TOWNSHIP OF WOODBRIDGEAPPLICATION TO VARY OR MODIFY PROVISIONS OF THE LAND USE DEVELOPMENTORDINANCE OF WOODBRIDGE TOWNSHIP

1. APPLICANT: Woodbridge Village Assoc., LLC Jon Tenenbaum, Applicant's Representative
90 Woodbridge Center Drive, Suite 600 CELLPHONE: 973-725-1436
ADDRESS: Woodbridge, NJ 07095 EMAIL: JTenenbaum@AtlanticRDC.com
2. OWNER: Woodbridge Village Assoc., LLC Jon Tenenbaum, Applicant's Representative
90 Woodbridge Center Drive, Suite 600 CELLPHONE: 973-725-1436
ADDRESS: Woodbridge, NJ 07095 EMAIL: JTenenbaum@AtlanticRDC.com
3. ATTORNEY: Steven J. Tripp, Esq., Wilentz, Goldman & Spitzer, P.A. CELLPHONE: 908-705-0162
90 Woodbridge Center Drive, Suite 900
ADDRESS: Woodbridge, NJ 07095 EMAIL: stripp@wilentz.com
4. PROPERTY LOCATION: Woodbridge Avenue Avenel
(STREET) (SECTION)
BLOCK: 762 LOT(S): 100 ZONE: MF-3/C
LOT SIZE: Irregular -- 28.86 acres total
- PRESENT OCCUPANCY (ONE, TWO, OR THREE FAMILY DETACHED DWELLINGS, ETC.)
Multi-family apartment complex
5. PROPOSED CONSTRUCTION OR USE: Replace existing in-ground pool and pool house with new upgraded modern
pool and clubhouse.
SIZE OF PROPOSED (LENGTH X WIDTH X HEIGHT): 10,750 sq. ft. clubhouse
INTENDED USE: recreational amenity for existing residential complex
6. PROPOSAL IS CONTRARY TO THE LAND USE ORDINANCE IN THE FOLLOWING PARTICULARS:
(State violation, article and section) Section 150-32.4.C(1)(d)[1] -- maximum height of accessory structure -- 15 ft. permitted;
20 ft. 3 in. existing; 28 ft. 3 in. proposed.
Section 149-79.D.(1)(b) -- minimum landscape coverage -- 40% required; 30% existing; 29.4% proposed.
7. HAS THERE BEEN ANY PREVIOUS APPEAL TO THE TOWNSHIP OF WOODBRIDGE REGARDING
THESE PREMISES? IF SO, STATE CHARACTER OF APPEAL AND DATE OF DISPOSITION:
N/A

8. ARE THERE ANY OTHER PENDING APPLICATIONS FOR DEVELOPMENT REGARDING THESE PREMISES? IF SO, STATE CHARACTER OF APPEAL AND APPROVING AUTHORITY.

No

9. PRINCIPAL POINTS ON WHICH THIS APPEAL IS BASED:

See Rider attached

Woodbridge Village Assoc., LLC

Woodbridge Village Assoc., LLC

By:

SIGNATURE OF APPLICANT Jack Halpern, Managing Member

By:

SIGNATURE OF OWNER Jack Halpern, Managing Member

90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095

90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095

ADDRESS

ADDRESS

10. ACCEPTANCE OF REASONABLE REVIEW COSTS:

I (we) do hereby agree to pay all reasonable cost for professional review of the plan(s) and materials submitted herewith, where such review is required.

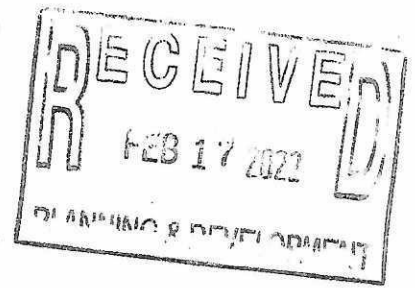
Woodbridge Village Assoc., LLC

By:

