

✓ Department:
✓ ASSESSOR
✓ BUILDING
✓ ENGINEERING (NO)
✓ HEALTH (NO)
✓ PLANNING & ZONING

TOWNSHIP OF WAYNE
OFFICE OF THE TOWNSHIP CLERK
475 Valley Road
Wayne, New Jersey 07470
Fax: 973-709-1524
Email: opra@waynetownship.com

OPRA No. 21-212

Date Due:
MARCH 1, 2021

REQUEST FOR PUBLIC RECORDS

A request for access to or for a copy of Public Records should be submitted on this form to the Office of the Township Clerk

FOR MUNICIPAL USE ONLY

Date Received: 02/18/2021

Date of Response: 3/1/21

SEE INFORMATION ON REVERSE SIDE

(Applicant Must Sign On Reverse Side)

Name: Kristie Betty
Mailing Address: _____
City/State/Zip: _____
Telephone (Day): _____ Fax: _____
Email: Kristie Betty <opra+request-20309-adc574f4@requests.opramachine.com>

Preferred Delivery: Pick up ☐ US Mail ☐ Fax ☐ Email ☐ On-Site Inspection ☐

NOTE: Depending on the request, some delivery options may not be available. If US Mail is selected the requestor is responsible for postage.

Information Requested: *Please be sure to specifically identify the records you are seeking. An overly broad request will be returned to you for clarification causing delays and/or possible denial of your request.*

Records requested:

Copies of any pending or finalized assessments and copies of any and all deed restrictions affecting the premises located at 167 Kiwanis Drive.

Confirmation as to whether there are any open permits for the premises located on Lot 00061 of Block 02400. If readily available, the requestor would also like to receive copies of all permits, open and closed, for the above-identified property that have been taken out over the last 20 years.

Confirmation as to whether any municipal assessments have been or will be imposed on the owner of Lot 00061 of Block 02400. If such assessments exist, the requestor would also like to receive copies of the same.

Copies of any restrictions of record, if any, for Lot 00061 of Block 02400.

Information on a Specific Property:

Address 167 Kiwanis Drive

Block 02400

Lot 00061

Merza, Donna

From: Kristie Betty <opra+request-20309-adc574f4@requests.opramachine.com>
Sent: Wednesday, February 17, 2021 7:33 PM
To: OPRA
Subject: OPRA request - 167 Kiwanis Drive

Dear Wayne Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Copies of any pending or finalized assessments and copies of any and all deed restrictions affecting the premises located at 167 Kiwanis Drive.

Confirmation as to whether there are any open permits for the premises located on Lot 00061 of Block 02400. If readily available, the requestor would also like to receive copies of all permits, open and closed, for the above-identified property that have been taken out over the last 20 years.

Confirmation as to whether any municipal assessments have been or will be imposed on the owner of Lot 00061 of Block 02400 . If such assessments exist, the requestor would also like to receive copies of the same.

Copies of any restrictions of record, if any, for Lot 00061 of Block 02400.

Yours faithfully,

Kristie Betty

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

opra+request-20309-adc574f4@requests.opramachine.com

Is opra@waynetownship.com the wrong address for OPRA requests to Wayne Township? If so, please contact us using this form:

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

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://opramachine.com/request/167_kiwanis_drive

212
Assessor

Block: 2400 Land Desc: .353 AC Owners Name: VALENTI ARIEL F Land: 130,700 Exemption Net Taxable Value Deductions
 Lot: 61 Bldg Desc: B1-LEVEL Street Address: 167 KIWANIS DR Impr: 120,600 Code: Cd No-Ow
 Qual: Addl Lots: City & State: WAYNE NJ Zip: 07470 Total: 251,300 Value: 0 251,300
 Card: M (#1 of 1) Acreage: 0.353 Class: 2 Property Loc: 167 KIWANIS DR Zone: R-B Map: WAYNE TOWNSHIP

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
ALVAREZ JAVIER	06/26/17	3090 / 118	412500		1992	129600	90800	220400	10/02/09	REMOVE/REPLACE DECK	8500	00/00/00
ALVAREZ JAVIER EXEC	12/27/12	2264 / 23		1 10	1993	123100	90800	213900	10/03/03	VINYL SIDING	5600	00/00/00
ALVAREZ, ANTOLIN & HILDA	05/18/01	00258/00083	150000		2001	130700	116000	246700	05/06/97	RIP OFF & REROOF	2800	00/00/00
					2004	130700	120600	251300				

LAND CALCULATIONS					SITE INFORMATION					RESIDENTIAL COST APPROACH		
Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value	
CATCH BASIN	95				Units	Rate	Site	Cond	Value			
					0.344 AC	100000	110000	100 100 100	144400			
TRAFFIC	95				0.009 AC	50000		100 100 100	450			
Net Adj:	90.25	SF:	15,359	Auto: Y	Land Value:	130,727						

