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PARSIPPANY, NEW JERSEY 07054
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JOHN P. WYCISKALA
Direct: (973) 947-7134
jwyciskala@iwwt.law

November 10, 2021

Via Federal Express

Mark Sadonis
Lyndhurst Planning Board
253 Stuyvesant Avenue
Lyndhurst, New Jersey 07071

**Re: Application for Site Plan Approval
Harmony Association, LLC
430 Lewandowski Street
Block 167, Lot 2.01**

Dear Mr. Sadonis:

This firm represents Harmony Association, LLC (“**Applicant**”) in connection with the property located at 430 Lewandowski Street, Lyndhurst, New Jersey and designated Block 167, Lot 2.01 (“**Property**”). The Property is currently developed with an approximately 12,571 square foot retail building which is vacant. The Applicant has entered into an agreement with DDR-SAU Lewandowski, LLC, Site Centers to lease approximately 10,100 sq. ft of the existing retail building in order to operate a Goddard School childcare center. The Applicant will be proposing façade alterations and interior modifications to the proposed leasehold space. No building expansion is proposed. Additional improvements will include some modifications to the existing parking lot in front of the building, and two playground areas to the rear.

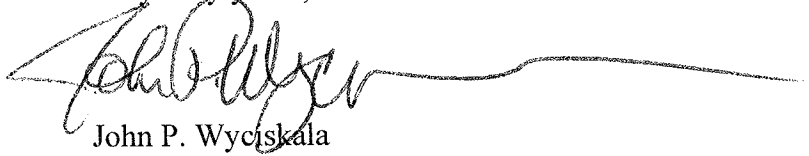
As such, enclosed herein, please find an original and fifteen (15) copies each of the following:

1. Completed and executed Application for Site Plan Approval
2. Attachment A to Application for Site Plan Approval.
3. Administrative Checklist
4. Executed Owner’s Consent to Application.
5. Check in the amount of \$250.00 made payable to the Township of Lyndhurst representing the application fee associated with this filing.
6. Check in the amount of \$5,810.00 made payable to the Township of Lyndhurst representing the escrow fee associated with this filing.
7. Zoning Denial Letter dated October 19, 2021.

8. Executed W-9 form.
9. LLC Disclosure Statement for Harmony Association, LLC.
10. Certified List of Property Owners within 200 feet of the above-referenced property.
11. Tax Certification showing taxes are current (E-mail).
12. Preliminary and Final Site Plans, prepared by Jarmel Kizel, dated November 1, 2021, consisting of 6 sheets.
13. Architectural Floor Plans and Elevations, prepared by Jarmel Kizel, dated November 1, 2021 consisting of 2 sheets.

Please do not hesitate to contact me if you have any questions or require anything further.

Very truly yours,

A handwritten signature in black ink, appearing to read "John P. Wyciskala", with a long horizontal flourish extending to the right.

John P. Wyciskala

Enclosures

cc: Harmony Association, LLC

ORIGIN ID: CBZA (973) 947-7111
INGLESINO WEBSTER WYOSKALA & TAYLOR
IPWT
600 PARSIPPANY RD
STE 204
PARSIIPPANY, NJ 07054
UNITED STATES US

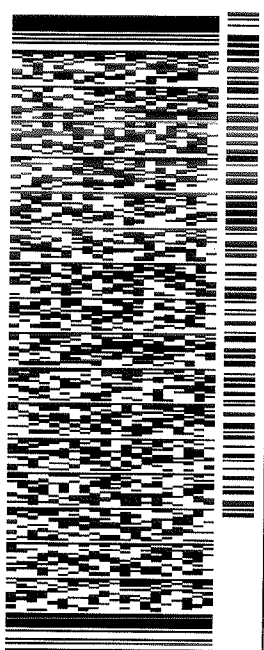
SHIP DATE: 11 NOV 21
ACTWTG: 6.00 LB
CAD: 101999470/N/NET/400

BILL SENDER

TO **MARK SADONIS**
LYNDHURST PLANNING BOARD
253 STUYVESANT AVE

LYNDHURST NJ 07071

(973) 947-7111 REF: 2319:05752
PO. NV. DEPT.



