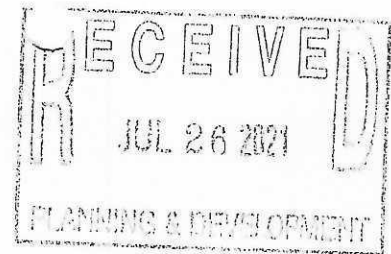


TOWNSHIP OF WOODBRIDGE

APPLICATION TO VARY OR MODIFY PROVISIONS OF THE LAND USE DEVELOPMENT

ORDINANCE OF WOODBRIDGE TOWNSHIP

1. APPLICANT: WOODBRIDGE BOARD OF FIRE Commissioners CELLPHONE: _____
ADDRESS: 109-111 GREEN STREET EMAIL: DISTRICT #1
2. OWNER: SAME CELLPHONE: _____
ADDRESS: _____ EMAIL: _____
3. ATTORNEY: CHRIS HOWELL CELLPHONE: (973) 259-1122
ADDRESS: 315 BROAD STREET, BLOOMFIELD EMAIL: _____
4. PROPERTY LOCATION: 109-111 GREEN STREET
(STREET) (SECTION)
BLOCK: 548 LOT(S): 6 ZONE: R-6
LOT SIZE: 31,411 sq. ft. APPROXIMATELY 95' X 125'
PRESENT OCCUPANCY (ONE, TWO, OR THREE FAMILY DETACHED DWELLINGS, ETC.)
FIRE COMPANY OFFICE USE
5. PROPOSED CONSTRUCTION OR USE: DETACHED GARAGE BUILDING
BEING APPROX. 55' X 85' TWO STORY
SIZE OF PROPOSED (LENGTH X WIDTH X HEIGHT): _____
INTENDED USE: SECOND STORY MULTI PURPOSE ROOM TO
BE USED TRAINING
6. PROPOSAL IS CONTRARY TO THE LAND USE ORDINANCE IN THE FOLLOWING PARTICULARS:
(State violation, article and section)
FIRE HOUSE IS NOT AN ENUMERATED PERMITTED
USE
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:
YES, FORMERLY USED AS OFFICE FOR
STERN & DRAGSET REAL ESTATE



TOWNSHIP OF WOODBRIDGE

AMENDED

APPLICATION: () MINOR SITE PLAN (X) PRELIMINARY APPROVAL/MAJOR SITE PLAN
(AMENDED PRELIMINARY AND FINAL)

1. APPLICANT: Woodbridge Hospitality Group, LLC
ADDRESS: 1002 U.S. Highway 9 North, Woodbridge, NJ 07095
TELEPHONE: _____

() INDIVIDUAL(S) (X) LIMITED LIABILITY COMPANY
() PARTNERSHIP () CORPORATION

2. OWNER: Same
ADDRESS: _____
TELEPHONE: _____

3. ATTORNEY: Bob Smith & Associates, LLC, Attn. Aravind Aithal, Esq.
ADDRESS: 216 Stelton Road, Suite B-1, Piscataway, NJ 08854
TELEPHONE: 732-752-3100
FAX NUMBER: 732-752-7997

4. PROPERTY LOCATION: 1002 U.S. Highway 9 North, Woodbridge, NJ 07095
(STREET) (SECTION)
BLOCK: 243 LOT(S): 1 ZONE: B-3
247 LOT(S): 1.01
LOT DIMENSIONS: Irregular

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).
Previously approved 4-story hotel facility has been completed, with
modifications approved in Amended Site Plan and Variance Application
approved by Zoning Board on June 10, 2021. Application seeks to remove
3 parking spaces, at the direction of the Woodbridge Township Fire Marshall.

FORM SP(09/09)

6. EXISTING DEVELOPMENT:

<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>
Four-story Hotel	61,243 s.f.	54.83 feet	
Banquet Facility	20,589 s.f.	<35 feet	

7. PROPOSED DEVELOPMENT: NO CHANGES TO STRUCTURES

<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>

8. <u>PROPOSED PARKING:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Employee Parking Spaces:		
Visitor Parking Spaces:	123/92	123/89
Truck Parking Spaces:		
Loading Spaces:		

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

See attached.