Jack Halpern, Managing Member
SIGNATURE

DATE

6/8/22

TOWNSHIP OF WOODBRIDGE

APPLICATION: () MINOR SITE PLAN ^{AMENDED} (X) PRELIMINARY APPROVAL/MAJOR SITE PLAN

1. APPLICANT: Paul J. Sansone, Sr., dba Route 1 Realty, LLC
 ADDRESS: 90-100 Route No. 1 NB, Avenel, N.J. 07001
 TELEPHONE: 732-815-0500

(X) INDIVIDUAL(S) () PARTNERSHIP () CORPORATION

2. OWNER: SAME
 ADDRESS: _____
 TELEPHONE: _____

3. ATTORNEY: Robert F. Dato, ESQ.
 ADDRESS: 90-100 Route 1 NB, Avenel, NJ 07001
 TELEPHONE: 732-815-0500
 FAX NUMBER: _____

4. PROPERTY LOCATION: 90-100 Route 1 NB, Avenel
 (STREET) (SECTION)

BLOCK: 898 LOT(S): 81.01 ZONE: R1R

LOT DIMENSIONS: irregular - 1,413,086 sf (32.44 ac)

5. DESCRIPTION OF DEVELOPMENT: () RESIDENTIAL (X) COMMERCIAL () INDUSTRIAL
 (Specify intent to sell, rent or other development plans: include information as to type of operation, hours of operation, number of employees, number of trucks, etc., and any other information submitted for consideration).

Expansion of approximately 7,114 sf (first floor) and 1,750 sf (second floor/
mezzanine to existing Hyundai Building "C". No change to applicant's business,
including number of employees and truck count.

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6. **EXISTING DEVELOPMENT:** Hyundai Building "C" ONLY. No change to any existing Buildings previously approved by Board.

<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>
<u>irregular</u>	<u>26,764 sf/30,414 sf</u>	<u>2 stry/24.5 ft</u>	<u>Hyundai franchise-</u> <u>sales and repair</u> <u>service</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

7. **PROPOSED DEVELOPMENT:**

<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>
<u>irregular</u>	<u>35,628 sf/3,353 sf</u>	<u>2 stry/24.5 ft</u>	<u>Hyundai franchise-</u> <u>sales and repair service</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

<u>8. PROPOSED PARKING:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Employee Parking Spaces:	<u>278</u>	<u>278</u>
Visitor Parking Spaces:	<u>271</u>	<u>271</u>
Storage/display	<u>921</u>	<u>887</u>
XXXXX Parking Spaces:	<u> </u>	<u> </u>
Loading Spaces:	<u>2,142</u>	<u>2,108</u>

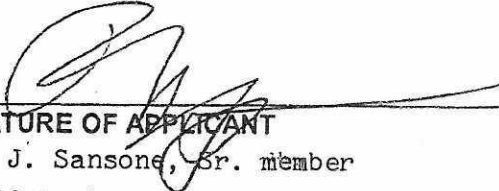
9. **IF ANY VARIANCES ARE REQUIRED FOR THIS PROPOSED DEVELOPMENT PROJECT, I INDICATE VIOLATION, ARTICLE AND SECTION:**

Continuation of all deviations/waivers deemed required by the Board. No
new deviations/waivers proposed. No change to existing deviations/waivers
approved by Board for all prior Board approvals.

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10. LIST ANY LICENSES, PERMITS AND/OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND STATUS OF EACH (ATTACH COPIES OF APPROVALS):

MCPB and Freehold S.C.D. applications - to be filed immediately
upon Board approval.


SIGNATURE OF APPLICANT

Paul J. Sansone, Sr. member
90-100 Route 1 NB, Avenel, NJ 07001

ADDRESS


SIGNATURE OF OWNER

Paul J. Sansone, Sr., member
90-100 Route 1 NB, Avenel, NJ 07001

ADDRESS

11. ACCEPTANCE OF REASONABLE REVIEW COSTS:

I (we) do hereby agree to pay all reasonable costs for professional review of the plan(s) and material(s) submitted herewith, where such review is required.


SIGNATURE Paul J. Sansone, Sr., member

01/16/22
DATE

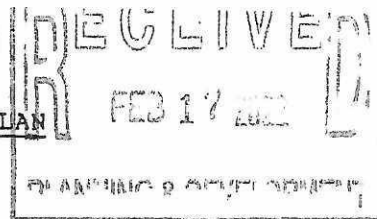
12. TAX I.D. NUMBER: 062-28-4490

(FOR APPLICANTS MAKING ESCROW DEPOSITS OF \$5,000 OR MORE).

