



West Milford Township
1480 Union Valley Road
West Milford, NJ 07480
(973) 728-2759

Date Issued: 2/29/2016
Application Number: ZA-02-16-0040
Application Date: 2/26/2016
Project Number:
Permit Number: ZP-02-16-0045
Fee: \$20

Zoning Permit

Worksite 2915 ROUTE 23
Location: NEWFOUNDLAND, NJ 07435

Block: 15804
Lot: 15
Qualifier:
Zone: CC

Owner: JILL INC A NJ CORP
Address: 10 STONE HOLLOW RD
MONTVALE, NJ 07645

Applicant: SAM ABADALLA
Address: 199 MT PLEASANT AVE
WOODLAND PARK, NJ 07424

Application Approved Date: 2/29/2016

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Community Commercial
Nonconforming Use is:

Work Description:

CHANGE IN TENANCY - DELI TO BAGEL BONANZA

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Valid Nonconforming Use is established by
☐ Zoning Board of Adjustment
☐ Zoning Officer



Vincent (Jim) Lupo, Zoning Officer

2/29/2016
Date

The purpose of this document is to provide the applicant with a determination of whether the proposed use, as specifically set forth by the applicant in this Application for a Zoning Permit is permitted and meets the bulk criteria in the zone that the subject property lies.

This Zoning permit does not exempt bearer of responsibility to secure a Certificate of Occupancy, Building Permit, Health Department approvals, Engineering approvals, or other permits as required by Municipal, County, State or Federal agencies.

Please note that it is the applicants responsibility to ensure Highlands approval. In the absence of an official exemption by the DEP the applicant is proceeding at their own risk. For a Highlands Applicability Determination Application form go to the DEP's website at www.nj.gov/dep/highlands/consistency.pdf.

Block 13804 Lot 15

For application received on 2-26-16

ZONING PERMIT

The purpose of this document is to provide the applicant with a determination of whether the **proposed use**, as specifically set forth by the applicant in Item (3) of this Application for a Zoning Permit, is permitted and meets the bulk criteria in the zone in which the subject property lies. **This document is in no way intended to be a building permit, or an authorization to commence site work.**

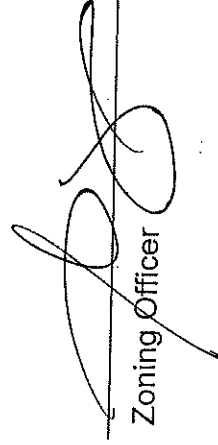
This is to certify that the above-described premises, together with any buildings thereon and the offsets as shown on the attached survey, are **approved** to be used for or as

Babel Shop Tenancy change
[Item # (3) of Zoning Permit Application], which

- ☒ is a use that is permitted by Ordinance
- ☒ Meets the bulk standards permitted by Ordinance and requires no variance approval
- ☐ Is a valid, non-conforming use

Prior to any site work commencing or the issuance of any Certificates of Occupancy, building permits, footing permits or a foundation permit, the applicant must obtain approval from (checked items apply):

- ☐ West Milford Planning Board
- ☐ Passaic County Planning Board
- ☐ Hudson-Essex-Passaic Soil Conservation District
- ☐ Other State agencies
- ☐ Highlands Buffer may impact proposed activity
- ☐ Special Conditions