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):

N/A

SIGNATURE OF APPLICANT

By: Aravind Aithal, Esq.

SIGNATURE OF OWNER

By: Aravind Aithal, Esq.

1002 U.S. Highway 9 North, Woodbridge, NJ 07095

ADDRESS

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

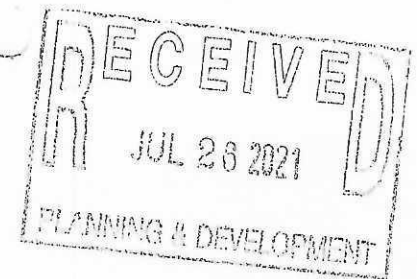
By: Aravind Aithal, Esq.

July 26, 2021

DATE

12. TAX I.D. NUMBER: 47-2430971

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



TOWNSHIP OF WOODBRIDGE

APPLICATION TO VARY OR MODIFY PROVISIONS OF THE LAND USE DEVELOPMENT

ORDINANCE OF WOODBRIDGE TOWNSHIP

1. APPLICANT: Woodbridge Hospitality Group, LLC PHONE: _____
ADDRESS: 1002 U.S. Highway 9 North, Woodbridge, NJ 07095
2. OWNER: Same PHONE: _____
ADDRESS: _____
3. ATTORNEY: Bob Smith and Associates, LLC, Attn. Aravind Aithal, Esq. PHONE: 732-752-3100
ADDRESS: 216 Stelton Road, Suite B-1, Piscataway, NJ 08854
4. PROPERTY LOCATION: 1002 U. S. Highway 9 North
 243 (STREET) (SECTION)
BLOCK: 247 LOT(S): 1.01 ZONE: B-3
LOT SIZE: Irregular. Block 243, Lot 1: 42,922 s.f.; Block 247, Lot 1.01: 269,076 s.f.
- PRESENT OCCUPANCY (ONE, TWO, OR THREE FAMILY DETACHED DWELLINGS, ETC.)
Four-story hotel structure and single story banquet facility
5. PROPOSED CONSTRUCTION OR USE: No additional structures or uses proposed

SIZE OF PROPOSED: N/A
INTENDED USE: Hotel and Banquet Facility
6. PROPOSAL IS CONTRARY TO THE LAND USE ORDINANCE IN THE FOLLOWING PARTICULARS:
(State violation, article and section)
See Attached.
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:
Amended Site Plan and Variance Application approved by Zoning Board at hearing on 6/10/2021.

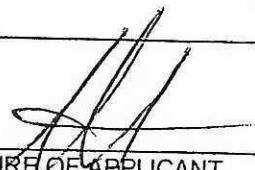
FORM VCU (11/99)

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

None

9. PRINCIPAL POINTS ON WHICH THIS APPEAL IS BASED:

See attached

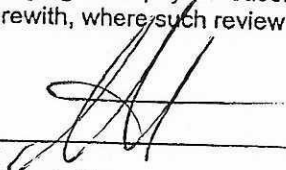

SIGNATURE OF APPLICANT
By: Aravind Aithal, Esq.


SIGNATURE OF OWNER
By: Aravind Aithal, Esq.

1002 U.S. Highway 9 North, 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.


SIGNATURE
By: Aravind Aithal, Esq.

