

✓ Build.
✓ Health ~~NO~~
✓ Fire ~~NO~~
✓ DPW (W&S)
✓ 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. 22-737

Date Due:
JUNE 17, 2022

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: 06/08/2022

Date of Response: 6/17/22

SEE INFORMATION ON REVERSE SIDE
(Applicant Must Sign On Reverse Side)

Name: STELLA V. BONDAR, ESQ.

Mailing Address:

City/State/Zip:

Telephone (Day): Fax:

Email: STELLA BONDAR <opra+request-32472-91bafb9f@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.

***PLEASE BE ADVISED*:** Your request MUST NAME SPECIFICALLY IDENTIFIABLE RECORDS. A records custodian is not required to research files to figure out which records, if any, might be responsive to a broad and/or unclear request. An overly broad and/or unclear request will not be processed until clarification is provided. (I.e. if you are seeking permits and/or violation notices, **you must include the property address, TYPE of PERMIT(S)/VIOLATION(S) (i.e. building, etc.) and a DATE RANGE**).

SEE ATTACHED

Information on a Specific Property:

Address 22 Mountainside Drive, Wayne, NJ 07470

Block 1717

Lot 4



Merza, Donna

From: STELLA BONDAR <opra+request-32472-91bafb9f@requests.opramachine.com>
Sent: Tuesday, June 7, 2022 8:11 PM
To: OPRA
Subject: OPRA request - OPRA REQUEST - 22 Mountainside Drive, Wayne, NJ 07470

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:

Clients/Buyers: Akmal Rakhmonov and Djamila Alamanova

Seller: Robert G. Seela and Lisa J. Seela

Property: 22 Mountainside Drive, Wayne, NJ 07470

Please be advised that this office represents the Buyers in connection with the purchase of the above referenced property.

Request the following certification: Date Range: 1995 → Present

1. copies of all OPEN and CLOSED permits, certificates of approval and approvals for any improvements made on the Property.
2. records of any violations on the property
3. records of oil tanks (underground or aboveground), and/or records of gas conversion
4. records of septic tanks, and/or public sewer connection

Yours faithfully,
STELLA V. BONDAR, ESQ.

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-32472-91bafb9f@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/opra_request_22_mountainside_dri

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.

1 PW

737

Merza, Donna

From: Vitz-Del Rio, Heather
Sent: Thursday, June 9, 2022 11:46 AM
To: Merza, Donna
Subject: RE: 22-737 Bondar OPRA

No record of sewer connection date.

Heather Vitz-Del Rio, P.E.
Director of Public Works and Engineering Township of Wayne
475 Valley Road
Wayne, NJ 07470
973-694-1800 x 3219

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

From: Merza, Donna
Sent: Thursday, June 9, 2022 10:02 AM
To: Barbarulo, Ronald <barbarulor@waynetownship.com>; Orapello, Mary Ann <orapellom@waynetownship.com>; Marks, Debra <marksd@waynetownship.com>; Fedor, Eric <fedore@waynetownship.com>; Vitz-Del Rio, Heather <vitzdelrih@waynetownship.com>; Zindaki, Rose <zindakir@WayneTownship.com>
Cc: Smolt, Christine <smoltc@WayneTownship.com>; Boonstra, Richard <boonstrar@waynetownship.com>; Reyes, Margarita <reyesm@waynetownship.com>; Kok, Christopher <kokc@WayneTownship.com>
Subject: 22-737 Bondar OPRA
Importance: High

Your message is ready to be sent with the following file or link attachments:

22-737 Bondar OPRA

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Follow Wayne Township

[iconfb]<<https://www.facebook.com/WayneTownshipNJ>> [icontwitter]

<<https://twitter.com/WayneTownshipNJ>> [iconinstagram]

<<https://www.instagram.com/waynetownshipnj/>>

Follow Wayne Police

<<https://www.instagram.com/waynetownshipnj/>> [iconfb]<<https://business.facebook.com/WaynePolice/>> [icontwitter] <<https://twitter.com/WaynePoliceNJ>> [iconinstagram]

<<https://www.instagram.com/waynepolicenj/>>

Township email may be used for official business purposes only. Township staff, board and/or commission members may not use their personal email for Township Business. All



LIST OF APPLICATIONS

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

Street Number: ALL
Street Name: ALL
Street Type: ALL
Predirection: ALL
Postdirection: ALL

Block: 1717
Lot: 4
Owner First Name: ALL
Owner Last Name: ALL
Owner Company Name: ALL

