

Calli Law, LLC

Attorneys at Law

Lawrence A. Calli, Esq.*
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Simone D. Calli, Esq.+
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**member of the NJ, PA & NY Bars*

+member of the NJ & PA Bars

August 17, 2020

VIA USPS

Planning Board Members
c/o Tax Office
1600 Shore Road
Northfield, NJ 08225

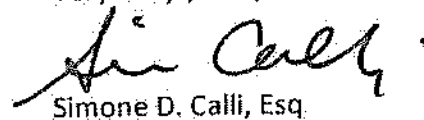
**Re: PLANNING BOARD APPLICATION
Yellow Cab Holdings, LLC.
Tilton Road (Block 16.01, Lot 46.04)**

Dear Board Members:

We represent the Applicant, Yellow Cab Holdings, LLC ("Applicant"), in connection with the enclosed Planning Board application for minor site plan approval at the above-referenced property.

More specifically, the Applicant is requesting minor site plan approval and related site improvements (e.g., parking modifications, bollards, etc.) to add an outdoor dining area to the existing Wendy's restaurant, together with a bun freezer, and a CO2 enclosure over existing grease tank. Please note that no variances are being requested.

Very truly yours,



Simone D. Calli, Esq.

CC: All Planning Board Members via USPS
Planning Board Secretary (cover letter only via email)

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August 18, 2020

VIA UPS GROUND

Matt Doran, PE
840 North Main Street
Pleasantville, NJ 08232

Re: **PLANNING BOARD APPLICATION**
Yellow Cab Holdings, LLC.
Tilton Road (Block 16.01, Lot 46.04)

Dear Matt:

We represent the Applicant, Yellow Cab Holdings, LLC ("Applicant"), in connection with the enclosed Planning Board application for minor site plan approval at the above-referenced property.

Enclosed please find a set of revised plans prepared by Cornerstone Consulting Engineers & Architectural, Inc., with latest revision date of 8/13/20, together with a copy of correspondence that went to each Board member.

Please advise when this application has been deemed complete and confirmed for the September 3, 2020 hearing.

Very truly yours,


Simone D. Calli, Esq

CC: Planning Board Secretary (cover letter only via email)

ORIGINAL

PLANNING BOARD APPLICATION

CASE # 16-01-46.04

FOR OFFICIAL USE ONLY

Date of Application Received: 8-11-20

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

Zone CB
Larry Calli Attorney
John Anderson, Engineer Cornerstone

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Yellow Cab Holdings, LLC c/o Calli Law, LLC

Applicant's Mailing Address 170 Kinnelon Rd, Suite 6, Kinnelon, NJ 07405

Applicant's Phone Number 973-291-8102 e-mail address larry@callilawllc.com

Applicant is a: Corporation X-LLC Partnership Individual

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list. See attached ownership disclosure.

NATURE OF APPLICATION, check appropriate items:

- Appeal of action of administrative officer
- Interpretation of development ordinance or map
- Variance: "C" Variance (Hardship)
- "D" Use Variance
- "D" Non-Conforming Use
- Conditional use
- Subdivision - Minor
- Subdivision - Major
- Site Plan - Waiver
- Site Plan - Minor
- Site Plan - Major
- Other Minor Site Plan

Proposed use, Building, or Subdivision is contrary to:
 List Article and Section of the Ordinance from which Variance is sought:
 N/A - no variances are being requested.

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application.

INFORMATION REGARDING PROPERTY:

Address: 798 Tilton Road

Tax Map BLK 16.01 LOT(S) 46.04 Dimension of Property varies 389 -399 x 150.63

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District CB Zone

Location approximately 0- feet from intersection of Tilton Rd
 and _____

Last Previous Occupancy existing Wendy's restaurant

| | <u>Size Existing Building</u> | <u>Proposed Structure</u> |
|-------------------|-------------------------------|-----------------------------------------------|
| Front (feet) | <u>30</u> | <u>No change to existing building ("N/C")</u> |
| Deep (feet) | <u>76.1</u> | <u>N/C</u> |
| Square (feet) | <u>2,399 sf</u> | <u>N/C</u> |
| Height (feet) | <u>15.35</u> | <u>N/C</u> |
| Story | <u>1</u> | <u>N/C</u> |
| Building Coverage | <u>2,399 sf</u> | <u>N/C</u> |

| <u>SET BACKS ZONING REQ.</u> | <u>Present</u> | <u>Proposed</u> |
|------------------------------|----------------|----------------------------|
| Frontage Y or N | Y | No change "N/C" Corner Lot |
| Front Yard | 50 | N/C |
| Front Yard | N/A | N/C |
| Side | 56.9' | N/C |
| Side | 114.8' both | N/C |
| Rear | 268.8' | N/C |
| Lot Size Area | 59,677sf | N/C |

