

Connell, Maureen

From:
Sent:
To:
Subject:

John Hsu <opra+request-16724-c1665f7a@requests.opramachine.com>
Tuesday, September 15, 2020 11:30 AM
OPRA
OPRA request - 41 Glendale Warehouse

Dear Edison 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:

Application for warehouse proposed to be constructed on 41 Glendale Ave as well all accompanying documents.

Yours faithfully,

John Hsu

*Please come to
view the whole File
L-1*

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-16724-c1665f7a@requests.opramachine.com

Is OPRA@EDISONNJ.ORG the wrong address for OPRA requests to Edison Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=edison_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/41_glendale_warehouse

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.

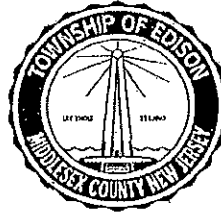
SEP 15 20 PM 12:14

*Due
9/24/20*

Planning

*McNeill
9/15/20*

☒ PLANNING BOARD
☐ ZONING BOARD OF ADJUSTMENT



100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

DEEMED COMPLETE

DATE : _____

TYPE OF APPLICATION	FEE PAID	DATE	APPLICATION #
☐ MINOR SUBDIVISION	_____	_____	<u>P1-2020</u>
☐ PRELIMINARY SUBDIVISION	_____	_____	_____
☐ FINAL SUBDIVISION	_____	_____	_____
☒ SITE PLAN (PRELIMINARY)	_____	_____	_____
☒ SITE PLAN (FINAL)	_____	_____	_____
☐ CONDITIONAL USE	_____	_____	_____

1. APPLICANT'S NAME 41 Glendale, LLC
1649 49th St., 1st Floor
ADDRESS : Brooklyn, NY 11204 PHONE : 718-436-2253

1A. NAME OF DEVELOPMENT: Glendale Avenue Warehouse

2. NAME OF PRESENT OWNER: 41 Glendale, LLC **
ADDRESS : same as above PHONE : same as above

3. IS APPLICANT A CORPORATION ☐ PARTNERSHIP ☐ INDIVIDUAL ☐ LLC ☒

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: Contract Purchaser of a portion of the premises

5. LOCATION OF SUBDIVISION / SITE (STREET): Glendale Avenue

6. BLOCK : 340 LOT : 1-B, 1-D, 2-A and portions of 1-E and 4 ZONE: L-1
380 LOT : 15 and 16

7. PRESENT USE OF PROPERTY : vacant

8. PROPOSED USE OF PROPERTY: warehouse/offices

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXSISITING STURCTURES:
warehouse with ancillary offices - - 176,630 square feet total

10. IF WAREHOUSE, LIST ITEMS TO BE STORED: to be determined
IF MANUFACTURING , ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF
MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.
(YES OR NO) No IF YES ATTACH COPY.

12. PERSON PREPARING PLANS :
NAME Scott H. Turner, P.E. of Menlo Engineering Associates FAX 732-846-9439
ADDRESS : 261 Cleveland Ave., Highland Park NJ 08904 PHONE : 732-846-8586
Email : sturner@menloeng.com

13. ATTACH COPY OF PROPERTIES OWNERS LIST : PROPERTIES WITHIN 200 FT.

** The subject property is a lot to be created by a subdivision application being filed simultaneously with this application, as explained in the attached rider.
The names and addresses of the owners of the lots not owned by the applicant are on the Ownership List attached.

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXSISTING MUNICIPAL SEWER
(YES OR NO) yes IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE _____

15. IS A VARIANCE REQUIRED (YES OR NO) Yes. See Rider attached.

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING
INVOLVING THIS PROPERTY (YES OR NO) No IF YES ,
DATE : _____ WHICH BOARD : _____

17. DRAFT AFFORDABLE HOUSING PLAN- Must be submitted with application. N/A

FOR SUBDIVISIONS ONLY: N/A

NUMBER OF PROPOSED LOTS : _____
AREA OF ENTIRE TRACT _____ AND PORTION BEING SUBDIVIDED _____
SELL LOTS ONLY (YES OR NO) _____ IF YES ESTIMATED UNIT PRICE _____
CONSTRUCT HOUSES FOR SALE (YES OR NO) _____
IF , YES ESTIMATED UNIT PRICE _____