BUILDING INFORMATION					Basement				
Type and Use:	ONE FAMILY	Class/Quality:	16.5		Heat/AC				
Story Height:	TWO STORY	Condition:	GOOD		HOT WATER B.B.	2180 x 1.070 + 400 x1.06 x1.00=	2897		
Style:	B1-LEVEL	Year Built/EffA:	1968 / 20 (N)		AC (OWN DUCTS)	2180 x 0.500 + 800 x1.06 x1.00=	2003		
Exterior Finish:	ALUM/VINYL	Windows:			Plumbing				
Roof Type:	HIP	Livable Area:	2180 SF		3 FIXTURE BATH	2- 1 x 855.000 + 0 x1.06 x1.00=	906		
Roof Material:	ASPH SHINGLE	Interior Cond:	NORMAL		Fireplace				
Foundation:	CONCRETE SLAB	Interior Wall:	SHEETROCK/DRYWA		Attic				
Baths:	M: A: 2 O:				Deck/Patio/Garage/Misc				
Kitchens:	M: A: 1 O:				DECK	288 x 2.530 + 94 x1.07 x1.00=	880		
					PATIO	288 x 1.720 + 64 x1.07 x1.00=	599		

ROOM COUNT					Base Cost: 54711			CCF: 210 CLA: 100			Cost New: 114893		
	B	1	2	3/A	Tot	Phys Depr: 9.00 (Y)	Func Depr:	Mkt +25 Mkt-:10	Net Depr: 105.00	Bldg Value: 120638			
Living Rm			1		1								
Dining Rm			1		1								
Kitchen			1		1								
Dinette													
5 Fixt Bath													
4 Fixt Bath													
3 Fixt Bath		1	1		2								
2 Fixt Bath													
Bed Room			3		3								
Fam Room		1			1								
Dev/Other		1			1								
Old B:	592.P												
Old L:	25												

Copyright (c) 1999 MicroSystems-NJ, Inc. L.L.C. Scale: 20 Land: 130,700 Impr: 120,600 Total: 251,300

5/83-
(20)

#2292
3335⁰⁰
TM



Deed

This Deed is made on June 26, 2017

BETWEEN **JAVIER ALVAREZ, UNMARRIED**

whose post office address is 167 Kiwanis Drive, Wayne, New Jersey 07470

referred to as the Grantor,
AND **ARIEL F. VALENTI, UNMARRIED**

whose post office address is About to be 167 Kiwanis Drive, Wayne, NJ 07470

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantor(s) and all Grantee(s) listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **Four Hundred Twelve Thousand Five Hundred 00/100 (\$ 412,500.00)** Dollars.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:14-1.1) **Township of Wayne**
Block No. **02400** Lot No. **00061** Qualifier No. Account No.
☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable).

3. **Property.** The property consists of the land and all the buildings and structures on the land in the **Township of Wayne**
County of **Passaic** and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if applicable).

BEING THE SAME PREMISES conveyed to the grantor(s) herein by Deed dated Dec.27, 2012 and recorded **Jan.09, 2013** in Deed Book **D2264**, page **23** in the **Passaic** County Clerk's office.

See Attached Derivation of Title Annexed hereto and Made a Part hereof.

TOGETHER WITH AND SUBJECT to easements, restrictions, covenants, encroachments, agreements, grants, overlaps, municipal ordinances, rules, regulations and laws of any governing body having jurisdiction over the same and such state of facts as an accurate survey may disclose.

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

(For Recorder's Use Only)

RICHARD R. TURANO, ESQ

KEISTIN H. CORRADO
CLERK
PASSAIC COUNTY
New Jersey
INSTRUMENT NUMBER
2017032092
RECORDED ON
Jul 07, 2017
2:06:51 PM
BOOK=D3090
PAGE=118
Total Pages: 5
COUNTY REALTY TAX \$412.50
COUNTY REALTY TAX \$206.25
- PIFFA
NJ PRESERVATION \$30.00
ACCOUNT
COVER PAGE FEE \$20.00
RECORDING FEES - \$50.00
REORDER OF DEEDS
STATE REALTY TAX \$1,031.25
STATE REALTY TAX - \$548.75
EAA
STATE REALTY TAX - \$742.50
GENERAL PURPOSE
NJARTF \$393.75
HOMELESSNESS TRUST \$3.00
FUND
TOTAL PAID \$3,438.00
INW: 1217619 USER: SF

The street address of the Property is: **167 Kiwanis Drive ,Wayne, NJ 07470**

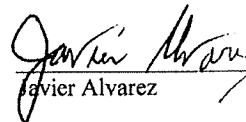
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts". (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such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

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:



Richard R. Turano, Esq.



Javier Alvarez (Seal)

STATE OF NEW JERSEY, COUNTY OF PASSAIC
I CERTIFY that on June 26, 2017

SS:

JAVIER ALVAREZ, UNMARRIED

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act.

(c) made this deed for \$412,500.00 as the full and actual consideration paid or to be paid for the transfer of title.