Prevailing Setbacks of Building within one Block similar ft.

Present use Wendy's proposed use same with outdoor dining area

Has there been any previous appeal or application involving these premises?

Yes or No - per correspondence with City Clerk on 8/3 after OPRA request.

If yes, when N/A

and to whom N/A

Nature of appeal or application N/A

Disposition N/A Date N/A

Application for Subdivision N/A site plan - conditional use approval N/A

The relationship of the applicant to the property in questions is:

Owner Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

In the County of _____ State of _____

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block 16.01 Lot(s) 46.04 commonly known as 798 Tilton Rd.

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature _____ *Certification of Owner coming under separate cover*

Applicant's Attorney Lawrence A. Calli, Esq. of Calli Law, LLC Phone # 973-291-8102

Address 170 Kinnelon Road, Suite 6, Kinnelon, NJ 07405

Applicant's Engineer Cornerstone Consulting Engineers & Architectural, Inc. Phone # 215-362-8400

Address 213 West Main Street, Lansdale, PA 19446

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner _____ Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature _____


Lawrence A. Calli, Esq. on behalf of Applicant

Lawrence A. Calli, Esq.
Attorney at Law
State of New Jersey
NJ Attorney ID #021912004

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

CERTIFICATION OF OWNER

****Owner's Certification coming under separate cover.**

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding BLOCK 16.01 LOT(S) 46.04
Commonly known as 798 Tilton Rd.
(address)

Have been drawn as accurately as possible to the best of my knowledge. Owner's Name WAMAC LLC

Address 1098 ES Union Blvd

City Midvale, UT 84047

Notary _____

Date _____

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. **ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.** Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. (Return this list with your application)

- Name and title of applicant and owner, if other than applicant.
- Name and seal of person preparing plans, etc.
- Place for signature of Chairman and Secretary of Planning Board.
- Place for signature of City Engineer.
- Place for signature of County Engineer and Secretary of County Planning Board.
- Tax map lot and block numbers.
- Date, scale and "north" sign.
- Key map of the site with reference to surrounding areas and to existing street locations.
- Zone district in which property is located, and zone district of all properties within a 200-foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.
- All properties within 200 feet uses of said properties.
- Names of owners of all of above properties.
- Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.
- Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- Dimensions of lot, setbacks, front yard, side yards, and rear yard.
- Bearing and distances of property lines.
- Dimensions of existing and/or proposed principal building(s) and all accessory structures.
- Size and location of fences.
- All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.

- All existing and proposed curbs and sidewalks; and all proposed curb cuts.
- All driveways and streets within 200 feet of site.
- Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.
- Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.
- Water supply system.
- Existing and proposed sanitary sewerage disposal system.
- Draining Plans as approved by City Engineer.
- Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.
- Location of all existing trees or tree masses, indicating general size and species.
- Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.
- Significant existing physical features including streams, water courses, swampy soil, etc.
- Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]
- Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- Existing and proposed contours of site at 2-foot intervals for areas less than 5 percent grade and 1-foot intervals above 5 percent grade.
- Any other pertinent information as may be required by the Board.