TOWNSHIP OF WOODBRIDGE

AMENDED

APPLICATION FOR FINAL APPROVAL/MAJOR SITE PLAN



1. APPLICANT: Paul J. Sansone, Sr. dba Route 1 Realty, LLC
 ADDRESS: 90-100 Route 1 NE, Avenel, N.J. 07001 PHONE: 732-815-0500
 (☒) INDIVIDUAL(S) () PARTNERSHIP () CORPORATION
2. OWNER: SAME
 ADDRESS: _____ PHONE: _____
3. ATTORNEY: Robert F. Dato, ESQ.
 ADDRESS: 90-100 Route No. 1 NE, Avenel, N.J. 07001 PHONE: 732-815-0500
4. PROPERTY LOCATION: 90-100 Route No. 1 NE, Avenel, NJ 07001 Hyundai Building "C"
 (STREET) (SECTION)
 BLOCK: 898 LOT(S): 81.01 ZONE: R1R
5. DATE OF ADOPTION OF RESOLUTION GRANTING PRELIMINARY APPROVAL AND APPROVING MUNICIPAL AGENCY (ATTACH COPY OF RESOLUTION):
N/A Application for Final Amended Major Site Plan being filed simultaneously with Preliminary Amended Major Site Plan.
6. HAVE ALL CONDITIONS AND REVISIONS REQUIRED BY THE APPROVING MUNICIPAL AGENCY BEEN INCORPORATED INTO THE FINAL SITE PLAN? IF NOT, STATE CONDITIONS AND REVISIONS AND ESTIMATED DATE OF COMPLIANCE:
N/A - See item No. 5 above.
7. LIST ANY LICENSES, PERMITS AND ANY OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OF FEDERAL LAW AND STATUS OF EACH (ATTACH COPIES OF APPROVALS):
MCPB and Freehold S.C.D. - pending

SIGNATURE OF APPLICANT

Paul J. Sansone, Sr., member

ADDRESS

SIGNATURE OF OWNER

Paul J. Sansone, Sr., member

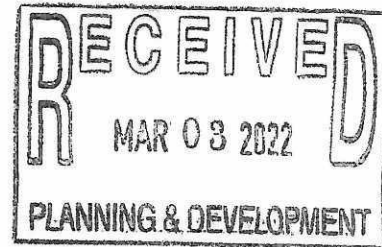
ADDRESS

8. ACCEPTANCE OF REASONABLE REVIEW COSTS:

I (we) do hereby agree to pay all reasonable costs for professional review of the plan(s) and material herewith, where such review is required.

SIGNATURE Paul J. Sansone, Sr., member

DATE 2/15/12



TOWNSHIP OF WOODBRIDGE

APPLICATION: ☐ MINOR SITE PLAN ☒ PRELIMINARY APPROVAL/MAJOR SITE PLAN

1. APPLICANT: Pride Chemical Solutions, Inc.
 ADDRESS: 6 Long Island Avenue, Holtsville, NY 11742
 TELEPHONE: (631) 379-8366 (Art Dhom, President of Pride Chemical Solutions, Inc.)

☐ INDIVIDUAL(S) ☐ PARTNERSHIP ☒ CORPORATION

2. OWNER: See Applicant
 ADDRESS: _____
 TELEPHONE: _____

3. ATTORNEY: Donna M. Jennings, Esq. of Wilentz, Goldman & Spitzer, P.A.
 ADDRESS: 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, NJ
 TELEPHONE: (732) 855- 6039
 FAX NUMBER: (732) 855- 6117

4. PROPERTY LOCATION: 211 Randolph Avenue, Avenel
 (STREET) (SECTION)

BLOCK: 922 LOT(S): 2, 4, 5 & 6 ZONE: Hart Street Redevelopment ("HST")

LOT DIMENSIONS: 7.78 Acres

5. DESCRIPTION OF DEVELOPMENT: ☐ RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL
 (Specify intent to sell, rent or other development plans: include information as to type of operation, hours of operation, number of employees, number of trucks, etc., and any other information submitted for consideration).
 Applicant proposes to construct an 2,127 SF office addition to the main building located on
 the Property. Applicant also proposes to increase parking on the property where 38
 parking spaces exist and 51 parking spaces are proposed. See attached Rider.

