
Preliminary & Final Major Site Plan
Irvington Car Wash
BLOCK 104, Lots 5, 6, 7, & 8
Township of Irvington
ESSEX COUNTY, NEW JERSEY



APPLICATION MUST BE TYPED

avg.

DATE OF FILING D/C Oct 12, 2016

DATE OF HEARING Thu. Nov. 29, 2016 CALENDAR NO. ZB-16-106

APPLICATION FOR DEVELOPMENT

TOWNSHIP OF IRVINGTON, N.J.

Applications is hereby made by the undersigned for approval to permit Use Variances, Bulk Variances, D-Variance and Preliminary and Final Site Plan for the (describe relief requested i.e. variance, sub-division, site plan approval or any combination thereof construction of an automated car wash which is not permitted in a B-1 Zoning and for what purpose is the application being made) District, with bulk variances for impervious coverage, insufficient parking, insufficient floor area ratio, insufficient building height and exceeding the minimum side yard setback, front setback and rear setback pursuant to Zoning Ordinance 197-40

(set forth applicable section (s) of Revised Zoning Ordinance)

DESCRIPTION OF PROPOSED DEVELOPMENT

PREMISES AFFECTED IS KNOWN AS LOT (S) 5, 6, 7, 8 BLOCK(S) 104
20 Eberhardt Place /

STREET ADDRESS 773-779 S. 18th Street / 332 Myrtle Avenue IRVINGTON, N.J.

APPLICANT Automated Laundries LP ADDRESS 2 Ethel Rd, Suite 206A
Edison, NJ 08817
TELEPHONE# 908-403-2527

OWNER Now Is The Time Development, LLC ADDRESS 733 S. 18th St., #21,
Irvington, NJ 07111
LESSEE N/A ADDRESS

OCCUPANCY N/A ADDRESS

SIZE OF LOT Presently: 3,500 sq.ft. / Proposed: 25,460 sq.ft.
Presently: Vacant Lots

SIZE OF BUILDING (S) (PRESENT AND/OR PROPOSED) (AT STREET LEVEL)

Presently: 45 ft. Proposed: 20 ft. FT. FRONT Proposed: 100 ft. FT. DEEP

PERCENTAGE OF LOT OCCUPIED BY BUILDING(S) Presently: 80% / Proposed: 75%

HEIGHT OF BUILDING(S) 1 (one) STORIES 20 FT.

SET BACK FROM FRONT PROPERTY LINE N/A FT.

FROM SIDE LINE (IF BY CORNER LOT) 20 FT.

ZONING REQUIREMENTS (FOR NEW CONSTRUCTION OR ADDITIONAL CONSTRUCTION)

FRONTAGE 3 ft. ^{Min. Front 0 ft.} proposed FT. SIDE YARDS 0 ft. req 6 ft proposed FT.

SET BACK 20 FT. REAR YARDS 20 FT.

PRESENT ZONES(S) B-1 Neighborhood Business District

Do you know whether there has been any previous appeal involving these premises by either yourself or any other person? NO YES/NO

If yes, state the nature of the appeal, the disposition and date of same:

N/A

Date property acquired by owner: September 26, 2006

Proposed Development (NOTE: This application must be set forth all facts upon which you rely to establish your right to relief from the present requirement of the Revised Zoning Ordinance. If additional space is needed, additional pages may be annexed to this application).

I hereby swear and depose that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this 31st day of August, 2016

(Notary or Person authorized by law to take oaths).

DANIEL ISIDRO
A Notary Public of New Jersey
My Commission Expires April 30, 2018

Automated Laundries LP (Darren Lentini, Owner)

(Applicant to print name on top line and sign bottom line)

NOTE: This page is not needed if the applicant and the owner of the premises which is the subject of this application are one and the same.

AFFIDAVITE OF CONSENT

STATE OF NEW JERSEY)

COUNTY OF ESSEX)

Uriel Burkwell of full age, being duly sworn according to law on ~~(he)~~ (her) (their) oath deposes and says that ~~(he)~~ (she) (they) reside at 20 WATCHUNG PL. Bloomfield NJ 07003

and that ~~(he)~~ (she) (they) (is/are) the owner(s) in fee of all that certain parcel of land, situated, lying and being in the Township of Irvington aforesaid, and known as Block(s) No. 104

Lot(s) No. 6, 5 and 7 on premises known and designated as 779 18th Ave., 332 Myrtle Ave., 773 18th Ave. Irvington, N.J. and that ~~(he)~~ (she) (they) hereby

authorizes Automated Laundries LP (Darren Lentini, Owner)

to make the annexed application on (his) (her) (their) behalf, and that the statements of fact contained in said application are true.

Sworn to before me this 12th
Day of AUGUST 20 16

KENNETH SILVESTRI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 12, 2019

Kenneth Silvestri
(Notary of Person authorized by law to take oaths)

NOW IS The Time Development, LLC
[Signature]
(Owner(s) to sign here)