RECORD AND RETURN TO:
Nickolas Gasparro, Esq
Nazor Cengarle & De Carlo, LLC
190 Main Street, Suite 307
Hackensack, New Jersey 07601



RICHARD R. TURANO
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

(Such Consideration is defined in NJSA 46:15-5)

Stewart Title Guaranty Company

Commitment for Title Insurance

SCHEDULE A

(continued)

File No. MS-93727 ST

LEGAL DESCRIPTION

All that certain lot, parcel or tract of land, situate and lying in the Township of Wayne, County of Passaic and State of New Jersey being more particularly described as follows:

BEGINNING at the northeast corner of Lot 25, Block 592-P and its intersection with Kiwanis Drive, 60 feet wide, as shown on a certain map entitled "Final Plat of Linden Estates at Wayne, Township of Wayne, Passaic County, New Jersey, dated October 20, 1964, prepared by Waldo Rude and Associates, Engineers and Land Surveyors", and filed February 8, 1965 in the Office of the Register of Deeds for Passaic County, as Map No. 2278; and running thence

- 1) South 60 degrees 9 minutes West 117.56 feet to a point; thence
- 2) South 22 degrees 38 minutes 40 seconds East 119.40 feet along the proposed lot line to a point; thence
- 3) North 61 degrees 30 minutes East 132.57 feet to the intersection with Kiwanis Drive, 60 feet wide, running thence
- 4) Along Kiwanis Drive North 29 degrees 51 minutes West 121.59 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 61 in Block 2400 on the Township of Wayne Tax Map.

FOR INFORMATIONAL PURPOSES ONLY: BEING COMMONLY KNOWN AS 167 Kiwanis Drive, Wayne, NJ 07470

DERIVATION OF TITLE

Being the same premises conveyed to Antolin Alvarez by deed dated 5/18/2001 and recorded 6/5/2001 in Deed Book D-258, Page 83 in the Passaic County Clerk's office.

The said Antolin Alvarez died 10/24/2011 leaving a Last Will & Testament dated 4/6/2004, which was probated in the Passaic County Surrogate's Office under Docket No. 203199, whereby he appointed Javier Alvarez, Executor. The said Javier Alvarez is the sole beneficiary of the decedent's estate.

The said Antolin Alvarez, Decedent was married to Hilda Alvarez and was divorced by Judgment of Divorce on August 21, 2001 in the Superior Court of New Jersey, Passaic County, Docket No. FM-16-2067-01. The said Antolin Alvarez never remarried.

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATIONName(JAVIER ALVAREZCurrent Street Address 167 KIWANIS DRIVECity, Town, Post Office Box WAYNEState
NJZip Code
07470**PROPERTY INFORMATION**Block(s)
02400Lot(s)
00061

Qualifier

Street Address 167 KIWANIS DRIVECity, Town, Post Office Box WAYNEState
NJZip Code
07470Seller's Percentage of Ownership
100%Total Consideration
\$ 412,500.Owner's Share of Consideration
\$412,500.Closing Date
June 26, 2017

1

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

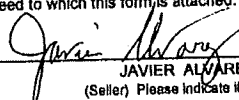
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property 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.

6-26-17

Date


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

Signature

Signature

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

Date

END OF DOCUMENT



LIST OF APPLICATIONS

Building Department
475 Valley Road
Wayne, NJ 07470
973-694-1800
www.WayneTownship.com

Street Number: 167
Street Name: KIWANIS%
Street Type: ALL
Predirection: ALL
Postdirection: ALL

Block: ALL
Lot: ALL
Owner First Name: ALL
Owner Last Name: ALL
Owner Company Name: ALL

Permit Number	App Date	Permit No	Update No	Is CCO	Reference No	Close Date	Block	Lot	Qual	Description	Use Grp	Alt Fee	CO Fee
Owner Name	CUFT	Alt Const	Site Address	Fire	CO Date	Permit No	CUFT	Alt Const	Site Address	Fire	CO Date	Permit No	CUFT
CPM-P-19970817	05/06/1997	0	05/06/1997	0	No	06/16/2017	2400	61	RIP-OFF & RE-ROOF				
ALVAREZ A.			167 KIWANIS DRIVE			No	\$0.00		R-4 Therapeutic Residences for 6-16 occupants				
0	0	No	No	No	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$20.00
\$0.00	\$3,000.00	\$0.00										\$0.00	\$57.00
CPM-P-20002828	12/15/2000	0	12/15/2000	0	No	03/21/2001	2400	61	R-3 1 & 2 Family Units, 5 Lodgers or less each				
ALVAREZ A.			167 KIWANIS DRIVE			No	\$0.00						
0	No	No	Yes	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$200.00	\$0.00										\$0.00	\$20.00
CPM-P-20032173	10/03/2003	0	10/03/2003	0	No	06/16/2017	2400	61	VINYL SIDING				
ALVAREZ A.			167 KIWANIS DRIVE			No	\$0.00		R-5 International Residential Code				
0	0	No	No	No	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.00	\$0.00	\$0.00	\$0.00
\$0.00	\$6,000.00	\$0.00										\$0.00	\$58.00
CPM-P-20091913	09/16/2009	0	10/02/2009	0	No	06/16/2017	2400	61	Deck				
ALVAREZ, ANTONIN			167 KIWANIS DR			No	\$0.00		R-5 International Residential Code				
0	Yes	No	No	No	\$169.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$0.00	\$0.00	\$0.00
\$0.00	\$8,500.00	\$0.00										\$0.00	\$183.00
CPM-P-20171605	07/14/2017	0	07/18/2017	0	No	06/31/2020	2400	61	200 AMP SERVICE				
ALVAREZ JAVIER			167 KIWANIS DR			No	\$0.00		R-5 International Residential Code				
0	No	Yes	No	No	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00
\$2,400.00	\$0.00	\$0.00										\$0.00	\$105.00

212
BA

OPRA Request No.: 21-212
Requestor: BETTY
Records Requested: See attached

The table below identifies the records that are being denied in whole or in part that are responsive to your request, as well as the legal basis for each denial, as is required by N.J.S.A. 47:1A-6.