56DJ29A7E/FE4A

TRK# 7751 8885 5967
#0201
STANDARD OVERNIGHT
FRI - 12 NOV 4:30P

E2 JPJA
NJ-US
07071
EWR

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TOWNSHIP OF LYNDHURST

APPLICATION FOR SITE PLAN APPROVAL

1. NAME OF

APPLICANT: Harmony Association, LLC

2. ADDRESS: 430 Lewandowski Street

Lyndhurst, NJ

3. BLOCK: 167 LOT: 2.01

4. NAME OF ARCHITECT, ENGINEER OR PLANNER PREPARING THE

PLANS: Jarmel Kizel Architects and Engineers, Inc.

42 Okner Parkway

Livingston, New Jersey 07039

5. NAME OF ATTORNEY AND PHONE

NUMBER: John P. Wyciskala, Esq. Inglesino Webster Wyciskala Taylor LLC

600 Parsippany Road, Parsippany, New Jersey 07054

6. PLEASE EXPLAIN WHAT THE SITE PLAN REQUEST

IS: The Property is currently developed with a vacant, one story, approximately 12, 571 SF commercial building, with parking lot areas and associated improvements. The Applicant

is proposing to renovate the interior and façade of the building, and to divide the building into two separate leasehold spaces consisting of approximately 10,089 SF and 2,484 SF respectively. The 10,089 SF portion of the building is intended to be renovated and

remodeled to be utilized as a Goddard School Child Care Center. The remaining 2,484 SF leasehold space is being designated as future retail. No expansion of the building is proposed. The Applicant is also proposing to construct two playground areas in the rear

of the building to support the Child Care Center. Additional improvements include minor modifications in the parking lot area in front of the building and signage.

AFFIDAVIT OF PROOF OF SERVICE

TOWNSHIP OF LYNDHURST, NEW JERSEY

PLANNING / ZONING BOARD

STATE OF NEW JERSEY

DATE FILED: _____

COUNTY OF BERGEN

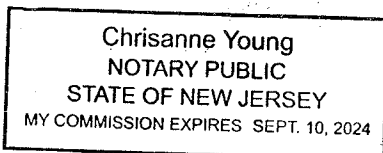
HARSH SHAH / HARMONY ASSOCIATION LLC, OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT (S)HE RESIDES AT 32 PLAFSKY DRIVE IN THE MUNICIPALITY OF EDISON, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY THAT (S)HE IS (ARE) THE APPLICANT(S) IN PROCEEDING THE LYNDHURST PLANNING/ZONING BOARD, LYNDHURST NEW JERSEY, BEING AN APPEAL OR APPLICATION UNDER THE LYNDHURST ZONING ORDINANCE WHICH RELATES TO THE PREMISES LOCATED AT 430 LEWANDOWSKI STREET: THAT ON THE _____, DAY OF _____, 20_____, (S) HE GAVE WRITTEN NOTICE OF THE HEARING OF THIS APPLICATION TO EACH AND ALL OF THE PERSONS UPON WHOM SERVICE MUST BE HAD, IN THE REQUIRED FORM AND ACCORDING, TO THE ATTACHED LIST, AND IN THE MANNER PURSANT TO THE NEW JERSEY MUNICIPAL LAND USE LAWS.

Harsh 11/01/2021

APPLICANTS'S SIGNATURE AND DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF November, 2021.

SIGN: Chrisanne Young



TAX COLLECTOR CERTIFICATION

NAME OF APPLICANT: Harmony Association, LLC

ADDRESS OF APPLICANT: 32 Plafsky Drive, Edison, NJ 08817

DEAR TAX COLLECTOR:

THE ABOVE IS APPLYING TO THE PLANNING/ ZONING BOARD OF THE TOWNSHIP OF LYNDHURST FOR AN APPLICATION , THAT IS IDENTIFIED ON THE CURRENT TAX MAP AS FOLLOWS:

STREET ADDRESS: 430 Lewandowski Street, Lyndhurst, NJ

TAX BLOCK: 167

LOTS: 2.01

PLEASE INDICATE IN THE APPROPRIATE SPACE BELOW THE STATUS OF TAXES ON THE IDENTIFIED LAND.

