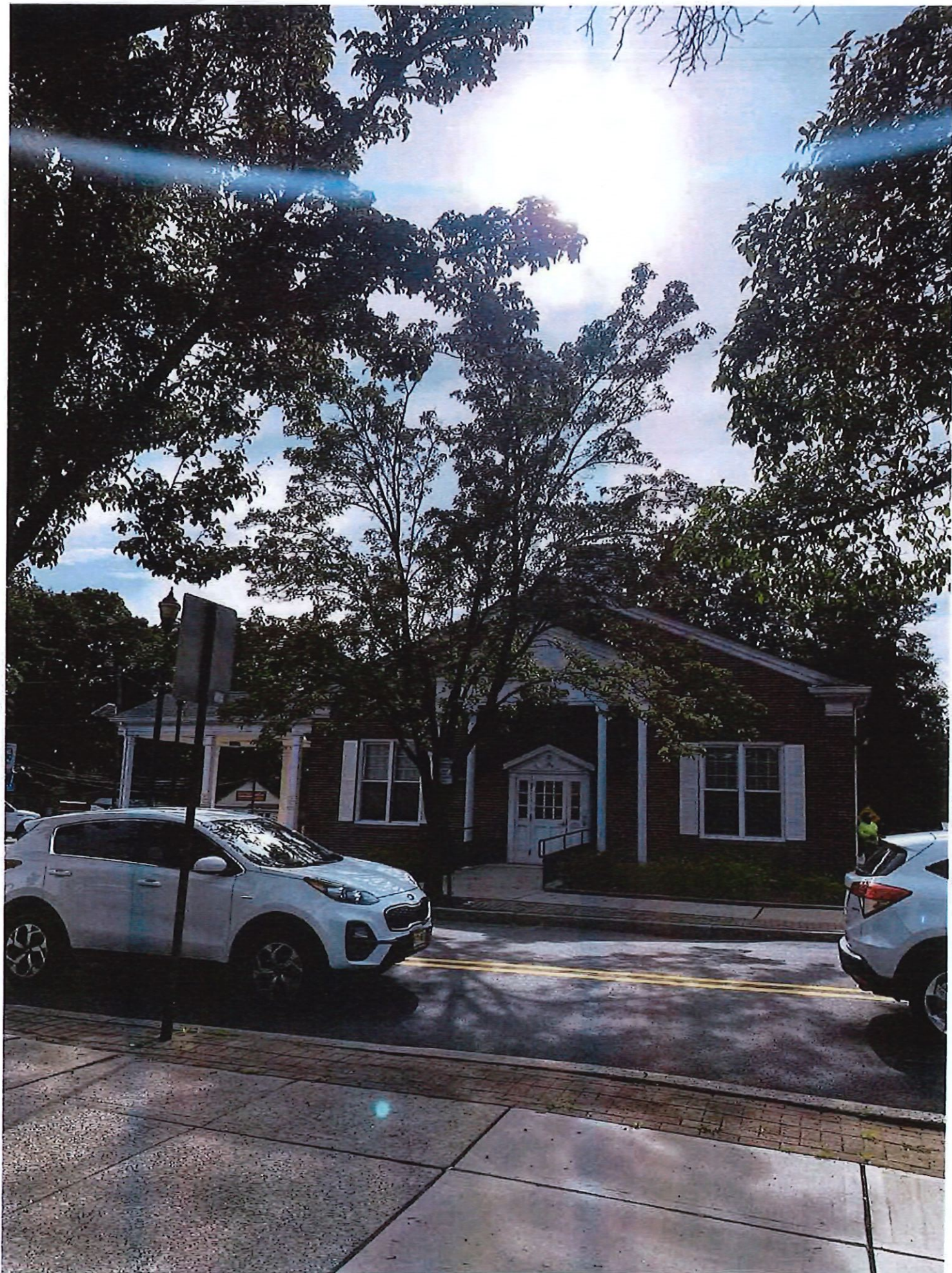
Exhibit H

Waiver Requests

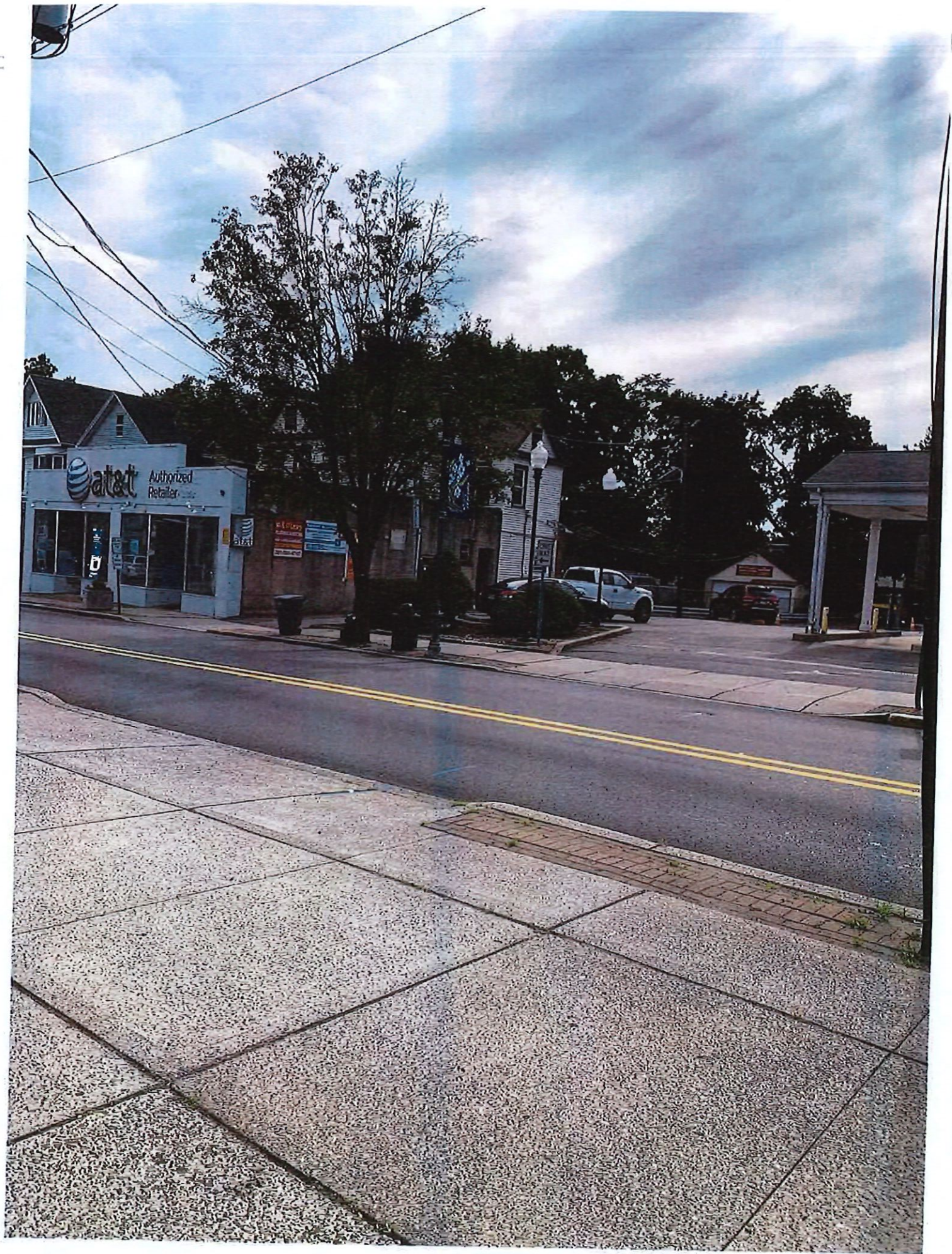
Waivers have been requested on Form D for the preliminary major site plan checklist because the temporary construction site plan and construction work and phasing plan will be determined after the approvals are obtained, and will be completed in compliance with township requirements.