Permit Number	App Date	Upd Permit No	Permit Date	Update No	Is CCO	Reference No	Close Date	Block	Lot	Qual	Description	CO Fee	CCO Fee	Tr Fee	Alt Fee	Tot Fee
Owner Name	Site Address	Bldg	Elec	Fire	Plumb	Mech	MunWvd	EFee	FFee	PFee	Use Grp	MFee	CCO Fee	Tr Fee	Alt Fee	Tot Fee
CUFT																
Cost Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const	Alt Const
3LD-20-00000098	06/29/2020	0	07/13/2020	0	No	No	09/21/2020	1717	4		REPLACE FURNACE/AC					
ROBERT SEELA	22 Mountainside Dr	No	Yes	No	Yes	No	No	\$150.00	\$0.00	\$80.00	R-5 International Residential Code	\$0.00	\$0.00	\$14.00	\$0.00	\$0.00
0																
\$7,000.00	\$0.00															\$244.00
CPM-P-19930852	05/12/1993	0	05/12/1993	0	No	No	09/25/1995	1717	4		R-3 1 & 2 Family Units, 5 Lodgers or less each	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
CHANDLESS R.	22 MOUNTAINSIDE AVENUE	Yes	No	No	No	No	No	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$90.00
0																
\$0.00	\$9,500.00															
CPM-P-19951869	07/28/1995	0	07/28/1995	0	No	No	10/02/1995	1717	4		REPLACE GAS FURNACE AND AIR CONDITIONING					
VIRGA	22 MOUNTAINSIDE DRIVE	Yes	Yes	Yes	Yes	No	No	\$46.00	\$45.00	\$40.00	R-3 1 & 2 Family Units, 5 Lodgers or less each	\$0.00	\$0.00	\$4.00	\$0.00	\$20.00
0																
\$0.00	\$6,000.00															\$195.00
CPM-P-20010240	02/02/2001	0	02/16/2001	0	No	No	11/01/2001	1717	4		BATHROOM RENOVATION					
REYNOLDS, JOHN	22 MOUNTAINSIDE DRIVE	Yes	Yes	No	Yes	No	No	\$36.00	\$0.00	\$45.00	R-3 1 & 2 Family Units, 5 Lodgers or less each	\$0.00	\$0.00	\$17.00	\$0.00	\$20.00
0																
\$0.00	\$21,000.00															\$218.00
CPM-P-20010284	02/21/2001	0	03/13/2001	0	No	No	08/06/2001	1717	4		BOILER REPLACEMENT					
REYNOLDS, JOHN	22 MOUNTAINSIDE DRIVE	No	Yes	No	Yes	No	No	\$36.00	\$0.00	\$35.00	R-3 1 & 2 Family Units, 5 Lodgers or less each	\$0.00	\$0.00	\$4.00	\$0.00	\$75.00
0																
\$0.00	\$5,600.00															
CPM-P-20010742	04/24/2001	0	06/11/2001	0	No	No	04/16/2014	1717	4		WATER HEATER					
REYNOLDS, DAWN	22 MOUNTAINSIDE DRIVE	No	No	No	Yes	No	No	\$0.00	\$0.00	\$40.00	R-4 Therapeutic Residences for 6-16 occupants	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
0																
\$0.00	\$525.00															

Permit Number	App Date	Upd Permit No	Permit Date	Update No	Is CCO	Reference No	Close Date	Block	Lot	Qual	Description	CO Fee								
Owner Name	SQFT	Alt Const	Site Address	Bldg	Elec	Fire	Owner Address	Plumb	CA Date	MunWvd	EFee	BFee	FFee	FFee	PFee	MFee	Tr Fee	CCO Fee	Alt Fee	Tot Fee
CPM-P-20080988	04/09/2008		22 MOUNTAINSIDE DR	No	No	No	05/13/2008	0	No	04/16/2014	1717	4					Sump Pump			
REYNOLDS, JOHN & DAWN A			No	No	Yes	22 MOUNTAINSIDE DR	No	\$0.00	\$0.00	No	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$1.00		\$0.00	\$0.00	\$0.00
\$500.00	\$0.00		\$0.00															\$0.00	\$0.00	\$51.00
CPM-P-20092400	12/03/2009		22 MOUNTAINSIDE DR	No	No	No	12/03/2009	0	No		1717	4					Tank Removal			
REYNOLDS, JOHN & DAWN A			Yes	No	No	22 MOUNTAINSIDE DR	No	\$0.00	\$0.00	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
\$1,600.00	\$0.00		\$0.00															\$0.00	\$0.00	\$150.00
CPM-P-20092440	12/08/2009		22 MOUNTAINSIDE DR	No	No	No	12/14/2009	0	No		1717	4					Chimney Liner			
REYNOLDS, JOHN & DAWN A			No	No	Yes	22 MOUNTAINSIDE DR	No	\$0.00	\$0.00	No	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$0.00
\$1,200.00	\$0.00		\$0.00															\$0.00	\$0.00	\$52.00
CPM-P-20102458	10/22/2010		22 MOUNTAINSIDE DR	Yes	Yes	No	11/01/2010	0	No	04/16/2014	1717	4					New Basement Bathroom			
SEELA, ROBERT G & LISA J			Yes	No	No	22 MOUNTAINSIDE DR	No	\$50.00	\$0.00	No	\$0.00	\$155.00	\$0.00	\$20.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
\$12,000.00	\$0.00		\$0.00															\$0.00	\$0.00	\$412.00
CPM-P-20140930	11/13/2013		22 MOUNTAINSIDE DR	No	No	No	04/16/2014	0	No	06/24/2014	1717	4					HWH			
SEELA, ROBERT G & LISA J			No	No	Yes	22 MOUNTAINSIDE DR	No	\$0.00	\$55.00	No	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
\$1,025.00	\$0.00		\$0.00															\$0.00	\$0.00	\$57.00