STATUS OF PROPERTY TAXES: CHECK ONE

- I CERTIFY THAT TAXES ON THE ABOVE ARE CURRENTLY PAID TO DATE:
- I CERTIFY THAT THE TAXES ARE DELINQUENT ON THE ABOVE PROPERTY

TAX COLLECTORS SIGNATURE

APPLICATION FOR SITE PLAN APPROVAL
LYNDHURST PLANNING BOARD
TOWNSHIP OF LYNDHURST

ATTACHMENT A TO APPLICATION

PROPERTY ADDRESS: 430 Lewandowski Street
BLOCK NO. 167, LOT NO. 2.01
ZONE DISTRICT: M-1
APPLICANT: HARMONY ASSOCIATION, LLC
OWNER; DDR

TO THE LYNDHURST PLANNING BOARD:

An application has been made for site plan approval has been made by Harmony Association, LLC ("Applicant") to permit certain improvements to the existing 12,571 SF commercial building located on the subject property. More particularly, the Applicant is seeking approvals to subdivide the building into two commercial leasehold spaces of approximately 10,089 Sf and 2,484 SF. The Applicant is proposing to operate a Goddard School Child Care Center within the larger leasehold space. The smaller commercial space is intended for future retail or other permitted commercial use. Child Care Centers are deemed a specifically permitted use in all non-residential zone districts throughout the State of New Jersey pursuant to N.J.S.A. 40:55D-66.6.

The proposed improvements include façade renovations, new signage, limited parking lot improvements and the development of two playground areas in the rear of the building as accessory to the proposed Child Care Center.

VARIANCES:

There are no new variances created as a result of the proposed application. However, there are three pre-existing nonconforming site conditions as set forth below.

1. Minimum Building Setback
Front Lot Line – Lewandowski St.- 25' req'd, 9.9' existing, 9.9' proposed (N/C)
Front Lot Line-Orient Way- 25' req'd, 10.1' existing, 10.1' proposed (N/C)
Rear Lot Line- 25' req'd, 23.2' existing, 23.2' proposed (N/C)

As noted, there are no changes with respect to any of these pre-existing nonconforming site conditions with respect to building setbacks, to the extent that there are no changes proposed with respect to the building footprint or size of building. However, to the extent that same may be deemed necessary, the Applicant is requesting bulk variance relief pursuant to N.J.S.A. 4055D-70(c)(1) and/or (c)(2). The Applicant will provide testimony in support of the requested variance relief at the time of public hearing and provide legal and planning justifications for same. In

addition to the foregoing, the Applicant requests any and all other variances, waivers or other relief as may be required in the context of the review of the proposed application.

WITNESSES:

The Applicant's engineers and architects are Jarmel Kizel Architects and Engineers, Inc., 42 Okner Parkway, Livingston, New Jersey 07039. Witnesses are expected to be Gerado P. Gesario, PE and Matthew B. Jarmel, AIA, MBA.

LLC DISCLOSURE STATEMENT: See Attached

OUTSIDE AGENCY APPROVALS:

Soil Conservation District

County Planning Board-seeking letter of no interest as may be applicable

John Wyciskala, Esq.
Inglesino, Webster, Wyciskala & Taylor, LLC
600 Parsippany Road
Suite 204
Parsippany, New Jersey 07054
Attorneys for Harmony Association, LLC

APPENDIX A - COMPLETION CHECKLIST SUBDIVISION AND SPECIALTY PERMITS
(Section 19-6)

Application Number _____

Checklist for required submission to the planning board or zoning board of adjustment of the Township of Lyndhurst.

All required submissions are to be made to the administrative officer and are due at the time of submission of the application. All applications must be submitted 30 days prior to a hearing to be scheduled.

*C D W

I. REQUIREMENTS FOR ALL APPLI-
CATIONS.

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1. Completion Checklist | C |
| 2. Seven copies of the application form applicable to the type of approval requested, completely filled in. If any item is not applicable to the applicant, it should be so indicated on the application form(s). | C |
| 3. (a) Applicant's affidavit that taxes are currently paid and up-to-date or (b) application for municipal determination of tax status and affidavit certifying that delinquent taxes shall be paid upon grant of approval by the Board and in conformance with ordinance requirements that the Board's final approval

be conditioned upon payment of all subsequent taxes. | C |
| 4. Receipt indicating that all required fees (as set forth in the fee ordinances of the township) are paid. | C |
| 5. Fourteen copies of any required plot | C |

*C D W

<http://clerkshq.com/default.ashx>

7/31/2014

C - Complies
D - Deficient
W - Waiver sought

plan, site plan or subdivision plan completed in conformance with the requirements of all applicable ordinances of the Township and to be a maximum sheet size of 24 inches by 36 inches (24" x 36").

6. If available prior to the hearing, 14 copies of any other supporting documentation which shall be presented to the board in its consideration of the application.