List of all records provided, with redactions, or denied in their entirety. DOCUMENT DESCRIPTION or BATES NUMBER	If records are disclosed with redactions, give a general nature description of the redactions.	If records were denied in their entirety, give a general nature description of the record.	List the legal explanation and/or statutory citation for the denial of access to records in their entirety or with redactions.
005, 006, 011	Telephone number;		N.J.S.A. 47:1A-1.1; Preservation of Privacy Interest

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Board to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County. Your request is now considered closed.

Search Criteria 



☐ Shared

Note: name is only required if criteria needs to be saved.



Map Result

Drag a column header and drop it here to group by that column

	Permit Number	▼ Main Address	▼ Permit Type	▼ Permit Status	▼ Work Class
> 	Z-P-9970	167 KIWANIS DR	Zoning Permit (Residential)	Denied	Residential

Map Results ◆ Viewing 2 of 2 results.

Case Status	Open Date	Closed Date	Emergency	Street Number	Street Name
In Progress	7/14/2020		☐	167	KIWANIS DR
In Progress	6/6/2018		☐	167	KIWANIS DR

2018

✓ Code Case Search  Name  ☐ Shared Note: name is only required if criteria needs to be saved. 

Drag a column header and drop it here to group by that column

☐	Case Number	 Main Address	 Case Type	 Assigned To	
> ☐	 BVIO-2020-0010	167 KIWANIS DR	Building	Albanese, Joe	
☐	 Z-C-1410	167 KIWANIS DR	Zoning		

Viewing 1 of 1 results.

Project Name	Apply Date	Issue Date	Expi
	7/31/2018		

Township of Wayne
OPRA 21-212 WAYNE 005
Zoning Permit

Application #: 2143 Permit No: 20090410.000 Issue Date: 09/15/2009
Construction Control Number :
Block: 2400 Lot: 61 Qualifier:
Work Site: 167 KIWANIS DR Zone: RB
Owner: ALVAREZ, ANTOLIN Agent: ADVANTAGE CONTRACTING LLC
Address: 167 KIWANIS DR Address: 1016 RT 23 NORTH
City/State/Zip: WAYNE NJ 07470 City/State/Zip: WAYNE NJ
Telephone: [REDACTED] Telephone: [REDACTED]
Fax: () - - Fax: () - -
E-Mail: E-Mail :
Tenant: ALVAREZ, ANTOLIN

Voucher/Receipt #.	34500
Check #:	1868
Amount collected:	\$50.00

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

SINGLE FAMILY HOME - DECK

Which is a:

- ☐ Use permitted by Zoning Ordinance, Article - Section -
- ☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.
- ☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

- ☐ There is a nonconforming structure on the premises by reason of insufficient

- ☐ Other: ZONING PERMIT - DECK

APPROVED
ZONING OFFICER


SIGNATURE DATE

Brad Gibbons

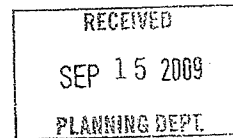
Zoning Official

This is NOT a Construction Permit

OPRA 21-212 WAYNE 006
Application for Residential Zoning Permit
Township of Wayne

475 Valley Road
Wayne, NJ 07470
(973) 694-1800, x3282

#2143



Please provide all of the requested information. If the information is not provided, the application will be returned to you as incomplete.

Subject Block 2450 Lot 61 Zone R1B
Subject Property Address 167 Kinnis Dr
Applicant's Name (if different than property owner) ADVANTAGE CONTRACTING LLC
Applicant's Mailing Address 1016 ROUTE 23 NORTH
Applicant's Telephone [REDACTED] Fax # 973-696-0533
Property Owner's Name ANTONIN ALVAREZ
Property Owner's Mailing Address 167 Kinnis Dr
Property Owner's Telephone [REDACTED] Fax # 973-696-0533

See instructions for submission requirements.

- (1) Describe current activities conducted in the principal building and accessory buildings (e.g., vacant land, single-family residence; multi-family residence, home occupation)

Single Family Residence

- (2) State purpose for which Zoning Permit is requested (e.g., new home, fence, wall, pool, accessory structure, addition, etc.).

RECONSTRUCTING EXISTING DECK

APPROVED
ZONING OFFICER
9/14/09
DATE
SIGNATURE

By signing below, I certify the above statements made by me to be true and accurate.

[Signature]
Signature of Applicant

9/14/09
Date

By signing below, I certify the above statements made by me to be true and accurate and, if a survey is submitted herewith as may be required by my application, that said survey is current in that no change has been made to the subject property that would render the submitted survey inaccurate.