Emergency
Dial 9-1-1

Northfield Fire Department

1600 Shore Road Northfield – New Jersey – 08225
Station Phone: (609) 641-2832
Fax: (609) 641-1096

Northfield Planning Board
City of Northfield
1600 Shore Road
Northfield, NJ 08225
Attn.: Ms. Robin Atlas, Secretary

August 12, 2020

Ms. Atlas,

As it pertains to CASE# (number unknown), Block 16.01, Lot 46.04 with an address of 798 Tilton Rd, Northfield, NJ 08225, the commonly known property as Wendy's the application submitted by Lawrence A Calli of Calli Law LLC for a proposed (Other, minor site plan) use variance for an existing structure, the Fire Department has reviewed the submitted application, related information and Plans dated 07/24/2020

The Fire Department has no objections to this project being approved. If the plans change in any way, we would require an updated set of plans. If you have any questions please contact me as soon as possible, Captain Benjamin Nixon, at 609-641-2832 ext.136, or by email bnixon@cityofnorthfield.org

As a reminder, for new and existing commercial businesses that are protected with an automatic alarm system or fire suppression and standpipe systems, it is required by **Ordinance No. 17-1999** that those businesses are equipped with a key box. Order forms can be obtained in the Fire Department by contacting the fire administration office at the number above.

This letter is being submitted on behalf of Bruce Cummings, Chief of the Northfield Fire Department.

Respectfully,



Benjamin Nixon FF/EMT
Captain

Cc: File

Yellow Cab Holdings, Inc.
Tilton Road (Block 16.01, Lot 46.06)
NORTHFIELD, NJ
PLANNING BOARD - WAIVER REQUEST
MINOR SITE PLAN

WAIVERS FROM SITE PLAN CHECKLIST

We are requesting waivers from the following site plan checklist items, as this proposal is for minor site plan approval, limited to the addition of outdoor dining area to the existing Wendy's restaurant:

- Waiver from listing # of employees;
- Waiver from water supply system;
- Waiver from existing/proposed sanitary sewerage;
- Waiver from draining plans;
- Waiver from solid waste disposal and storage;
- Waiver from landscaping and buffering plan;
- Waiver from existing and proposed spot elevations; and
- Waiver from existing and proposed contours.

**Yellow Cab Holdings, LLC
Tilton Road (Block 16.01, Lot 46.06)
Northfield, NJ
OWNERSHIP DISCLOSURE**

Zachary Calinoff and Jared Yavers
c/o Yellow Cab Holdings, LLC
106 Middle Creek Road
Gilbertsville, PA 19525

Owner's Authorization: I hereby certify that I reside at:

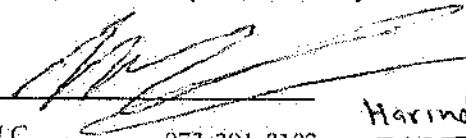
In the County of Bucks State of Pennsylvania

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block 16.01 Lot(s) 46.01 commonly known as 798 Tilton Rd.

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature _____



Applicant's Attorney Lawrence A. Calli, Esq. of Calli Law, LLC Phone # 973-291-8102

*Harinder Gulera
798 Tilton Rd, LLC*

Address 170 Kinnelon Road, Suite 6, Kinnelon, NJ 07405

Applicant's Engineer Cornerstone Consulting Engineers & Architectural, Inc. Phone # 215-362-8400

Address 213 West Main Street, Lansdale, PA 19446

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner _____ Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature _____

Lawrence A. Calli, Esq. on behalf of Applicant

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

CERTIFICATION OF OWNER

**Owner's Certification coming under separate cover.

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding BLOCK 16.01 LOT(S) 46.04

Commonly known as 798 Tilton Rd.
(address)

Have been drawn as accurately as possible to the best of my

knowledge. Owner's Name 798 Tilton Road, LLC

Address S Whitesell Lane

City Newtown, PA 18940

Notary _____

Date _____

*TAX COLLECTORS OFFICE
1600 Shore Road
Northfield, NJ 08255
Phone# 609-641-2832 ext. 126 Fax# 609-646-7175*

Certification of Taxes & Sewer Paid

TO: Simone D. Calli, Esq.
RE: Planning Board Application-Yellow Cab Holdings, LLC
From: Michele Kirtsos, Tax Collector
DATE: August 20, 2020
RE: Certificate of taxes and sewer paid
BLOCK/LOT(S): Block 16.01 Lot 46.04
PROPERTY LOCATION: 798 Tilton Road
PROPERTY OWNER OF RECORD: 798 Tilton Road LLC

This is to verify that this property located in Northfield has paid taxes to November 1, 2020. Sewer is paid current to March 1, 2021.

UPDATED CERTIFICATION