C

7. If applicant is other than the owner of the subject property, a consent form executed by the owner authorizing the Applicant to proceed before the board.

8. Information as to ownership. If applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least ten percent of its stock of any class or at least ten percent of the interest in the partnership as the case may be, as required by N.J.S.A. 40:55D-48.1 and 40:55D-48.2.

C

9. Names of proposed witnesses and their expertise, if any, if known at time of submission of application.

C

10. Listing of all approvals including any variances, and/or exceptions being sought, with reference to the specific applicable ordinance provisions(s) and an explanation of the reasons why such variance or exception is being requested.

*C D W

C

For "d" variance applications, statement of legal basis for grant of variance which must include:

(a) A list and explanation of the specific special reason(s) advanced demonstrating that the proposed variance would not cause detriment to the intent and purpose of the Township Zoning Ordinance.

(b) Explanation of how requested variance would be consistent

with goals and provisions of master plan and reasons why proposed development would pose no substantial harm to surrounding properties or the township generally.

- 11. If the public notice of the hearing on the application is required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-12 and/or the ordinances of the township, applicant shall submit a list of property owners within 200 feet of the subject property. The list shall include the names and addresses as shown on the

TBS

municipal tax records. Applicant may apply to the administrative officer for a municipally certified list of property owners within 200 feet of the subject property. A tax map shall be included with the 200 foot radius indicated thereon.

*C D W

- 12. Copies of any prior resolutions or other documentation regarding past decisions involving the property.

N/A

- 13. Copies of any easements or deed restrictions or covenants affecting use of the premises.

N/A

- 14. If applicant is a corporation, name of attorney who shall be representing the applicant.

C

- 15. Applicant's affidavit that (a) there are no delinquent water or sewer assessments levied against the property or (b) application made to all servicing utility authorities for a determination regarding the status of any water or sewer assessments and an affidavit certifying that delinquent assessments shall be paid upon approval by the board of application and in conformance with ordinance requirements that payments of such assessments to be made a condition of final board approval.

C

- 16. A schedule of zoning requirements

C

applicable to the property and a showing of whether or not the application is in conformance with such requirements. The schedule shall be indicated on the site plan.

*C D W

17. Except for final major subdivision or final site plan applications, flood plains and/or wetlands shall be delineated on the plans or, if none, certification by a licensed engineer or landscape architect that based on a review of the National Inventory Wetlands Map and a physical inspection of the premises, there are no wetlands or flood plains designated.

W

18. A list, included in the application, of all other governmental agencies which must review the application and issue an approval thereon.

C

19. Any other material required for the board to make a decision such as, but not limited to, traffic study, environmental assessment, fiscal impact study, and similar reports.

N/A

ADDITIONAL REQUIRED SUBMISSIONS FOR SPECIFIC TYPES OF APPLICATIONS

SUBDIVISION APPLICATIONS

II. MINOR SUBDIVISION APPLICATION.

(a) A signed and sealed survey prepared by a licensed surveyor drawn on a scale of 200 feet to the inch or larger. The entire tract shall be shown on one sheet where possible. This survey shall show or include the following information:

*C D W

1. Name, title and address of applicant, owner and person preparing plat, and seal of person preparing plat.
2. Place for signature of chairman and secretary of the planning board or board of adjustment.

3. Date, scale and north arrow.
4. Tax map, lot and block numbers of the property in question and all adjacent lots including owners of record.
5. Existing and proposed lot lines and dimensions.
6. Acreage of tract to be subdivided and area in square feet of lots before and after subdivision.
7. All existing structures and wooded areas within the portion to be subdivided, including all trees over six inches in diameter as measured at breast height.
8. All streets or roads and streams adjacent to the subdivision.
9. Key map showing the entire subdivision and its relation to the surrounding areas using a 1,000 foot radius.
10. Contours at two foot intervals, or five foot intervals for slopes in excess of ten percent grade.
11. Indication of all required buffers and proposed landscape improvements.
12. Certification of any necessary approvals by the HMDC, DEP, County Planning Board or any other local, state or federal agency.

*C D W

III. PRELIMINARY MAJOR SUB-DIVISION APPLICATIONS.

- (a) The required submissions for this type of application shall consist of a plat drawn or reproduced at a scale of not less than one inch equals 200 feet and designed and drawn by a licensed New Jersey engineer. The plot shall include the following information:
 1. All items required for minor subdivision

applications.