Zoning Officer 2-29-16 Date

TOWNSHIP OF WEST MILFORD

Division of Building & Planning

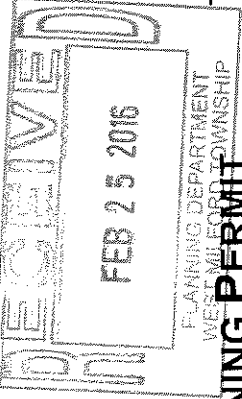
1480 Union Valley Road

West Milford, NJ 07480

(973) 728-2759

00-10

ZA-02-15-



APPLICATION FOR ZONING PERMIT

Block 15804 Lot 15 Zone _____ Daytime Telephone _____

Property Address 2915 Rt 235

Name of Applicant SAM Abolaha

Mailing Address of Applicant: 199 RT Pleasant AVE Woodland Park

07924

Name of Property Owner Jill INC

Address of Property Owner 10 Stone Hollow Rd Montvale NJ 07645

Attach one property survey with a raised surveyor's seal, showing size of lot, bounding streets; size, type and location of existing and proposed structures with distances to all property lines denoted. Draw to scale on the survey any proposed structures. If any of the required information is not provided, the application will be returned to you as incomplete. **A status of taxes, obtained from the Tax Collectors office, must accompany this application. (Ord. 2009-011) **Please note, that it is the applicants responsibility to ensure Highlands approval. In the absence of a local exemption the applicant must apply to the DEP for a Highlands Exemption. For a Highlands applicability Determination Application form go to the DEP's website at www.nj.gov/dep/highlands/consistency.pdf.

- > Describe current activities conducted on property (single-family house; multi-family house; business etc):
Del.
- > Describe in detail your request for a Zoning Permit (description of proposed work, dimensions of proposed structure, intended use etc.). A Zoning permit and fee are required for each request. A Site Improvement Plan approval is required for all new buildings, additions or accessory buildings with a footprint of 500 square feet or greater.
SAM Abolaha
BAGEL BOUTANZEN
- > Has the property been the subject of any prior application to the Zoning Board of Adjustment or Planning Board to the Applicant's knowledge? If yes, please provide date of application and/or the name of the applicant:

Applicant's Signature: SAM Abolaha

New Single Family Residential Homes	\$75.00	Generators & Home Occupation	\$40.00
Residential Additions	\$50.00	Change in Tenancy	\$20.00
Residential Accessory Bldgs (over 100 sq ft)	\$50.00	Commercial Buildings	\$150.00
Fences, Pools, Sheds, Walls, Decks & Signs	\$40.00	Commercial Additions/Alterations	\$100.00

Date rec'd 2/26/16 Received by [Signature] Check # 20 Cash \$ 20

Forwarded to Zoning Officer on 2/26/16 Taxes current Yes ☒ No ☐ No 2/23/16 Tax Collector Signature [Signature]



Township of West Milford

DEPARTMENT OF BUILDING SAFETY

1480 Union Valley Road, West Milford, NJ 07480
(973) 728-2780 Fax (973) 728-2843

Lake Communities Release Form

I hereby certify that I have notified my Property Owners Association as per Ordinance # 2008-019.

This Ordinance states:

- A. Applicability. All residents whose property is part of Property Owners Association within the Township of West Milford shall, in addition to the requirements for obtaining building and/or construction permits through the Township Planning and Building Department, and pursuant to the Uniform Construction Code, provide notice to there respective Property Owners Association as to the filing of the building and/or construction permit(s).
- B. Procedure. All applicants for a building and/or construction permit, shall, within five (5) business days of the filing of such permit(s), notify there respective Property Owners Association, via regular and certified mail, return receipt requested, of there intentions in applying for such building and/or construction permit(s). The notification shall be in the form of a copy of the application and shall be addressed to the Property Owners Association. The property Owners Association shall have fourteen (14) calendar days, upon receipt of the notice, to review same and to place any objections it may have as to the permit application with the Township Planning and Building Department. Failure of the Property Owners Association to respond within the fourteen (14) calendar days or failure of the Property Owners Association to respond at all to the notification, shall consider such notification to be acceptable to such Association.
- C. Enforcement. The provisions of this Section shall be enforced by the Township Construction Code Official.
- D. Violations and penalties. Lake resident property owners found to be in violation of the Section shall be subject to a penalty of \$250.00 per offense. For purposes of this Section, failure to provide the adequate notice on each and every building and/or construction permit application shall be considered a separate offense.

Owner/Applicant

Date

I hereby certify that I DO NOT belong a Property Owners Association.