6. EXISTING DEVELOPMENT:

	<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>
Main building=	53, 277 SF	71,410 SF	1 Story	42 employees
Masonry Secondary Building=	7,895 SF		1 Story	
Masonry Secondary Building=	5,819 SF		1 Story	
Masonry Secondary Building=	4,273 SF		1 Story	
Masonry Guard Building=	146 SF		1 Story	

7. PROPOSED DEVELOPMENT:

	<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>
Office addition to main building	2, 127 SF	73, 282 SF	1 Story	42 employees

8.	<u>PROPOSED PARKING:</u>	<u>EXISTING (38)</u>	<u>PROPOSED (51)</u>
	Employee Parking Spaces:	<u>38 spaces total</u>	<u>46 employee</u>
	Visitor Parking Spaces:		<u>5 visitor</u>
	Truck Parking Spaces:	<u>3, 12' x 40'</u>	<u>No change proposed</u>
	Loading Spaces:		<u>No change proposed</u>

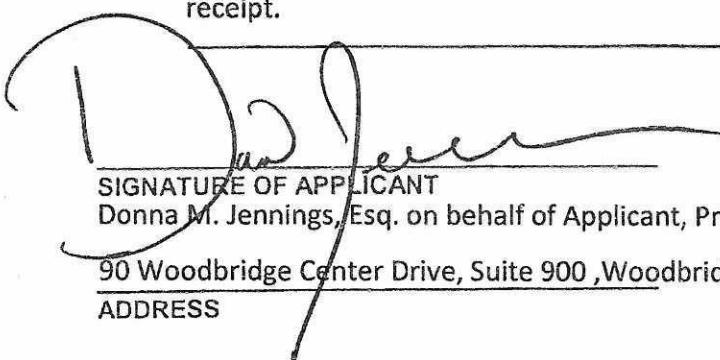
9. IF ANY VARIANCES ARE REQUIRED FOR THIS PROPOSED DEVELOPMENT PROJECT, I INDICATE VIOLATION, ARTICLE AND SECTION:

N/A

FORM SP(09/09)

10. LIST ANY LICENSES, PERMITS AND/OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND STATUS OF EACH (ATTACH COPIES OF APPROVALS):

Middlesex County Planning Board Site Plan Approval- Pending, Approval will be furnished upon receipt.


SIGNATURE OF APPLICANT

Donna M. Jennings, Esq. on behalf of Applicant, Pride Chemical Solutions, Inc.

90 Woodbridge Center Drive, Suite 900 , Woodbridge, NJ

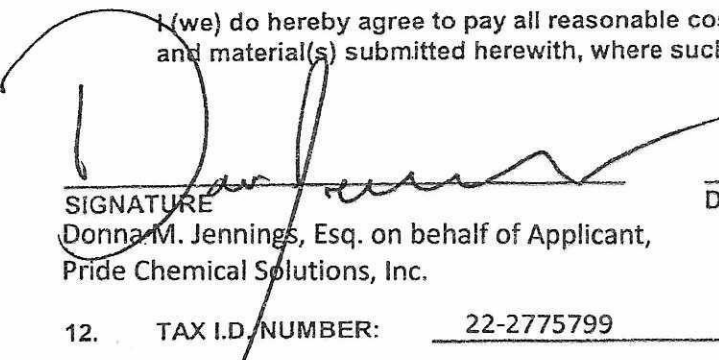
ADDRESS

See Applicant

SIGNATURE OF OWNER

ADDRESS

11. ACCEPTANCE OF REASONABLE REVIEW COSTS:

 I (we) do hereby agree to pay all reasonable costs for professional review of the plan(s) and material(s) submitted herewith, where such review is required.

SIGNATURE

Donna M. Jennings, Esq. on behalf of Applicant,
Pride Chemical Solutions, Inc.