2. Contours based on a one-foot interval and the high and low points and tentative cross sections and centerline profiles for all proposed new streets.
3. Plans of proposed utility layouts for storm and sanitary sewers and water service.
4. All road right-of-ways and road cross sections and construction details of pavements, curbs and storm drainage improvements, and any proposed road dedications.
5. Storm water management design and calculations. *C D W
6. Any driveways within 200 feet accessing the street on which the subject property is located.
 - (b) Landscape improvement plan, signed and sealed by a licensed landscape architect.
 - (c) Lighting plan.
 - (d) Soil erosion and sediment control plan and details.

IV. FINAL MAJOR SUBDIVISION APPLICATION

- (a) A plat shall be submitted for this type of applicant and shall be drawn at the same scale as the preliminary plans. The final plat shall show the following:
 1. All items required for preliminary major subdivision applications, in final form.
 2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, bearing and distances and curve data, land to be reserved or dedicated to public use, all lot lines and other lines.
 3. The purpose and description of any

easement or land reserved or dedicated to public use shall be designated.

*C D W

- 4. Block and Lot numbers as assigned by the township engineer if pre-liminary approval has been previously granted.
- 5. Minimum building setback line on all lots and other sites.
- 6. Location and description of all monuments.
- 7. Names of owners of adjoining land.
- 8. Certification by engineer or surveyor.
- 9. Owner's certification as to subdivision.
- 10. Municipal approval signature spaces.

(b) Certification by applicant that all conditions of any preliminary approval have been satisfied or if not, an explanation of what changes have been made along with copies of any governmental approvals required pursuant to any preliminary approvals.

(c) Certification by Applicant that any required performance bond and inspection fees have been posted with the township.

V. REQUIREMENTS FOR SITE PLAN APPLICATIONS

(a) All site plans submitted shall be drawn at a scale not smaller than

one inch equals 50 feet (1" = 50'), shall be signed and sealed by a licensed engineer or architect and shall contain the following information:

*C D W

C

- 1. Name, title and address of applicant, owner and person preparing plat, and seal of person preparing plat.

C

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 2. Place for signature of chairman and secretary of the planning board or board of adjustment. | C |
| 3. Date, scale and north arrow. | C |
| 4. Tax map, lot and block numbers of the property in question and all adjacent lots including owners of record. | C |
| 5. All existing structures and wooded areas within the portion to be subdivided including all trees over six inches in diameter as measured at breast height. | N/A |
| 6. All streets or roads and streams adjacent to the subdivision. | C |
| 7. Key map showing the entire site and its relation to the surrounding areas using a 1000 foot radius. | C |
| 8. Contours at two foot intervals, or five foot intervals for slopes in excess of ten percent grade. | W |
| 9. Certification of any necessary approvals by the HMDC, DEP, County Planning Board or any other agency. | C
<u>*C D W</u> |
| 10. On-site parking and loading spaces and facilities, including calculations and proposed on-site circulation system for both pedestrians and vehicular traffic, including sidewalks. | C |
| 11. Any proposed and existing signs and descriptive schedules. | C |
| 12. Identification of the type and location of public and private utilities and services for water and sewage disposal. | C |
| 13. Proposed plans for storm water management and calculations. | N/A |
| 14. Any driveways within 50 feet accessing the street on which the subject property is located. | C |

- 15. Certified property survey including owner's name. W
- 16. Lighting plan. W
- 17. A landscape improvement plan shall be provided indicating buffer areas, signed and sealed by a licensed landscape architect. W
- 18. Soil erosion and sediment control plan. C

***Editor's Note:** Chapter XIX was established in entirety by Ordinance No. 1650. Additional amendments are noted where applicable.

*
- **Editor's Note:** The fee schedule previously contained herein as adopted by Ordinance No. 1650 was superseded by Ordinance No. 2067. See Chapter XXI, subsection 21-11.4 for the current fee schedule.

*
- **Editor's Note:** Appendix A referred to herein can be found at the end of this chapter.

<p>CHAPTER XIX LAND USE PROCEDURES* Published by ClerkBase ©2013 by Clerkbase. No Claim to Original Government Works.</p>

OWNER CONSENT

I, Jeffery D. Thompson, on behalf of DDR-SAU Lewandowski LLC hereby certify that this entity is the owner in fee of all that certain lot, piece of parcel of land situated at 430 Lewandowski St. Lyndhurst, New Jersey, in the County of Bergen, known as Block 167, Lot 2.01. I hereby authorize and consent to the submission of this application to the Planning Board by the Applicant, Harmony Association, LLC.