ZONING PERMIT

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

Permit #: ZRES-2020-0086
Block - Lot: 1717-4
Work Site: 22 Mountainside Dr

Issued Date: 06/25/2020
Qualifier:
Zone: R-15, Slopes Greater than 15%

Owner: Seela, Robert & Lisa
Address:
City/State/Zip:
Telephone:
Fax:
EMail:

Applicant: Vanderhoff and Sons Custom Heating
Vanderhoff, Evelyn
Address:
City/State/Zip:
Telephone: [REDACTED]
Fax:
EMail:

Permit Fees

Name	Payment Type	Receipt Number	Batch	Date Paid	Paid Amount
Zoning Residential Permit Fee	Check #11067	REC-000246-2020	78	06/23/2020	\$25.00
Totals:					\$25.00

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:

Current Activities: Single Family Dwelling

Proposal Type: Generator/HVAC

Total Post Construction Floor Area: N/A

FAR: N/A

Total Impervious Lot Coverage Area: N/A

Impervious Lot Coverage: N/A

Proposal Description: HVAC

Which is a:

- ☒ Use permitted by Zoning Ordinance, Section 134-62
- ☐ Use permitted by variance approved on , Resolution # subject to any special conditions attached to the grant thereof.
- ☐ Valid nonconforming use
- ☐ Findings of the Zoning Board of Adjustment
BOA Date: Resolution #:
- ☐ Findings of Zoning Officer within 1 year of zone change
Zone Change Date: Ordinance #:

The approval granted under this Zoning Permit applies to Chapter 134 of the Ordinances of the Township of Wayne only and does not apply to any required approvals under any other chapters of the Ordinances of the Township of Wayne or any required approvals by any other entities that have jurisdiction over this property.

06/16/2022

Erik Sulljic, Zoning Officer

This permit is issued subject to any and all other federal, state, county and/or Township of Wayne requirements.
This is NOT a Construction Permit



ZONING PERMIT

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

Permit #: Z-P-6980-20150161
Block - Lot: 1717-4
Work Site: 22 MOUNTAINSIDE DR

Issued Date: 04/24/2015
Qualifier:
Zone:

Owner: SEELA, ROBERT G & LISA J
Address: 22 MOUNTAINSIDE DR
City/State/Zip: WAYNE, NJ 07470
Telephone:
Fax:
EMail:

Agent: SEELA, ROBERT G & LISA J
Address:
City/State/Zip:
Telephone:
Fax:
EMail:

Permit Fees

Name	Payment Type	Receipt Number	Batch	Date Paid	Paid Amount
Fence Fee	Check #484	LEG-005101		04/22/2015	\$25.00
Totals:					\$25.00

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:

Current Activities:

Proposal Type: Fence

Total Post Construction Floor Area: N/A

FAR: N/A

Total Impervious Lot Coverage Area: N/A

Impervious Lot Coverage: N/A

Proposal Description: FENCE

Which is a:

- ☐ Use permitted by Zoning Ordinance, Section-
- ☐ Use permitted by variance approved on Resolution # subject to any special conditions attached to the grant thereof.
- ☐ Valid nonconforming use
- ☐ Findings of the Zoning Board of Adjustment
- BOA Date: Resolution #:
- ☐ Findings of Zoning Officer within 1 year of zone change
- Zone Change Date: Ordinance #:

The approval granted under this Zoning Permit applies to Chapter 134 of the Ordinances of the Township of Wayne only and does not apply to any required approvals under any other chapters of the Ordinances of the Township of Wayne or any required approvals by any other entities that have jurisdiction over this property.

06/16/2022

This permit is issued subject to any and all other federal, state, county and/or Township of Wayne requirements.
This is NOT a Construction Permit.