DATE

3/3/22

12. TAX I.D. NUMBER: 22-2775799

(FOR APPLICANTS MAKING ESCROW DEPOSITS OF \$5,000 OR MORE).

PRIDE CHEMICAL SOLUTIONS, INC.
Avenel
Preliminary and Final Major Site Plan

A. Preliminary and Final Major Site Plan

Applicant, Pride Chemical Solutions, Inc. ("Applicant"), a chemical distributor, seeks preliminary and final major site plan approval to construct an office addition attached to the main building and additional parking on the subject property located on Block 922, Lots 2, 4, 5 and 6 on the Woodbridge Township Tax Maps (the "Property"). The Property is located in the Hart Street Redevelopment Zone ("HST Zone"). Applicant is in the process of obtaining designation as a redeveloper with the Township's Redevelopment Agency, concurrent with the filing of this application. No variances are required.

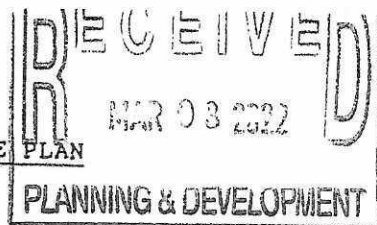
The Property is 7.78 acres of land which consists of five (5) buildings as follows:

- One, one-story masonry main building that is 53,277 square feet;
- Three, one-story masonry secondary buildings that are 7,895 square feet, 5,819 square feet, and 4,273 square feet respectively; and
- One, one-story masonry guard building that is 146 square feet.

Applicant also proposes to increase parking spaces on the Property from 38 to 51. Finally, Applicant requests a waiver from the checklist requirement to submit a survey with the subject application. Applicant instead relies up the "Existing Conditions, Grading & Utility Plan" submitted as part of its Site Plan, prepared by Meridian Engineering Group, Inc., dated January 27, 2022.

TOWNSHIP OF WOODBRIDGE

APPLICATION FOR FINAL APPROVAL/MAJOR SITE PLAN

1. APPLICANT: Pride Chemical Solutions, Inc.ADDRESS: 6 Long Island Avenue, Holtsville, NY 11742PHONE: (631) 379-8366

() INDIVIDUAL(S)

() PARTNERSHIP

(X) CORPORATION

2. OWNER: See Applicant

ADDRESS: _____

PHONE: _____

3. ATTORNEY: Donna M. Jennings, Esq. of Wilentz, Goldman & Spitzer, P.A.ADDRESS: 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, NJ PHONE: (732) 855-60394. PROPERTY LOCATION: 211 Randolph Avenue, Avenel

(STREET)

(SECTION)

BLOCK: 922LOT(S): 2, 4, 5 & 6ZONE: HST

5. DATE OF ADOPTION OF RESOLUTION GRANTING PRELIMINARY APPROVAL AND APPROVING MUNICIPAL AGENCY (ATTACH COPY OF RESOLUTION):

Applicant seeks preliminary and final major site plan approval.

6. HAVE ALL CONDITIONS AND REVISIONS REQUIRED BY THE APPROVING MUNICIPAL AGENCY BEEN INCORPORATED INTO THE FINAL SITE PLAN? IF NOT, STATE CONDITIONS AND REVISIONS AND ESTIMATED DATE OF COMPLIANCE:

N/A

7. LIST ANY LICENSES, PERMITS AND ANY OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OF FEDERAL LAW AND STATUS OF EACH (ATTACH COPIES OF APPROVALS):

Middlesex County Planning Board Site Plan Approval- Pending, approval will be furnished upon receipt.

SIGNATURE OF APPLICANT

Donna M. Jennings, Esq. on behalf of Applicant, Pride Chemical Solutions, Inc.90 Woodbridge Center Drive, Suite 900, Woodbridge, NJ

ADDRESS

See Applicant

SIGNATURE OF OWNER

ADDRESS

8. ACCEPTANCE OF REASONABLE REVIEW COSTS:

I (we) do hereby agree to pay all reasonable costs for professional review of the plan(s) and material herewith, where such review is required.

SIGNATURE

Donna M. Jennings, Esq. on behalf of Applicant,
Pride Chemical Solutions, Inc.

DATE

3/3/2002