DDR-SAU Lewandowski, LLC

Jeffery D. Thompson

Owner's Signature

November 10, 2021

Date

SANJAY B SHAH
BINA SHAH
32 PLAFSKY DRIVE
EDISON, NJ 08817

60-7269/2313

137

DATE 11/01/2021

PAY TO THE ORDER OF TOWNSHIP OF LYNDHURST

\$ 250.00

TWO HUNDRED AND FIFTY AND 00/100

DOLLARS



Security Features
Included
Details on Back

Santander
Santander Bank, N.A.

MEMO SITE APPLICATION FEE

⑆231372691⑆

8221079235⑆0137

MP

SANJAY B SHAH
BINA SHAH
32 PLAFSKY DRIVE
EDISON, NJ 08817

60-7269/2313

136

DATE 11/01/2021

PAY TO THE ORDER OF TOWNSHIP OF LYNDHURST

\$ 5,810.00

FIVE THOUSAND EIGHT HUNDRED AND TEN AND 00/100

DOLLARS



Security Features
Included
Details on Back

Santander
Santander Bank, N.A.

MEMO ESCROW FOR LYNDHURST

⑆231372691⑆

8221079235⑆0136

MP

Township of Lyndhurst
APPLICATION FOR ZONING APPROVAL

Application is hereby made by the undersigned for a Zoning Certificate to be issued in accordance with the requirements of the Township of Lyndhurst. All plans, drawings, surveys and other documentation submitted with this application are deemed to be part of this Application. The undersigned hereby agrees to comply with all of the Ordinances and Regulations of the Township of Lyndhurst. If any use of building or structure applied for herein shall be in violation of the aforesaid Ordinances or Regulations, the Zoning Officer shall have the right to stop such use or work on the premises until such violations shall have been corrected, and there shall be no liability on the part of the Township of Lyndhurst because of such stoppage.

APPLICANT:
 Name: Harmony Associates, LLC
 Address: 32 Plafsky Drive, Edison, NJ 08817
 Tel No. 848-248-0785

FOR OFFICE
 USE ONLY
 Fee Paid: Yes: 21035
 No:

PROPERTY ADDRESS: 430 Lewandowski St. Lyndhurst, NJ

BLOCK: 167 LOT: 2.01

PROPERTY OWNER: (if different from Applicant)
 Name: DDR-SAU-Lewandowski, LLC
 Address: 3300 Enterprise Parkway
Beachwood, Ohio 44122
 Tel No. _____

ZONE: M-1
 CURRENT USE: Vacant Retail Center
 INTENDED USE: Child Care Center - Retail

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: Applicant's proposing to renovate the existing vacant retail center to provide for a Goddard School Child Care Facility and retail space. A playground area is also proposed at the rear of the building. SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, Harsh Shah, being of full age, certify as follows:
 Print Your Name

1. I am the owner of the above property or, in the alternative I have permission from the owner to make this application
2. The use of the property and occupancy of the property will be in accordance with all of the Ordinances and Regulation of the Township of Lyndhurst and all other authorities.
3. I certify that the above statements and the statements in this Application and any attachments hereto are true to the best of my knowledge. I am aware that if they are willfully false, I am subject to punishment

Date: _____

APPROVED

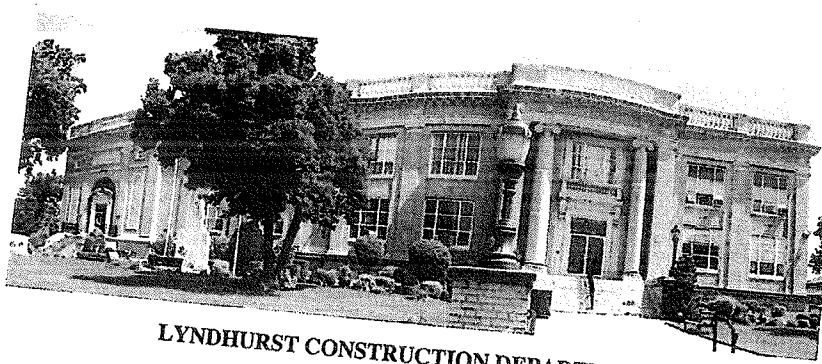
Harsh Shah
Signature of Applicant

Date: 10/19/21

Mark Sedano
Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following reasons: See attached