[Signature]
Signature of Property Owner

9/14/09
Date

Fees:	(1) For fences, pools, sheds, 2 nd kitchens, patios and walls:	\$25.00
	(2) For residential additions:	\$50.00
	(3) For new homes:	\$75.00
	(4) Zoning Determination (other than above)	\$75.00
	(5) Non Residential Use (Home Occupation)	\$100.00
	(Make checks payable to the Township of Wayne)	

Note: THERE MUST BE 2 COPIES OF ALL APPLICATIONS AND EXHIBITS - COLLATED

2 SETS #1868 \$50⁰⁰ REPT 34500

21.375

TOWNSHIP OF WAYNE
DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA AND IMPROVED LOT COVERAGE CALCULATIONS SHEETS

PART II
IMPROVED LOT COVERAGE CALCULATIONS

These calculations are to demonstrate compliance with Township Improved Lot Coverage Requirements pursuant to Chapter 211-1.1.

Applicant: Advantage Contracting LLC Date 9/14/09
Property Address: 167 Kinross Dr. Block _____ Lot _____
Description of Proposed Work: Reconstruct Existing Deck

All calculations shall be based upon proposed post-construction conditions.

A.	Property Size in Square Feet	<u>14,550</u>
B.	Permitted Maximum Improved Lot Coverage (A x .40)	<u>5,808</u>
C.	Principal Building footprint (sq. ft.)	<u>1,275.55</u>
D.	Accessory structure (sheds, freestanding garage) footprint (sq. ft.)	<u> </u>
E.	Paved areas (concrete walkways, patios, driveways etc.) (sq. ft.)	<u>1,896</u>
F.	Swimming Pool Surface Area	<u> </u>
G.	Surfaces with laid stones, slate or timber with open joints (sq. ft. x 0.5)	<u>138</u>
H.	Surfaces such as gravel, loose stones, special paver stones with voids for grass and timber decks with open joints (sq. ft. x 0.25)	<u> </u>
I.	Total Improved Lot Coverage Area (Add Items C through H)	<u>3,309.55</u>

Note: The square footage calculation in I must be less than or equal to the square footage calculation in B or a Bulk Variance Application before the Board of Adjustment will be required.

[Signature]
Applicant Signature

*Raised seal shall be affixed if calculations were prepared by a licensed architect and/or engineer:

[Signature]
Name (print)

[Signature] 9/14/09
Signature [SEAL]* DATE

May 14, 2009

This Survey was prepared in order to obtain a Mortgage to purchase the property. Offsets and dimensions from the structure are not to be used to establish property lines. Due to the varying thickness and irregular nature of walls and fences offsets are not indicated and may be shown for graphic depiction, expansion and contraction of paper may alter scale, scale shown for reference and may vary.

Deed Description

Being known as the northeasterly portion of Lot 25, bounded to the southwest by the southwesterly 15 foot wide Piped Brook Easement, in Block 592P as shown on a map entitled "Final Plat, of Linden Estates at Wayne, in the Township of Wayne, Passaic Co., N.J." and filed in the Passaic County Register's Office on February 8, 1965 as Map No. 2279. Also being known as Lot 61, in Block 2400 as shown on the Tax Maps of the Township of Wayne, Passaic County, New Jersey.

Note:

Tree offsets given to approximate centerline of tree.

The Zoning Officer has received *street line* and observed the original raised sealed document of which this is a copy.

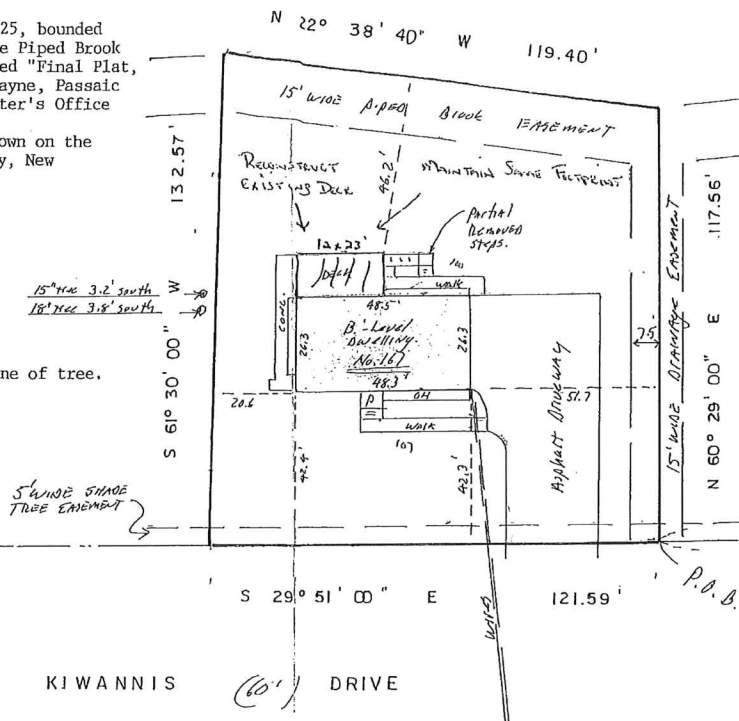
for Brad Gibson 9-14-09
Signed Date

To Antonlin Alvarez and Hilda Alvarez;