July 26, 2021

DATE

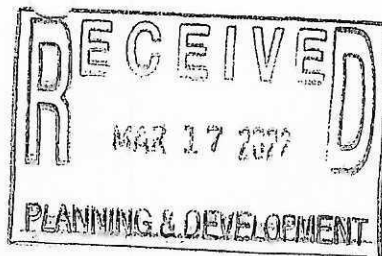
WOODBIDGE HOSPITALITY GROUP, LLC

Variances

<u>Description:</u>	<u>Required:</u>	<u>Provided:</u>
Minimum Front Yard Setback	50 feet	39.97 feet*
Maximum Building Height	2.5 stories/35 ft.	4 stories/54.83 ft.*
Minimum Parking	(284)	(212)**
HOTEL	137	123*
BANQUET	147	89**
Maximum Sign Height	20 feet	256 feet*

*Existing Condition

** (New) Variance Requested (Off-site Parking provided)



TOWNSHIP OF WOODBRIDGE

APPLICATION: ☒ MINOR SITE PLAN ☐ PRELIMINARY APPROVAL/MAJOR SITE PLAN1. APPLICANT: EMCAR, Inc. dba Atlantic Tire and SupplyADDRESS: 1430 St. Georges Avenue, Avenel, N.J. 07001TELEPHONE: 732-381-0100☐ INDIVIDUAL(S)☐ PARTNERSHIP☒ CORPORATION2. OWNER: SAME

ADDRESS: _____

TELEPHONE: _____

3. ATTORNEY: John W. Spoganetz, ESQ.ADDRESS: 1 Holmes Street, Carteret, N.J. 07008TELEPHONE: 732-541-4300FAX NUMBER: 732-541-85844. PROPERTY LOCATION: 1430 St. Georges AvenueAvenel

(STREET)

(SECTION)

BLOCK: 778 LOT(S): 1, 40, 42, & 45 ZONE: B-3LOT DIMENSIONS: 50' x 300' x 175' x 150' x 125' x 150'5. 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).Owner operation for sale of tires (including installation) and vehicle repairs.

FORM SP(09/09)

6. EXISTING DEVELOPMENT:

<u>SIZE OF STRUCTURE</u>	<u>GROSS/ NET FLOOR AREA</u>	<u>HEIGHT</u>	<u>PRESENT OCCUPANCY</u>
<u>irregular</u>	<u>5,662.28 sf/5,096 sf</u>	<u>one story/21 ft</u>	<u>tire sales/installation and vehicle repairs</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>5,974.38 sf/5,377 sf</u>	<u>one story/21 ft</u>	<u>tire sales/installation and vehicle repairs</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

8. PROPOSED PARKING:

	<u>EXISTING</u>	<u>PROPOSED</u>
Employee Parking Spaces:	<u>9</u>	<u>9</u>
Visitor Parking Spaces:	<u>13</u>	<u>13</u>
Truck Parking Spaces:	<u>0</u>	<u>0</u>
Loading Spaces:	<u>0</u>	<u>0</u>

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

SEE ATTACHED

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):

MCPB and FSCD waivers/exemptions

Edward Wilgucki Sr.

SIGNATURE OF APPLICANT
Edward Wilgucki, SR.

Edward Wilgucki Sr.

SIGNATURE OF OWNER
Edward Wilgucki, Sr.

1430 St. Georges Avenue, Avenel, NJ 07001
ADDRESS

1430 St. Georges Avenue, 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.

Edward Wilgucki Sr.
SIGNATURE Edward Wilgucki, Sr.

3/16/22
DATE

12. TAX I.D. NUMBER: 22-1805665

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

1. List of Variances – EMCAR, Inc., dba Atlantic Tire and Supply

Article III Section 150-35D(1)(g)

Min. Rear Yard Setback Required: 40 ft; Existing: 4.30 ft; Proposed: 4.22 ft (Crystal Avenue)

2. Conditional Use Standards

Article III Section 154-44(7)(a)(11)

Max. Accessory Use Area Required: 2,500 sf; Existing: 6,065.30 sf; Proposed: 6,377.30 sf

Article III Section 154-44(7)(g)(1)

Min. Rear Yard Setback Required: 15 ft; Existing: 4.30 ft; Proposed: 4.22 ft (Crystal Avenue)

Article III Section 154-44(7)(g)(2)

No more than five vehicles stored between street and setback line; Existing: 19 units; Proposed: 17 units

Article III Section 154-44(7)(g)(3)(b)