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

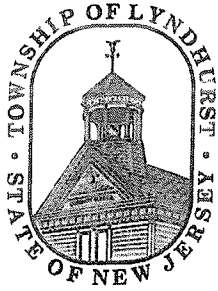
430 Lewandowski Street Denial of Zoning Application
Block 167 Lot 2.01
10-19-2021

- 1) The M-1 Zone does not allow by right or prohibit child care centers. Lyndhurst Ordinance 2067 section 21-4.6.
- 2) The expansion of the use of the building for a play ground requires site plan approval. Lyndhurst Ordinance 2067 section 21-7.1.
- 3) The New Jersey Department of Human Services, Division of Youth and Family Services must also review and comment on this application if it is approved by the Lyndhurst board.

**HARMONY ASSOCIATION, LLC
LLC DISCLOSURE STATEMENT**

The following are the persons or entity holding a 10% or greater interest in Harmony Association, LLC.

<u>NAME</u>	<u>ADDRESS</u>	<u>OWNERSHIP</u>
Harsh Shah	Harmony Association, LLC 32 Plafsky Drive Edison, New Jersey	25%
Mona Patel	c/o Harmony Association, LLC 32 Plafsky Drive Edison, New Jersey	25%
Sanjay Shah	c/o Harmony Association, LLC 32 Plafsky Drive Edison, New Jersey	25%
Bina Shah	c/o Harmony Association, LLC 32 Plafsky Drive Edison, New Jersey	25%



River Road Schoolhouse
Established 1804

OFFICE
OF THE
TAX ASSESSOR

Department of
Public Affairs

October 8, 2021

Chrisanne Young
Inglesino Webster Wyciskala Taylor, LLC
600 Parsippany Road
Suite 204
Parsippany, New Jersey 07054

Re: 200 ft. Certified List of Owners
Block 167, Lot 2.01
430 Lewandowski Street, Lyndhurst

Dear Ms. Young,

Attached here-to are the certified and current ownership list for properties located within 200 feet of the above captioned properties.

If you have any questions, please call the office at 201-804-2466.

Respectfully Submitted,


Cheryl Wloch-Rapetti

OWNER & ADDRESS REPORT

LYNDHURST

10/08/21 Page 1 of 2

410-434 LEWANDOWSKI AVE
167 / 2.01

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
166	10.01	C0001	2	CHA, CHARLIE H & YOUNG J 749 MARIN AVENUE #1 LYNDHURST, NJ 07071	749 MARIN AVENUE	
166	10.01	C0002	2	KOONCE, CHARLES T & BOYD, ELISHA Y 751 MARIN AVENUE #2 LYNDHURST, NJ 07071	749 MARIN AVENUE	
166	10.01	C0003	2	HERNANDEZ, EMILY & JOSE 751 MARIN AVENUE LYNDHURST, NJ 07071	751 MARIN AVENUE	
166	10.01	C0004	2	DOVAL REALTY ASSOC. C/O VIRGINIO 1 VIRGINIO PLACE WOODLAND PARK, NJ 07424	751 MARIN AVENUE	
166	11		4C	CONTE DEVELOPMENT LLC 236 GRANT AVENUE NUTLY, NJ 07110	733 MARIN AVE	
166	12		2	727 MARIN AVE LLC 727 MARIN AVE LYNDHURST, NJ 07071	727 MARIN AVE	
166	13		2	PANNELLA, ELIO NORBERTO & JORGE G. 385 LINCOLN AVENUE RUTHERFORD, NJ 07070	721 MARIN AVE	
166	14		2	HINZ, WENDY J 360 LEWANDOWSKI STREET LYNDHURST, NJ 07071	360 LEWANDOWSKI ST	
167	1		1	CITY OF JERSEY CITY, J.C.DIV.OF WTR 555 ROUTE 440 JERSEY CITY, N J 07305	LEWANDOWSKI ST	
168	1		4A	DOBROWOLSKI, JOSEPH 442 LEWANDOWSKI ST LYNDHURST, NJ 07071	442 LEWANDOWSKI ST	
168	2		2	YASINSKI, LINDA 263 CENTRAL AVE.PMB 169 JERSEY CITY, NJ 07307	446 LEWANDOWSKI ST	
168	3		2	RODRIGUEZ, AURELIO G & ROSALINA 744 BRISBIN AVE LYNDHURST, NJ 07071	744 BRISBIN AVE	
168	4		2	LIMA, ANTONIO E 746 BRISBIN AVE LYNDHURST, NJ 07071	746 BRISBIN AVE	
168	5		2	AHMED, JASON 750 BRISBIN AVE LYNDHURST, NJ 07071	750 BRISBIN AVE	
168	6		2	TRAFTON, CAROLYN 451 ORIENT WAY LYNDHURST, NJ 07071	451 ORIENT WAY	
168	7		2	AKSAHIN, TUFAN 453 ORIENT WAY LYNDHURST, NJ 07071	453 ORIENT WAY	
168	11		2	APPELLO, ROBERT P. & JOAN E. 93 BONAIRE DRIVE TOMS RIVER, NJ 08757	454 LEWANDOWSKI ST	
168	12		2	DUDA, GLADYS 450 LEWANDOWSKI STREET LYNDHURST, N J 07071	450 LEWANDOWSKI ST	
234	3		15F	CONSOLIDATED RAIL CORP-NJ TRANSIT MCCARTER HIGHWAY PO 10009 NEWARK, N.J. 07101	SALT MEADOWS	