KIWANNIS

(60') DRIVE

LOCATION SURVEY AL



APPROVED
ZONING OFFICER
SIGNATURE

OPRA 21-212 WAYNE 009
CORRESPONDENCE

December 31, 2019 10:59:48AM

Application number: 9970.000

Permit No :

Issue date :

Property Specifications

Block 2400 Lot 61

Qual

Site Address 167 KIWANIS DR

Owner Name VALENTI ARIEL F

FENCE

08/09/2018 DENIED

08/13/2018 PHONED AGENT - WAITING ON LETTER

12/31/2019 NEIGHBOR IN SPOKE WITH ZONING OFFICER ERIK SULJIC - NEIGHBOR RECEIVED COPY OF RESOLUTION NO.95 FROM CLERK'S OFFICE - COPY ATTACHED TO DENIED ZONING PERMIT - WAITING FOR AGENT



Zoning Permit Review Deficiency Sheet

Address 167 Kiwanis Control Number 9970

Block 2400 Lot 61 Zone R-15

The items checked below must be included or corrected on application submittal.

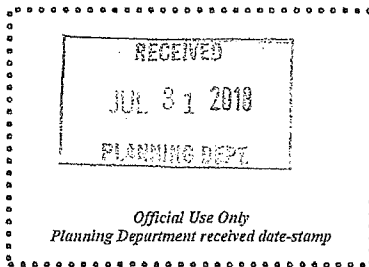
- ☐ Original sealed survey not submitted
- ☐ Impervious coverage calculations incorrect or not provided
- ☐ FAR calculations incorrect or not provided
- ☐ Information not included in Impervious calculations (post construction figures)
- ☐ Additional sets of plans required
- ☐ Existing and proposed construction must be noted on plans
- ☐ Proposed construction not drawn to scale
- ☐ All setbacks must be noted to scale on plans
- ☐ Height of structure must be noted on all elevations

☒ OTHER: provide a approval letter from
council for fence erected in
easement

[Signature]
 Plans reviewed by

8-9-18
 Date of Rejection

Application for Residential Zoning Permit



Township of Wayne
Planning & Zoning
475 Valley Road
Wayne, NJ 07470

9970

Fee \$	25 ⁰⁰
☒ Check No.	1287
☐ Cash - Receipt No.	27065
Date received:	7/31/18
Township Use Only	

Please provide all of the requested information. An incomplete application may be returned (see instructions for submission requirements). Please print or type:

Subject Property Tax Block 2400 Tax Lot 61 Zone R-15

Work Site Address of Subject Property (Street Address) 167 KIWANIS DRIVE

Subject Property Owner's Name ARIEL F. VALENTI

Agent's Name (i.e., person responsible for administering this application) SAME

Agent's Complete Mailing Address SAME
Street Town Zip Code

Agent's Daytime Telephone [REDACTED]

1) Describe current activities conducted in the principal building and accessory buildings

☒ Single-family dwelling ☐ Two-family dwelling ☐ Multi-family dwelling
☐ Vacant land ☐ Other

2) Check purpose(s) for which Zoning Permit is requested:

☒ Fence ☐ Wall four (4) feet or greater in height
☐ Generator/HVAC ☐ Shed (indicate dimensions in feet: _____ x _____)

By signing below, I certify the above statements made by me to be true and accurate and, if a survey is submitted herewith as may be required by my application, that said survey is current in that no change has been made to the subject property that would render the submitted survey inaccurate.

ARIEL F. VALENTI
Agent's Name (PRINTED)

[Signature]
Agent's Signature

7/31/18
Date

Fee: For fences, walls 4-ft high or greater, sheds
generators, HVAC units and other accessory structures and uses \$25.00

(Checks are to be made payable to the Township of Wayne)

Below for Township use only

The activity(ies) described above is/are:

☐ Approved ☐ Pre-existing, non-conforming use ☐ Require a Board action

☐ Denied

Comments/Conditions:

Zoning Officer: _____ Date: _____

Note:
Lot Corners were not set as per contractual
agreement with purchaser of property.

KIWANIS DRIVE
50' R.O.W.

Reference:

Being Known As Part Of Lot 25 In Block 592P On A Map Titled
"Final Plat Of Linden Estates At Wayne In The Township Of
Wayne, Passaic County, N.J." filed in the Passaic County
Register's Office on February 8, 1965, as Map No. 2279.

Deed: Book D2264, Page 23
Tax Lot 61, Block 2400
Area: 15,019 Sq. Ft./0.3448 Ac.

"SURVEY INSPECTIONS" or "UPDATES" of this map are PROHIBITED.
This map MAY NOT BE COPIED in whole or in part.
This map MAY NOT BE used for other purposes or transactions.
This map was prepared for a SPECIFIC transaction involving ONLY the parties listed
below (Certified Only To):

Certified Only To:

Ariel F. Valenti
Stewart Title Guaranty Company
Main Street Title & Settlement Services
Nicholas Casparro, Esq.
USAA Federal Savings Bank, its successors and/or
assigns, as their interest may appear

Michael L. Ritchie

Michael L. Ritchie, L.S.
N.J. Professional Land Surveyor #15565

ONLY copies of this map bearing the EMBOSSED seal of Michael Ritchie are VALID.
Certifications are NOT transferable to additional institutions or
subsequent owners.
Easements or Rights of Way on or below the surface of the ground that are NOT
visible are NOT SHOWN.
Subject to the findings of a COMPLETE and UP TO DATE file search.