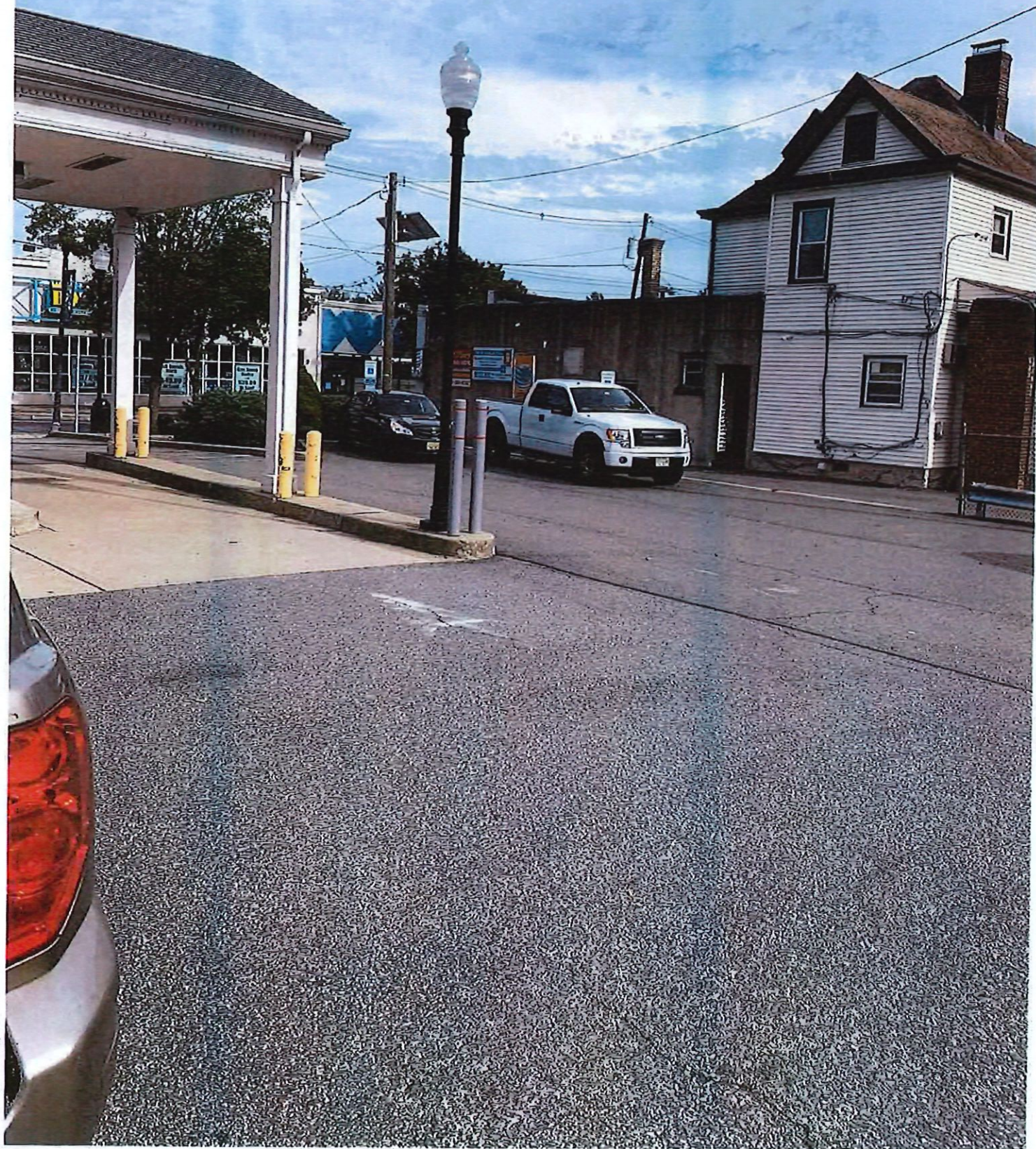
A waiver has been requested on Form F for final major site plan for the borough engineer's statement from the borough engineer that the plans have been approved because this is a request for preliminary and final major site plan approval simultaneously and so this will be provided by the resolution. A waiver has been requested for the borough's statement regarding public improvements because all existing utilities are noted on the plans and no additional utilities are proposed.

Exhibit I













Drawing Title: PHOTOGRAPH OF LOON MAN ALTIMANET	Using No.		A1.0 ALT.	1 of 4
	Date:	08/28/2022		
	Drawn by:	SLC		
	Checked By:	0		
		Job No.	20-213	

Drawing Title: PROPOSED ELEVATION	Date:	06/16/2022	Drawn By: N.C.	Used No. A
	Checked By:	D.F.		
	Job No.	20-213	3 of 4	
	© Copyright 2022 - gema Architects, PC			

[illegible]

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DO NOT PHOTOCOPY: 03/19/2021