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
235	1		4C	340 ORIENT WAY LLC 570 COMMERCE BOULEVARD CARLSTADT, NJ 07072	340 ORIENT WAY	
235	20.01	HM	4B	757 PAGE AVE INC NJ CORP P.O. BOX 418 LYNDHURST, NJ 07071	ORIENT WAY & PAGE AVE	
235	20.02	HM	4B	SHAFFER STEEL CORP. 450 ORIENT WAY LYNDHURST, N. J. 07071	ORIENT WAY & PAGE AVE.	
235	21		15F	ERIE LACK RR C/O N J TRANSIT MCCARTER HGHWAY PO B10009 NEWARK, N.J. 07101	ORIENT WAY	

The following is a list of utility companies and state agencies, if applicable; need to be notify of Planning or Zoning Board applications by the applicant.

Registered List of Utility Companies for Lyndhurst

Electric Company	Public Service (PSE&G)
Gas Company	Public Service (PSE&G)
Water Company	Passaic Valley Water
Sewers	Passaic Valley Sewage Commission
Cable TV	Comcast Cablevision
Fire Department	Volunteer (Township of Lyndhurst)
Ambulance	Volunteer (Township of Lyndhurst)
Township of Lyndhurst	367 Valley Brook Avenue Lyndhurst, NJ 07071
Passaic Valley Water	1525 Main Street Clifton, NJ 07015
Comcast Cablevision	1701 JFK Blvd. Philadelphia, PA 19103
Passaic Valley Sewage	600 Wilson Ave. Newark, NJ 07105
PSE&G	325 County Ave. Secaucus, NJ 07094
Passaic River Coalition	246 Madisonville Road Basking Ridge, NJ 07920
New Jersey Meadowlands Commission	One DeKorte Plaza Lyndhurst, NJ 07071
New Jersey Transit	1 Penn Plaza East Newark, NJ 07105
Port Authority of NY & NJ	225 Park Avenue South New York, NY 10003

Bergen County Planning Board

One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

Commissioner of Transportation

Department of Transportation
P.O. Box 600
Trenton, NJ 08625-0600

State Planning Commission

Department of Community Affairs
P.O. Box 800
Trenton, NJ 08625-0800

Chrisanne Young

From: Joan Barone <JoanB@lyndhurstnj.org>
Sent: Tuesday, October 26, 2021 10:41 AM
To: Chrisanne Young
Subject: RE: 430 Lewandowski Street

Hi,
I had replied to Cheryl on 10/12/21. The taxes are current, next payment is due by November 10, 2021. There is a water bill for \$ 207.93 due.

Joan

From: Chrisanne Young <cyoung@iwwt.law>
Sent: Tuesday, October 26, 2021 10:37 AM
To: Joan Barone <JoanB@lyndhurstnj.org>
Subject: FW: 430 Lewandowski Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

I am just following up on this request. Can you please let me know the status?

Have a great day! 😊

Chris

Chrisanne Young

Legal Assistant

cyoung@iwwt.law

Direct: (973) 947-7111

Fax: (973) 887-2700



INGLESINO, WEBSTER, WYCISKALA & TAYLOR, LLC

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