Boundary Survey Map
PREPARED FOR

Ariel F. Valenti

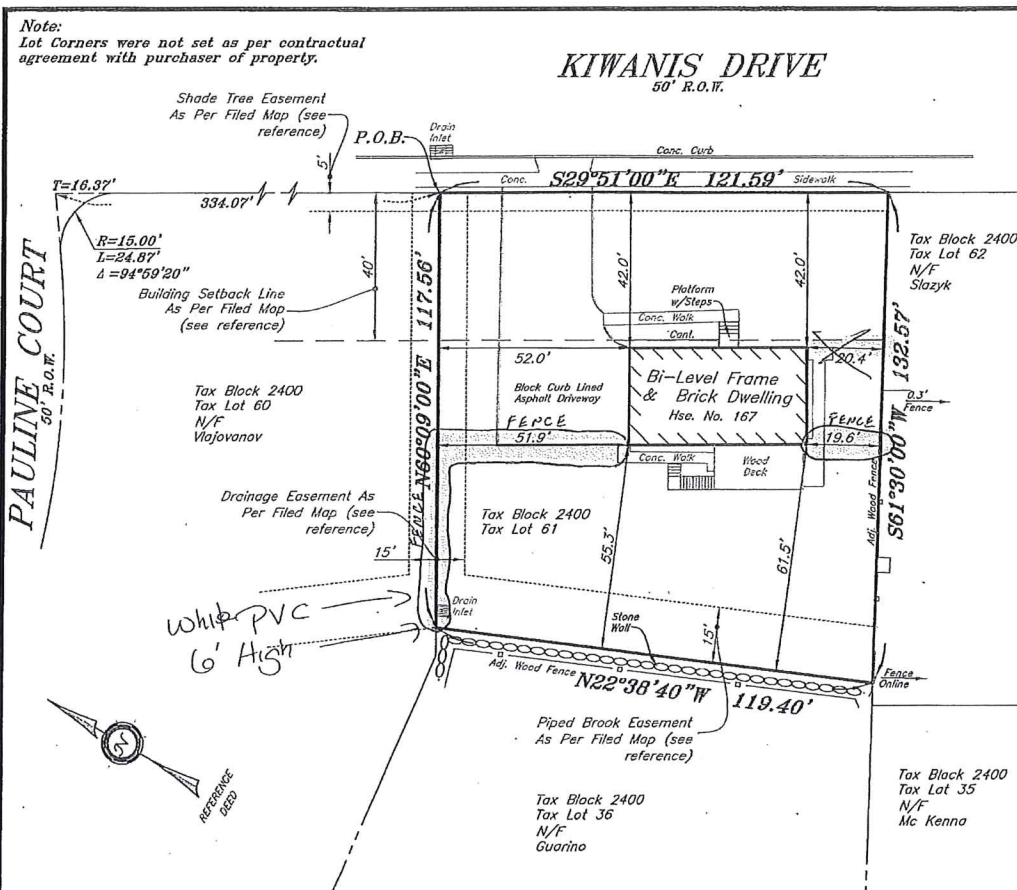
167 Kiwanis Drive
Block 2400 - Lot 61
Township of Wayne
Passaic County New Jersey
June 21, 2017 Scale: 1" = 30'



Azzolina & Feury Engineering Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
30 Madison Avenue, Paramus, NY 07652 - (201) 815-8500 - Fax (201) 815-3833
110 Sledge Road, Monroe, NY 10950 - (845) 785-8411 - Fax (845) 785-0312

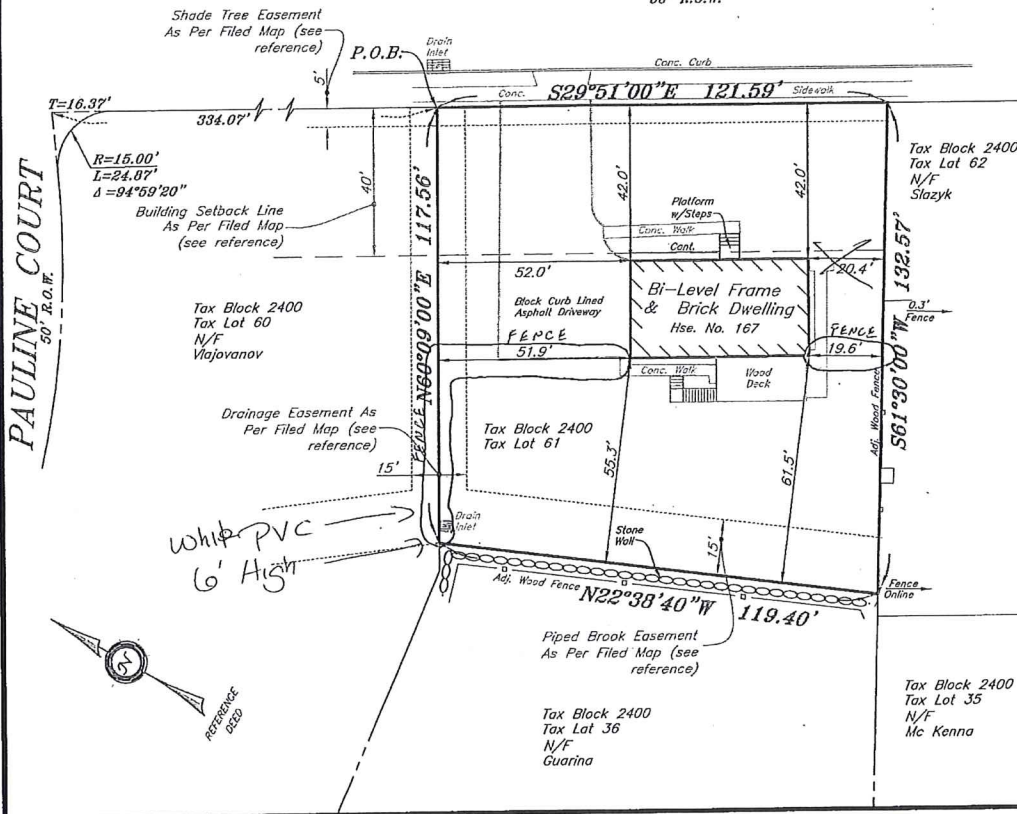
N.J. CERTIFICATE OF
AUTHORIZATION
24GA28003800