FOR SITE PLAN ONLY:

LAND AREA : ACREAGE 10.05 acres SQUARE FEET 437,778
BUILDING AREA: SQUARE FEET 176,630 sq. ft.
% OF BUILDING COVERAGE OF LAND 38.2%

IF TOWNHOUSES OR APARTMENTS :	# OF UNITS	1 BEDROOM
	# OF UNITS <u>N/A</u>	2 BEDROOMS
	# OF UNITS	3 BEDROOMS
	# OF UNITS	4 BEDROOMS

PARKING SPACES REQUIRED 101 PARKING SPACES PROVIDED 104

I CERTIFY THAT THE FOREGOING STATEMENT MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY
OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE , I AM SUBJECT TO
PUNISHMENT FOR CONTEMPT OF COURT. SIGNATURE PAGE TO FOLLOW

SWORN TO AND SUBSCRIBED BEFORE ME ON
_____ DAY OF _____ 20 _____

NOTARY PUBLIC

BY : _____
SIGNATURE OF APPLICANT

BY: _____
SIGNATURE OF OWNER

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

NAME : Steven J. Tripp, Esq.
ADDRESS: 90 Woodbridge Center Drive, Suite 900, Woodbridge NJ 07095 FAX 732-726-6524
FIRM NAME : Wilentz, Goldman & Spitzer, P.A. PHONE 732-855-6076
Email : stripp@wilentz.com

AURTORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

THIS WILL CERTIFY THAT _____ TITLE: _____
(CORPORATION NAME AND ADDRESS)
WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON
HAS BEEN AUTHORIZEDBY THIS CORPORATION TO DO SO.

ATTEST : _____
WITNESS

SIGNATURE OF OFFICER

CORPORATION OR PARTNERSHIP APPLYING TO A PLANNING BOARD OR A BOARD OF ADJUSTMENT OR TO THE GOVERNING BODY OF A MUNICIPALITY FOR PERMISSION TO SUBDIVIDE A PARCEL OF LAND INTO SIX (6) OR MORE LOTS, OR APPLYING FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF TWENTY- FIVE (25) OR MORE FAMILY UNITS OR FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES SHALL LIST THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR INDIVIDUAL PARTNERS OWNING AT LEAST 10 % OF ITS STOCK OF ANY CLASS OR AT LEAST 10% OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

SEE ATTACHED

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

Application for Preliminary and Final Major Site Plan Approval
Applicant: 41 Glendale, LLC
Project Name: Glendale Avenue Warehouse

CORPORATE DISCLOSURE
41 Glendale, LLC

1. The following persons or entities own 10% or more of 41 Glendale, LLC:

Stalwart Edison, LLC, 1649 49th Street, 1st Floor, Brooklyn, NY 11204

2. The following persons or entities own 10% or more of Stalwart Edison, LLC:

- a) Chaim Schweid, 1649 49th Street, 1st Floor, Brooklyn, NY 11204;
- b) Issac Schweid, 1649 49th Street, 1st Floor, Brooklyn, NY 11204;
- c) Yochanan Hochhauser, 1649 49th Street, 1st Floor, Brooklyn, NY 11204;
- d) Mrs. Y. Hochhauser, 1649 49th Street, 1st Floor, Brooklyn, NY 11204; and
- e) SEI Edison WG, LLC

3. The only person or entity owning 10% or more of SEI Edison WG, LLC is:

Samuel Wachsman, 1649 49th Street, 1st Floor, Brooklyn, NY 11204.

Application for Preliminary and Final Major Site Plan Approval

Applicant: 41 Glendale, LLC

Project Name: Glendale Avenue Warehouse

OWNERSHIP LIST

The owners of the various parcels, portions of which are part of the reconfigured lot that is the subject of this application, are as follows:

Block 340, Lots 1-B, 1-D and 1-E	41 Glendale, LLC 1649 49th Street, 1st Floor Brooklyn, NY 11204
Block 340, Lots 2-A, 2-B, 3-A and 4	J. Scheer Industries, Inc. PO Box 489 Barnegat Light, NJ 08006
Block 380, Lots 15 and 16	Consolidated Rail Corporation 1717 Arch Street, 13th Floor Philadelphia, PA 19103

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT FOR CONTEMPT OF COURT.