Owner/Applicant

Date



Township of West Milford

DEPARTMENT OF BUILDING SAFETY

1480 Union Valley Road, West Milford, NJ 07480
(973) 728-2780 Fax (973) 728-2843

Dwelling Existence Certification

I (We), (print name(s)) _____, commonly
am the deeded owner of Block _____ Lot _____, commonly
known as _____ in the Township of _____

West Milford. I (We) certify that this property contained a single-family dwelling with a certificate of occupancy issued prior to August 10, 2004. I further certify that my submitted project is limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system where that improvement shall maintain the use as a single-family dwelling and does not permit use of the structure as a multiple dwelling unit

I hereby certify that the plans and other information that I have submitted, upon which this determination has been made, are accurate.

Signature of Homeowner

Date

**ALL PERMITS ISSUED IN THE TOWNSHIP OF WEST MILFORD ARE
SUBJECT TO CONTINUING OVERSIGHT BY THE DEPARTMENT OF
ENVIRONMENTAL PROTECTION AND THE HIGHLANDS COUNCIL.**

-----For Office Use Only-----

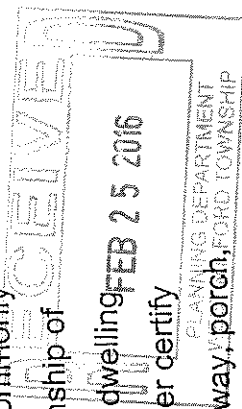
☒ I certify that the above property contained a single-family dwelling with a
certificate of occupancy prior to August 10, 2004.

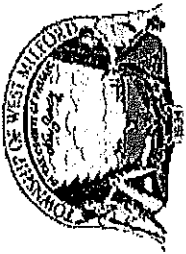
☐ I certify that the above property **DID NOT** contain a single-family dwelling
with a certificate of occupancy prior to August 10, 2004.

Signature of Tax Assessor

Date

B.T.
2-25-16





**Township of West Milford
Highlands Exemption Determination Application**

**1480 Union Valley Road
West Milford, NJ 07480**

(973) 728 - 7000

The purpose of this application is to determine whether or not a proposed project is exempt from the provisions of the Highlands Water Protection and Planning Act (see note below).

Instructions for Completing Form

1. Complete page 1.
2. Review the seven exemptions eligible for municipal determinations (see pages 2-3) to determine which may be applicable to the proposed project. Applicants need only qualify for one of the exemptions, although more than one may apply. Below each exemption is a list of documentation that is required to determine whether the exemption applies. .)
3. Initial as indicated by the applicable exemption.
4. Sign the application form.
5. Submit completed application along with all supporting documentation to the municipal office at the address above.

Important Note

This application will be evaluated by the municipality to determine whether a proposed activity, improvement or development project involving lands within the Highlands Region is exempt from the provisions of the Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq., "Highlands Act"). Any proposal that is exempt from the Highlands Act is also exempt from the Highlands Water Protection and Planning Act Rules ("Highlands Rules," N.J.A.C. 7:38-1 et seq.) and from any Highlands Area land use ordinance adopted by the municipality pursuant to approval of its Petition for Plan Conformance by the Highlands Water Protection and Planning Council ("Highlands Council"). The municipality has been authorized and certified by the Highlands Council to issue Highlands Exemption Determinations, pursuant to a July 19, 2012 Memorandum of Understanding (MOU) between the Highlands Council and the New Jersey Department of Environmental Protection (NJDEP). The local ordinance effectuating this delegation of authority is Ordinance #2013-018, "Township of West Milford Highlands Area Exemption Ordinance," adopted September 18, 2013, and effective October 8, 2013.

Please note that all references to professional preparers indicated in this application shall be construed to include any and all qualified individuals licensed, certified, or otherwise eligible and authorized to complete such work, in accordance with the applicable laws and legal requirements of the State of New Jersey including but not limited to the MLUL (N.J.S.A. 40:55D-1 et seq) and Title 13 of the New Jersey Administrative Code, Law and Public Safety.