File No. MS-93727
Job No. 3222-2391



Note:
Lot Corners were not set as per contractual
agreement with purchaser of property:

KIWANIS DRIVE 50' R.O.W.



OPRA 21-212 WAYNE 014

Reference:

Being Known As Part Of Lot 25 In Block 592P On A Map Titled
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Wayne, Passaic County, N.J." filed in the Passaic County
Register's Office on February 8, 1965, as Map No. 2279.

Deed: Book D2264, Page 23

Tax Lot 61, Block 2400

Area: 15,019 Sq. Ft./0.3448 Ac.

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USAA Federal Savings Bank, its successors and/or
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Michael L. Ritchie

Michael L. Ritchie, L.S.

N.J. Professional Land Surveyor #15585

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Subject to the findings of a COMPLETE and UP TO DATE title search.

Boundary Survey Map PREPARED FOR

Ariel F. Valenti

167 Kiwanis Drive
Block 2400 - Lot 61
Township of Wayne
Passaic County New Jersey
June 21, 2017 Scale: 1" = 30'



Azzolina & Feury Engineering Inc.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

20 Midtown Avenue, Paramus, NJ 07652 - (201) 645-8500 - Fax (201) 645-8825
110 State Road, Wayne, NJ 07692 - (973) 783-8411 - Fax (973) 783-4212

N.J. CERTIFICATE OF
AUTHORIZATION
24GA28003600

FILE No. MS-93727

JOB No. 3222-2391

OPRA 21-212 WAYNE 015
TOWNSHIP OF WAYNE
COUNTY OF PASSAIC
STATE OF NEW JERSEY
2019
RESOLUTION NO. 95

A motion was made by Richard Jasterzbski seconded by David Varano that the following resolution be adopted:

**ACKNOWLEDGING ENCROACHMENT OF A PVC FENCE WITHIN A PUBLIC
DRAINAGE EASEMENT - BLOCK 2400, LOT 61
(167 KIWANIS DRIVE)**

WHEREAS, the owner of Block 2400, Lot 61 as designated on the Tax Assessment Map of the Township of Wayne, more commonly known as 167 Kiwanis Drive, has advised the Township that he wishes to maintain a 6' high PVC fence within the public drainage easement that runs along the northerly side of the property; and

WHEREAS, the Township Engineer has no objection to allowing the PVC fence to remain within a public drainage easement, provided that the property owner enters into an Agreement with the Township as provided herein; and

WHEREAS, the property owner has agreed to enter into an Agreement with the Township which acknowledges the encroachment of the PVC fence into the public drainage easement on Kiwanis Drive; and

WHEREAS, the property owner also agrees to hold the Township harmless from any liability connected with said PVC fence that encroaches into the public drainage easement.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Township of Wayne that the Township hereby acknowledges that the owner shall maintain a 6' high PVC fence within the public drainage easement that runs along the northerly side of the property located at 167 Kiwanis Drive; and

BE IT FURTHER RESOLVED that the Mayor, Township Clerk, or any other Township Official who may be deemed appropriate, are hereby authorized to enter into an Agreement with the owner of the aforementioned property regarding the encroachment of the PVC fence into the Township's public drainage easement along the northerly side of the property, a copy of the Agreement being on file in the office of the Township Clerk and hereby approved; and

BE IT FURTHER RESOLVED that the Agreement shall run with the land and shall be recorded in the Passaic County Clerk's Office, Registry Division.

ROLL CALL:

AYES: Jonathan Ettman, Richard Jasterzbski, Aileen Rivera,
Al Sadowski, Joseph Schweighardt, Joseph Scuralli,
David Varano, Franco Mazzei

NAYS:

ABSENT: Jill Sasso

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WAYNE AT A REGULAR MEETING HELD ON MARCH 20, 2019.


PAUL V. MARGIOTTA
TOWNSHIP CLERK