41 Glendale, LLC (Applicant and Owner of Block 340, Lots 1-B, 1-D and 1-E)

By: [Signature]
Samuel Wachsmann, Managing Member

Sworn to and subscribed before me
on this 30 day of Dec, 2019.

[Signature]
NOTARY PUBLIC

JUDY ZELKOVITZ
NOTARY PUBLIC, State of New York
No. 01ZE5015222
Qualified in Kings County
Commission Expires July 19, 2021

This will certify that Samuel Wachsmann TITLE: Managing Member
(CORPORATION NAME AND ADDRESS) 41 Glendale, LLC who subscribed to the above
application for development in the Township of Edison has been authorized by this corporation to do
so.

Attest: [Signature]
WITNESS

[Signature]
Signature of Officer

J. Scheer Industries, Inc. (Owner of Block 340, Lots 2-A, 2-B, 3-A and 4)

By: _____

Print Name and Title

Sworn to and subscribed before me
on this _____ day of _____, 2019.

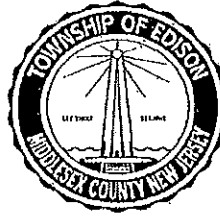
NOTARY PUBLIC

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(CORPORATION NAME AND ADDRESS) _____
who subscribed to the above application for development in the Township of Edison has been
authorized by this corporation to do so.

Attest: _____
WITNESS

Signature of Officer

☒ PLANNING BOARD
☐ ZONING BOARD OF ADJUSTMENT



100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

DEEMED COMPLETE
DATE : _____

TYPE OF APPLICATION	FEE PAID	DATE	APPLICATION #
☒ MINOR SUBDIVISION	_____	_____	P5219
☐ PRELIMINARY SUBDIVISION	_____	_____	_____
☐ FINAL SUBDIVISION	_____	_____	_____
☐ SITE PLAN (PRELIMINARY)	_____	_____	_____
☐ SITE PLAN (FINAL)	_____	_____	_____
☐ CONDITIONAL USE	_____	_____	_____

1. APPLICANT'S NAME 41 Glendale, LLC and J. Scheer Industries, Inc.

ADDRESS : see attached

PHONE : _____

1A. NAME OF DEVELOPMENT: Minor Subdivision - Glendale and Silver Lake Avenues

2. NAME OF PRESENT OWNER: same as applicant *

ADDRESS : _____

PHONE : _____

J. Scheer Industries, Inc.

41 Glendale, LLC

3. IS APPLICANT A CORPORATION ☒ PARTNERSHIP ☐ INDIVIDUAL ☐ LLC ☒

Contract Purchaser of portions of the property involved, as set forth in the rider.

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: _____

5. LOCATION OF SUBDIVISION / SITE (STREET): Glendale Avenue and Silver Lake Avenue

6. BLOCK : 340 LOT : 15 and 16 ZONE: L-1

1-B, 1-D, 1-E, 2-A, 2-B, 3-A and 4

7. PRESENT USE OF PROPERTY : Block 340, Lots 2-B, 3-A and 4 - contractor's business; other lots are vacant

8. PROPOSED USE OF PROPERTY: Existing contractor's business on one lot; warehouse/office on the other lot

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXSISTING STURCTURES:

New warehouse/office building on one of the two lots.

10. IF WAREHOUSE, LIST ITEMS TO BE STORED: To be determined

IF MANUFACTURING , ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.
(YES OR NO) No IF YES ATTACH COPY.

12. PERSON PREPARING PLANS :

NAME Scott H. Turner, P.E. of Menlo Engineering Associates

FAX 732-846-9439

ADDRESS : 261 Cleveland Ave., highland Park NJ 08904

PHONE : 732-846-8585

Email : sturner@menloeng.com

13. ATTACH COPY OF PROPERTIES OWNERS LIST : PROPERTIES WITHIN 200 FT.

* The subdivision also includes a portion of the Conrail right-of-way, which is being acquired. The address is: Consolidated Rail Corporation
1717 Arch Street, 13th Floor
Philadelphia, PA 19103

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXSISTING MUNICIPAL SEWER
(YES OR NO) Yes IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE _____

15. IS A VARIANCE REQUIRED (YES OR NO) No

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING
INVOLVING THIS PROPERTY (YES OR NO) No IF YES ,
DATE : _____ WHICH BOARD : _____