Please note that this application only addresses whether or not your project is exempt from Highlands regulations (as listed above). Certification that a project is exempt from the Highlands Act does not relieve one from other regulatory requirements that may apply, including the need to apply for any other permits, whether under municipal, state or other jurisdictional authority. Please also note that in accordance with the MOU, Ordinance #2013-018 requires that the municipal Exemption Designee retain Highlands Council certification to exercise the authority to issue Municipal Exemption Determinations. In the event of personnel changes or other extenuating circumstances that leave the municipality without the services of a certified municipal Exemption Designee, applicants seeking a Highlands Act Exemption Determination may apply to the NJDEP for projects located in the Preservation Area, or to the Highlands Council, for projects located in the Planning Area.

Township of West Milford
Application for Municipal Highlands Exemption Determination
1480 Union Valley Road
West Milford, NJ 07480
(973) 728 - 7000



Receipt Stamp - Municipal Use Only

Date:

Application #:

Applicant Name:

Property Information

Street Address:

Block(s) & Lot(s):

Date Lot Created:

☐

Prior to August 10, 2004

If after August 10, 2004:

Existing Uses:

Property Owner Information

☐ Same as Applicant

Owner's Name:

Owner's Address:

Applicant Information

Applicant Address:

Phone #:

Fax #:

email:

Engineer, Attorney or Other Principal Contact Information

Name:

Address:

Phone #:

Fax #:

email:

Project Information

Brief Project
Description
(Attach
Additional as
Necessary):

A. Exemption 1: For the construction of a single-family dwelling for an individual's own use or the use of an immediate family member, on a lot owned by the individual on August 10, 2004, or on a lot for which the individual entered into a binding contract of sale to purchase on or before May 17, 2004.	
☐ I hereby certify that the single-family dwelling proposed for construction on the subject lot is intended for my own use or the use of the following immediate family member (as defined by ORDINANCE #).	Applicant Initial: Name of Family Member: Relationship of Family Member:
Lot Legally Owned by the Applicant on August 10, 2004:	
☐ Copy of a deed, closing or settlement statement, title policy, tax record, mortgage statement or any other official document showing that the lot was legally owned by the applicant as of August 10, 2004 and indicating the lot and block as designated by the municipal tax mapping, the municipality and county in which the lot is located, and the street address.	
☐ I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of August 10, 2004	Applicant Initial:
Lot Under Contract of Sale to Applicant as of May 17, 2004:	
☐ Copy of the binding contract of sale executed by the seller and the applicant on or before May 17, 2004 for the lot on which the house is to be constructed.	
☐ I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of the date of the executed contract of sale.	Applicant Initial:
B. Exemption 2: For the construction of a single-family dwelling on a lot that lawfully existed as of August 10, 2004, provided that construction does not result in the ultimate disturbance of 1 or more acres of land or a cumulative increase in impervious surface by 1/4 acre or more.	
☐ A copy of the recorded deed or plat showing that the lot was created on or before August 10, 2004.	
☐ A property survey certified by a licensed New Jersey Professional indicating the property boundary lines and overall lot size, and showing what structures currently exist on the lot, if any.	
☐ A parcel plan certified by a qualified licensed New Jersey Professional showing all existing and proposed development, including all structures, grading, clearing, impervious surface and disturbance, areas of existing disturbance to be restored (if any), and including calculations demonstrating that impervious surfaces and areas of disturbance are within the 1/4 acre and 1 acre limit as prescribed.	
☐ A metes and bounds description by a qualified licensed New Jersey Professional showing the area of the lot to be disturbed, limited to less than one acre.	
☐ I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of August 10, 2004.	Applicant Initial:
C. Exemption 4: For the reconstruction of any building or structure for any reason within 125% of the footprint of the lawfully existing impervious surfaces* on the site, provided that the reconstruction does not increase the lawfully existing impervious surface by 1/4 acre or more. <i>*The date of lawfully existing impervious surface is August 10, 2004 in the Preservation Area.</i>	
☐ A parcel plan certified by a qualified Licensed New Jersey Professional showing all existing property improvements, including all structures, grading, clearing, impervious surfaces and limits of disturbance, existing on the site as of August 10, 2004 for the Preservation Area; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading. Also include supporting calculated values for existing and proposed impervious surfaces for the project/activity.	
☐ A copy of any official documentation indicating the original date of construction of the existing buildings and/or structures, or otherwise establishing the lawfulness of their existence, inclusive of that of existing impervious surfaces.	