Driveway Width 25 ft – Max. 30 ft; Existing/Proposed: 36 ft (St. Georges Ave) and 165 ft (Butler St)

Article III Section 154-44(7)(g)(3)(c)

Curb Setback From Adjoining Property Line Required: 10 ft; Existing/Proposed: 2.2 ft

Article III Section 154-44(7)(g)(10)(a)

Min. Landscape Area Width Required: 5 ft; Existing/Proposed: 0 ft

Article III Section 154-44(7)(g)(10)(b)

Landscape Buffers To Be Protected From Parking Areas; Existing/Proposed: None

Applicant seeks to request any additional variances/waivers deemed required by the Board.



TOWNSHIP OF WOODBRIDGE

APPLICATION TO VARY OR MODIFY PROVISIONS OF THE LAND USE DEVELOPMENT

ORDINANCE OF WOODBRIDGE TOWNSHIP

1. APPLICANT: EMCAR, Inc. dba Atlantic Tire and Supply PHONE: 732-381-0100
ADDRESS: 1430 St. Georges Avenue, Avenel, N.J. 07001
2. OWNER: SAME PHONE: _____
ADDRESS: _____
3. ATTORNEY: John W. Spoganetz, ESQ. PHONE: 732-541-4300
ADDRESS: 1 Holmes Street, Carteret, N.J. 07008
4. PROPERTY LOCATION: 1430 St. Georges Avenue Avenel
(STREET) (SECTION)
BLOCK: 778 LOT(S): 1, 40, 42, & 45 ZONE: B-3
LOT SIZE: 33,750 sf
- PRESSENT OCCUPANCY (ONE, TWO, OR THREE FAMILY DETACHED DWELLINGS, ETC.)
Automobile tire and repairs
5. PROPOSED CONSTRUCTION OR USE: 12 ft x 26 ft one story addition
SIZE OF PROPOSED: 12 ft x 26 ft - 312 sf
INTENDED USE: vehicle repair/parts storage
6. PROPOSAL IS CONTRARY TO THE LAND USE ORDINANCE IN THE FOLLOWING PARTICULARS:
(State violation, article and section)
SEE ATTACHED
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:
None to applicant's knowledge

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:

To be presented at Public Hearing.

Edward Wilgucki Sr.
SIGNATURE OF APPLICANT

Edward Wilgucki, Sr.

1430 St. Georges Avenue, Avenel, NJ 07001
ADDRESS

Edward Wilgucki Sr.
SIGNATURE OF OWNER

Edward Wilgucki, Sr.

1430 St. Georges Avenue, Avenel, NJ 07001
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.

Edward Wilgucki Sr.
SIGNATURE Edward Wilgucki, Sr.

3/16/22
DATE

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Article III Section 150-35D(1)(g)

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2. Conditional Use Standards

Article III Section 154-44(7)(a)(11)

Max. Accessory Use Area Required: 2,500 sf; Existing: 6,065.30 sf; Proposed: 6,377.30 sf

Article III Section 154-44(7)(g)(1)

Min. Rear Yard Setback Required: 15 ft; Existing: 4.30 ft; Proposed: 4.22 ft (Crystal Avenue)

Article III Section 154-44(7)(g)(2)

No more than five vehicles stored between street and setback line; Existing: 19 units; Proposed: 17 units

Article III Section 154-44(7)(g)(3)(b)

Driveway Width 25 ft – Max. 30 ft; Existing/Proposed: 36 ft (St. Georges Ave) and 165 ft (Butler St)

Article III Section 154-44(7)(g)(3)(c)

Curb Setback From Adjoining Property Line Required: 10 ft; Existing/Proposed: 2.2 ft

Article III Section 154-44(7)(g)(10)(a)

Min. Landscape Area Width Required: 5 ft; Existing/Proposed: 0 ft

Article III Section 154-44(7)(g)(10)(b)

Landscape Buffers To Be Protected From Parking Areas; Existing/Proposed: None

Applicant seeks to request any additional variances/waivers deemed required by the Board.