17. DRAFT AFFORDABLE HOUSING PLAN- Must be submitted with application. N/A

FOR SUBDIVISIONS ONLY:

NUMBER OF PROPOSED LOTS : 2
AREA OF ENTIRE TRACT 13.37 acres AND PORTION BEING SUBDIVIDED entire
SELL LOTS ONLY (YES OR NO) No IF YES ESTIMATED UNIT PRICE _____
CONSTRUCT HOUSES FOR SALE (YES OR NO) _____
IF , YES ESTIMATED UNIT PRICE _____

FOR SITE PLAN ONLY: N/A

LAND AREA : ACREAGE _____ SQUARE FEET _____
BUILDING AREA: SQUARE FEET _____
% OF BUILDING COVERAGE OF LAND _____

IF TOWNHOUSES OR APARTMENTS :	# OF UNITS	1 BEDROOM
	# OF UNITS	2 BEDROOMS
	# OF UNITS	3 BEDROOMS
	# OF UNITS	4 BEDROOMS

PARKING SPACES REQUIRED _____ PARKING SPACES PROVIDED _____

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OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE , I AM SUBJECT TO
PUNISHMENT FOR CONTEMPT OF COURT. SIGNATURE PAGE TO FOLLOW

SWORN TO AND SUBSCRIBED BEFORE ME ON
_____ DAY OF _____ 20 _____

BY : _____
SIGNATURE OF APPLICANT

NOTARY PUBLIC

BY: _____
SIGNATURE OF OWNER

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

NAME : Steven J. Tripp, Esq.
ADDRESS: 90 Woodbridge Center Drive, Suite 900, Woodbridge NJ 07095 FAX 732-726-6524
FIRM NAME : Wilentz, Goldman & Spitzer, P.A. PHONE 732-855-6076
Email : stripp@wilentz.com

AURTORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

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(CORPORATION NAME AND ADDRESS)
WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON
HAS BEEN AUTHORIZEDBY THIS CORPORATION TO DO SO.

ATTEST : _____
WITNESS

SIGNATURE OF OFFICER

CORPORATION OR PARTNERSHIP APPLYING TO A PLANNING BOARD OR A BOARD OF ADJUSTMENT OR TO THE GOVERNING BODY OF A MUNICIPALITY FOR PERMISSION TO SUBDIVIDE A PARCEL OF LAND INTO SIX (6) OR MORE LOTS, OR APPLYING FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF TWENTY- FIVE (25) OR MORE FAMILY UNITS OR FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES SHALL LIST THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR INDIVIDUAL PARTNERS OWNING AT LEAST 10 % OF ITS STOCK OF ANY CLASS OR AT LEAST 10% OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

SEE ATTACHED

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

**GLENDALE AVENUE AND SILVER LAKE AVENUE SUBDIVISION
APPLICANTS' INFORMATION AND DISCLOSURE**

1. J. Scheer Industries, Inc., c/o Catherine A. Ruch, PO Box 489, Barnegat Light, NJ 08006 - -
Owner of Block 340, Lots 2-A, 2-B, 3-A and 4.

The only person or entity owning a 10% or greater interest in J. Scheer Industries, Inc. is

Catherine A. Ruch
PO Box 489
Barnegat Light, NJ 08006

2. 41 Glendale, LLC is the owner of Block 340, Lots 1-B, 1-D and 1-E, and is the contract purchaser of Lot 2-A and a portion of Lot 4 from J. Scheer Industries, Inc., and the Conrail right-of-way designated as Block 380, Lots 15 and 16.

- A. The following persons or entities own 10% or more of 41 Glendale, LLC:

Stalwart Edison, LLC, 1649 49th Street, 1st Floor, Brooklyn, NY 11204

- B. The following persons or entities own 10% or more of Stalwart Edison, LLC:

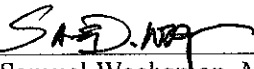
- 1) Chaim Schweid, 1649 49th Street, 1st Floor, Brooklyn, NY 11204;
- 2) Issac Schweid, 1649 49th Street, 1st Floor, Brooklyn, NY 11204;
- 3) Yochanan Hochhauser, 1649 49th Street, 1st Floor, Brooklyn, NY 11204;
- 4) Mrs. Y. Hochhauser, 1649 49th Street, 1st Floor, Brooklyn, NY 11204; and
- 5) SEI Edison WG, LLC

- C. The only person or entity owning 10% or more of SEI Edison WG, LLC is:

Samuel Wachsman, 1649 49th Street, 1st Floor, Brooklyn, NY 11204.

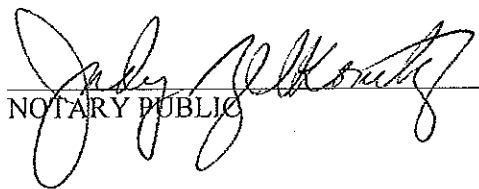
I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT FOR CONTEMPT OF COURT.

41 Glendale, LLC (Co-Applicant and Owner of Block 340, Lots 1-B, 1-D and 1-E)

By: 
Samuel Wachsmann, Managing Member

Sworn to and subscribed before me
on this 30 day of Dec, 2019.

JUDY ZELKOVITZ
NOTARY PUBLIC, State of New York
No. 01ZE5015222
Qualified in Kings County
Commission Expires July 19, 2021


NOTARY PUBLIC

This will certify that Samuel Wachsmann TITLE: Managing Member
(CORPORATION NAME AND ADDRESS) 41 Glendale, LLC who subscribed to the above
application for development in the Township of Edison has been authorized by this corporation to do
so.

Attest:  WITNESS
 Signature of Officer

J. Scheer Industries, Inc. (Co-Applicant and Owner of Block 340, Lots 2-A, 2-B, 3-A and 4)

By: _____

Print Name and Title

Sworn to and subscribed before me
on this _____ day of _____, 2019.

NOTARY PUBLIC

This will certify that _____ TITLE: _____
(CORPORATION NAME AND ADDRESS) _____
who subscribed to the above application for development in the Township of Edison has been
authorized by this corporation to do so.

Attest: _____ WITNESS

Signature of Officer

**RIDER TO MINOR SUBDIVISION APPLICATION OF
41 GLENDALE, LLC AND J. SCHEER INDUSTRIES, INC.**

GLENDALE AVENUE AND SILVER LAKE AVENUE SUBDIVISION

The purpose of this minor subdivision is to reconfigure a number of existing parcels located at the intersection of Glendale Avenue and Silver Lake Avenue, in order to create two new lots, one to be owned by co-applicant 41 Glendale, LLC ("Glendale") and the other to be owned by co-applicant J. Scheer Industries, Inc. ("Scheer"). The existing parcels are as follows:

- 1.. Block 380, Lots 15 and 16 (shown on the Township's tax records as part of Block 380, Lot 1) - - These lots contain 0.578 acres and are a part of a Conrail right-of-way that traverses a portion of the Township.
2. Block 340, Lots 1-B and 1-D - - These lots are comprised of 7.529 acres of vacant land, owned by Glendale.
3. Block 340, Lot 1-E - - This lot is owned by Glendale. It is comprised of 2.707 acres of vacant land. It is on the opposite side of the Conrail right-of-way from the other two lots owned by Glendale.
4. Block 340, Lots 2-B, 3-A and 4 - - These lots are owned by Scheer, and contain a total of 1.5 acres. There is an existing contracting business located on these lots.
5. Block 340, Lot 2-A - - This lot is owned by Scheer and contains 1.055 acres of vacant land. It is on the opposite side of Conrail from the other lots owned by Scheer.

Glendale is acquiring Block 380, Lots 15 and 16 (the Conrail right-of-way), Block 340, Lot 2-A and a very small portion of Lot 4. Scheer is acquiring a portion of Block 340, Lot 1-E, which will be consolidated with Lots 2-B, 3-A and 4. The resulting lots will be as follows:

1. Proposed Lot 1, containing 10.05 acres, to be owned by Glendale.
2. Proposed Lot 2, containing 2.94 acres, to be owned by Scheer.

There also are two right-of-way dedications:

Silver Lake Avenue - - 0.05 acres.

Glendale Avenue - - 0.33 acres.

Scheer will continue to operate a contracting business on the newly configured lot. Glendale is seeking site plan approval, in a separate application, to construct a warehouse/office building on its lot.