Municipal Use Only Exemption Review Worksheet	
Information Submitted:	
Project Summary:	
Exemption Review:	
Comments:	
As the Certified Municipal Exemption Designee I hereby certify the following finding for this application	
Date:	Signature:

D. Exemption 5: For any improvement to a single family dwelling in existence as of August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system. (Such improvements include only those that maintain the use as a single family dwelling; the exemption does not apply to or permit the creation of multiple dwelling units.)

☐ A copy of any official documentation proving the single family dwelling was in existence on August 10, 2004.

☐ A description of the proposed improvements.

☐ I hereby affirm that the subject property was in existence as of August 10, 2004 and that all proposed improvements are intended and will continue to be used for single family dwelling purposes.

Applicant Initial:

E. Exemption 6: For any improvement, for non-residential purposes, to a place of worship owned by a non-profit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence on August 10, 2004, including, but not limited to new structures, an addition to an existing building or structure, a site improvement, or a sanitary facility

☐ A copy of any official documentation indicating that the place of worship, public or private school or hospital was in existence on August 10, 2004.

☐ For improvements to a place of worship, documentation showing that the entity, society or association, or association organized primarily for religious purposes has non profit status.

☐ A site plan certified by a qualified Licensed New Jersey Professional showing all existing property improvements, including all structures, grading, clearing, impervious surface and limits of disturbance, existing on the site on August 10, 2004; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading.

F. Exemption 7: For any activity conducted by a landowner in accordance with an approved woodland management plan issued pursuant to Section 3 of the Farmland Assessment Act, N.J.S.A. 54:4- 23.3 or the normal harvesting of forest products in accordance with a forest management plan approved by the State Forester

☐ A brief description of the total area of woodlands that is the subject of the approved woodland management plan and indication of the length of time that the area has been in woodland management (may be submitted in this form).

☐ A brief description of the activities for which the exemption is claimed (may be submitted in this form).

For a private landowner with an approved woodlot management plan:

☐ A copy of the applicant's tax bill showing that the site has farmland assessment tax status under the New Jersey Farmland Assessment Act, N.J.S.A. 54:4-23.1 et seq. if applicable.

☐ A copy of the approved woodland management plan.

For a forest management plan approved by the State Forester:

☐ A copy of the forest management plan approved by the State Forester.

G. Exemption 8: For the construction or extension of trails with non-impervious surfaces on publicly owned lands or on privately owned lands where a conservation or recreational use easement has been established.

☐ A site plan certified by the appropriate qualified Licensed New Jersey Professional showing the proposed trail construction with details including the location and width of existing and proposed trails and those off-site trails to which they connect, if any.

☐ A written description of the non-impervious materials to be used.

☐ For privately owned property, a copy of a deed for the property, including the language establishing the conservation or recreational use easement on the property.

I, the undersigned hereby certify that the information given herein is correct to the best of my knowledge.

Applicant Signature:

Date:

I, the undersigned hereby grant permission for the submission of this application for the property reference herein.

Owner Signature:

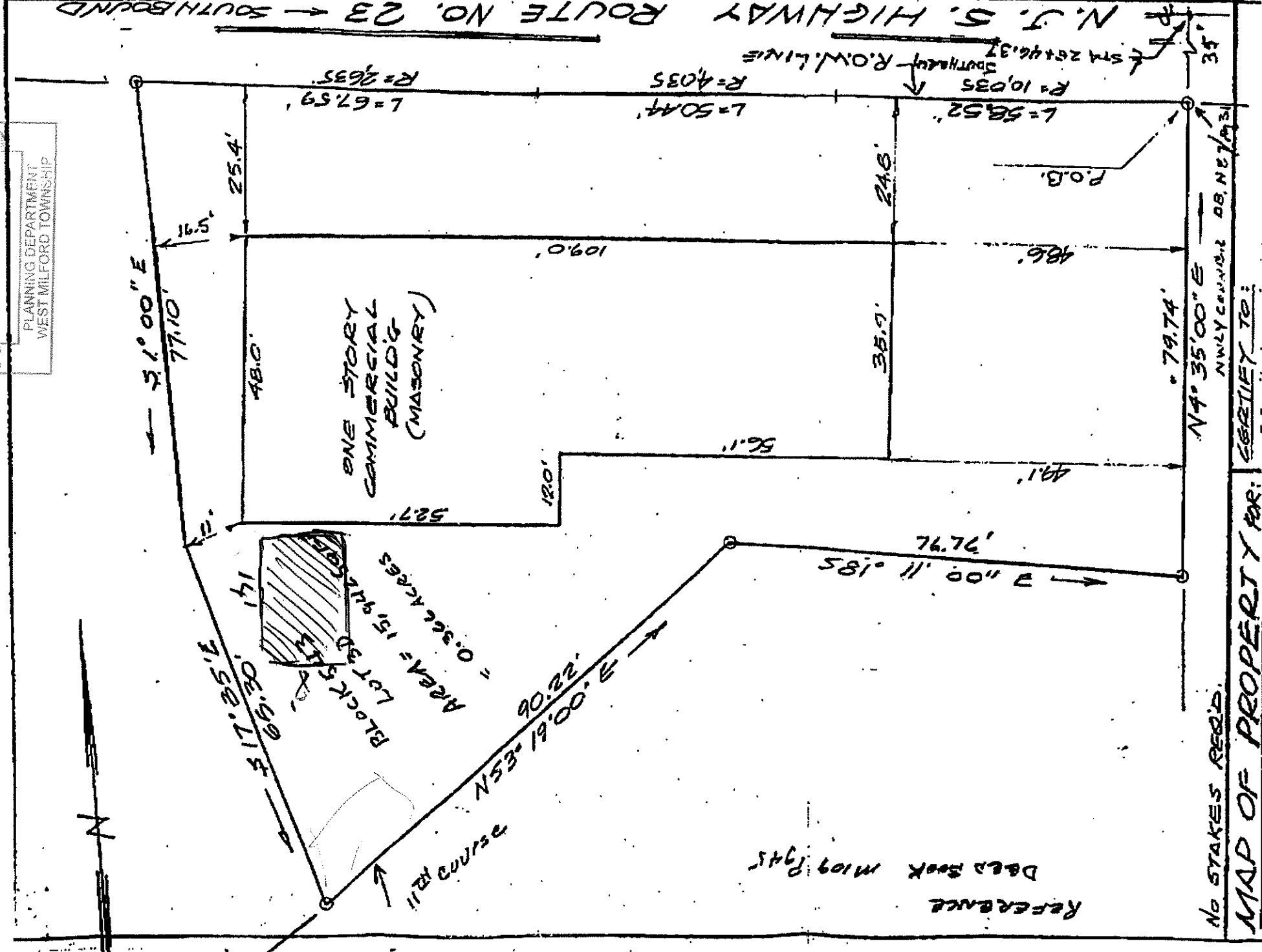
Date:

FEB 25 2016

PLANNING DEPARTMENT
WEST MILFORD TOWNSHIP

0004/004

0001



NO STAKES REQ'D.

MAP OF PROPERTY FOR: CREDIT TO: