

TIMOTHY M. PRIME, *Esquire*
DUNCAN M. PRIME, *Esquire*
TYLER T. PRIME, *Esquire*
SARA R. WERNER, *Esquire*

PRIME & TUVEL
ATTORNEYS AT LAW

JASON R. TUVEL, *Esquire*
ALLYSON M. KASSETTA, *Esquire*
NANCY A. LOTTINVILLE, *Esquire*
BENJAMIN T.F. WINE, *Esquire*

* ALSO ADMITTED TO THE PENNSYLVANIA BAR
* ALSO ADMITTED TO THE NEW YORK BAR
* ALSO ADMITTED TO THE ILLINOIS BAR

June 2, 2020

VIA UPS

Borough of Dumont
Building Department
80 West Madison Avenue
Dumont, New Jersey 07628
Attn: Rebecca Vazquez

**RE: Bubbakoo's Burritos (the "Applicant")
5 N. Washington Avenue, Dumont, New Jersey (the "Property")
Block 1221, Lot 1
Minor Site Plan Approval (the "Application")**

Dear Ms. Vazquez :

This office represents the Applicant in connection with the above-referenced Application. Please find enclosed the following materials for your review.

1. Copy of Application Checklist: Form A
2. Copy of Application Checklist: Form B
3. Copy of Tax Certification
4. Copy of Certified List of Property Owners
5. Copy of Denial of Application, prepared by Paul Renaud, Zoning Officer, dated 1/28/20
6. Topographic Survey, prepared by Miloslav Rehak, dated 2/15/17
7. Architectural Plan, prepared by Gregory Ralph, dated 1/15/20
8. Applicant's W-9 for escrow purposes
9. Copy of a Rider, requesting Waivers and describing business operations; and

SOUTH JERSEY
MOUNT LAUREL OFFICE

P 856 273 8300
F 856 273 8383

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

NORTH JERSEY
HACKENSACK OFFICE

P 201 883 1010
F 856 273 8383

2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

Rebecca Vazquez
June 3, 2020
Page 2 of 2

10. Copy of an Affidavit of Ownership & Consent

Upon your review of the enclosed documents, kindly advise if the Application may be deemed "complete" and scheduled for a public hearing before the Borough of Dumont Joint Land Use Board. Thank you and please feel free to contact me with any questions or comments.

Very truly yours,



Jason R. Tuvel
Attorney for Applicant

JRT:scf
Enclosure

APPLICATION CHECKLIST: FORM A

ALL APPLICATIONS

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____ (name)

(signature)

To be Completed by the Applicant:

Name of Development: BUBBAKOO'S BURRITOS -

Tax Block(s) & Lot(s): BLOCK 1221 - LOT 1

Property Address: FORMER SUBWAY - 5 N WASHINGTON AVE
DUMONT, NJ 07628

Name of Applicant: FENIL PATEL

Mailing Address: 350 RAMAPO VALLEY RD.
OAKLAND, NJ 07436

Phone: 201-888-3464

Fax: _____

Email: ANDFENIL1986@GMAIL.COM

Name of Attorney: JASON R. TUVEL, ESQ. / PRIME & TUVEL

Mailing Address: 2 UNIVERSITY PLAZA DR. SUITE 109
HACKENSACK, NJ 07601

Phone: 201-883-1010

Checklist Prepared By: GREGORY RALPH (AGENT) (name)



(signature)

1/15/2020 (date)

Items Required _____

1. Required Application Form.

Provided

Waiver
Requested

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
2. Required Fees and Escrow Agreement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Certification of Taxes Paid from Borough Tax Collector	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Affidavit of Ownership. If the applicant is not the owner of the site, the applicant's interest in the site must be described (e.g., tenant, contract/purchaser, lien holder, etc.), and written permission of the property owner(s) allowing the applicant to file the application must be submitted. <i>Check here <input type="checkbox"/> if not applicable.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Corporation or Partnership Owners. If applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multi-family dwelling of twenty-five (25) or more units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class or at least ten percent (10%) of the interest in the partnership, as required by N.J.S.A.40:55D-48.1 and 48.2. <i>Check here <input type="checkbox"/> if not applicable.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Inspection Permission. A statement from the property owner granting permission for the reviewing body and any of its experts to enter the subject premises for purposes of inspection in relation to the development application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Waiver Requests. Statements requesting a waiver from any information item called for in Forms A through H, together with a statement of reasons why same should be granted. These must be provided if any item in the "waiver requested" column is checked off. <i>Check here <input type="checkbox"/> if not applicable (i.e., if no waivers are being requested).</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. County Application. If approval from the Bergen County Planning Board is required for any reason and an Application for approval has been made, a copy of the Application submitted to the Bergen County Planning Board must be attached. <i>Check here <input type="checkbox"/> if not applicable.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Wetlands Documentation. One of the following must be provided. <i>Check here <input type="checkbox"/> if not applicable.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP);	<input type="checkbox"/>	
b. A letter of exemption from the NJDEP;	<input type="checkbox"/>	
c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands; or		
d. Documentation from a qualified professional demonstrating that no wetlands exist on the site and that no wetlands exist on adjacent properties that would affect or limit development on the site.	<input type="checkbox"/>	
10. Additional Forms. A complete checklist must be provided for at least one of the following types of development proposals:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Form B: Minor Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
b. Form C: Minor Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
c. Form D: Preliminary Major Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
d. Form E: Preliminary Major Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
e. Form F: Final Major Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
f. Form G: Final Major Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
g. Form H: "c" Variance(s) or "d" Variances(s)	<input type="checkbox"/>	<input type="checkbox"/>
11. Copy of Tax Map Sheet. Showing the site and its existing block and lot numbers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
12. Key Map. The map shall show the location of the subject site in relation to the surrounding area(s), within at least 200 feet of the site's boundaries. The map shall include the following components:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Title block, containing the names of the applicant(s), owner(s), and preparer(s), block and lot numbers, street address, date prepared, and date of last amendment.	<input type="checkbox"/>	<input type="checkbox"/>
b. Space for Borough signatures.	<input type="checkbox"/>	<input type="checkbox"/>
c. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.	<input type="checkbox"/>	<input type="checkbox"/>
d. North arrow.	<input type="checkbox"/>	<input type="checkbox"/>
e. The existing property lines of the subject site and of adjacent properties within 200 feet of the site, with dimensions of same.	<input type="checkbox"/>	<input type="checkbox"/>
f. The location and width of any street right-of-ways, abutting the property or within 200 feet of the site.	<input type="checkbox"/>	<input type="checkbox"/>
g. Name, license number, signature, and seal of the qualified professional who prepared the map.	<input type="checkbox"/>	<input type="checkbox"/>
13. Zoning Map. Zoning district(s) in which the site is located, and the district(s) of adjacent properties within 200 feet of the site. This map will also include all information required for the Key Map (see Item #12 above).	<input type="checkbox"/>	<input type="checkbox"/>
14. Existing Features Map. Showing the following aspects of the site and its surroundings. This map will also include all information required for the Key Map (see Item #12 above).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Location of existing easements or right-of-way (including streets, railroads, and utilities) within 200 feet of the site. Street names shall be shown on the map.	<input type="checkbox"/>	<input type="checkbox"/>
b. Location of natural features within 200 feet of the site, including existing grade and contour information, woodlands, streams and other watercourses, ponds and other water bodies, wetlands, flood hazard areas, and rock outcrops.	<input type="checkbox"/>	<input type="checkbox"/>
c. Location of existing buildings or all other structures on the site and on adjacent properties within 200 feet of the site, and their setbacks from existing property lines. Structures to be shown include, but are not limited to, walls, fences, culverts, bridges, roadways, utility towers, free-standing signs, etc.	<input type="checkbox"/>	<input type="checkbox"/>
d. Location of existing parking, loading, driveways; sidewalks, landscaping, and free-standing signs on the site and on adjacent properties within 200 feet of the site.	<input type="checkbox"/>	<input type="checkbox"/>
e. Location of any sites, structures, or districts on the site or within 200 feet of the site that are listed on the national or State Registers of Historic Places.	<input type="checkbox"/>	<input type="checkbox"/>
f. Location of underground infrastructure on the site, including storage tanks, wells, septic systems, and connections to public water or sewer lines, and dimensions of same.	<input type="checkbox"/>	<input type="checkbox"/>
15. Photographs. Submission of photographs of existing conditions on and around the site, including but not limited to structures, street frontage, open space, signs, lighting, landscaping, parking lots, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Protective Covenants or Deed Restrictions. A copy of any such covenants or restrictions affecting the site shall be provided. If none exist, an affidavit from the property owner(s) certifying that no such covenants or restrictions exist shall be submitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. List of Property Owners. A copy of the certified list of property owners within 200 feet of the subject site prepared by the Planning Administrator. Said certified list shall be no more than 90 days old.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Application Checklist
Form A
All Applications*

*Borough of Dumont
Bergen County, New Jersey*

Items Required

Provided

Waiver
Requested

18. Other Required Applications and Approvals. A copy of any and all required applications submitted to other governmental or quasi-governmental entities, a statement as to the status of such applications, and a copy of any and all approvals obtained from any such entity.
Check here [] if not applicable.

[]

APPLICATION CHECKLIST: FORM B

Minor Site Plan

To be Completed by the Borough:

Application Number: _____
Date/Time Received: _____
Checklist Received By: _____ (name)

_____ (signature)

To be Completed by the Applicant:

Name of Development: Bubbakoo's Burritos
Tax Block(s) & Lot(s): Block 1221, Lot 1
Property Address: 5 N. Washington Avenue, Dumont, New Jersey
(Former Subway)
Name of Applicant: Bubbakoo's Burritos
Mailing Address: 350 Ramapo Valley Rd.
Oakland, New Jersey 07436

Phone: 201-888-3464
Fax: _____
Email: _____
Name of Attorney: Jason R. Tuvel at Prime & Tuvel
Mailing Address: 2 University Plaza Dr., Suite 109
Hackensack, NJ 07601

Phone: 201-885-3735
Checklist Prepared By: Jason R. Tuvel, Esq. (name)

_____ (signature)
March 10, 2020 (date)

Application Checklist
Form B
Minor Site Plans

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
1. Development Description. A general description of the proposed development. The description shall include a table of proposed setbacks, lot areas, lot widths, building coverages, lot coverages, building areas, floor area ratio residential density, number regular and handicapped parking spaces, and gross area of landscaping, and compare these figures to the related zoning requirements. The description shall also include, but not be limited to, the number of housing units, the amount of non-residential floor area, the number of residents and/or employees, the hours of operation, the number and frequency of shipments and deliveries, and the nature of materials and chemicals used on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Impact Evaluation. A brief assessment of the effects of the development on the site itself, adjacent properties, the neighborhood, and the Borough as a whole, including but not limited to effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service, and drainage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Contour Map. Contours to determine the natural drainage of the land. Intervals shall be two feet up to 10% slope and five feet for more than 10% slopes. This map will also include all information required for the Key Map (see Form A).	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed Development Map. Showing the following aspects of the proposed development project. This map will also include all information required for the Key Map (see Form A).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Location of proposed buildings and their setbacks from property lines.	<input type="checkbox"/>	<input type="checkbox"/>
b. Location of proposed parking, loading, driveways, sidewalks, landscaping, and signs.	<input type="checkbox"/>	<input type="checkbox"/>
c. Location of existing buildings or structures to be removed or demolished, which shall be indicated by dashed lines.	<input type="checkbox"/>	<input type="checkbox"/>
5. Proposed Floor Plans and Elevations. For all proposed buildings and alterations including but not limited to changes to existing building facades. All floor plans and elevations shall be prepared by a New Jersey licensed architect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Signage Plan. The height, size, materials, and type of construction for all signs shall be illustrated in scale drawings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TIMOTHY M. PRIME, Esquire

DUNCAN M. PRIME, Esquire

TYLER T. PRIME, Esquire*

SARA R. WERNER, Esquire*

PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR

* ALSO ADMITTED TO THE NEW YORK BAR

* ALSO ADMITTED TO THE ILLINOIS BAR

JASON R. TUVEL, Esquire*

ALLYSON M. KASETTA, Esquire*

NANCY A. LOTTINVILLE, Esquire**

BENJAMIN T.F. WINE, Esquire

Date:

3/16/2020

Pursuant to your request, I have reviewed the Tax Records of the **Borough of Dumont** and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Bubbakoo's Burritos

Name of Applicant or Owner

5 N. Washington Avenue, Dumont, New Jersey

Property Address

Block 1221, Lot 1

Block & Lot

Frank Berardo / D. Mati

Tax Collector

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.

SOUTH JERSEY
MOUNT LAUREL OFFICE

P 856 273 8300

F 856 273 8383

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

NORTH JERSEY
HACKENSACK OFFICE

P 201 883 1010

F 856 273 8383

2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

March 16, 2020
12:04 PM

DUMONT BOROUGH
Tax Account Detail Inquiry

Page No: 1

BLQ: 1221. 1. Tax Year: 2020 to 2020
Owner Name: ELEVENTH AVENUE PROPERTIES INC Property Location: 5 WASHINGTON AVE

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	13,848.64	13,848.64	0.00	0.00	27,697.28
Payments:	13,848.64	0.00	0.00	0.00	13,848.64
Balance:	0.00	13,848.64	0.00	0.00	13,848.64

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Original Billed						27,697.28		27,697.28
01/31/20	1	Payment	001	MULTIPAY	CK	13061	1700 CORELOG	13,848.64	0.00	13,848.64
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 13,848.64



Borough of Dumont
Office of the Tax Assessor
James Anzevino
80 West Madison Avenue
Dumont, NJ 07628
Phone 201-387-5030 - Fax 201-384-5248

March 24, 2020

Prime & Tuvel
Attention: Jason R. Tuvel, Esq.
2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

Re: Block 1221/Lot 1 Property Address: 5 N. Washington Avenue, Dumont, NJ 07628

Dear Mr. Tuvel:

Attached is a list of the properties located within 200 feet of the above subject property. Also attached is a list of Utilities that must be notified. Please contact Borough of Bergenfield as an additional party to be notified. If you have any further questions, please do not hesitate to contact me at 201-906-2469.

Sincerely,

A handwritten signature in blue ink that reads "J. Anzevino/dm".

James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

DUMONT

200 FOUR LIST BLOCK-1221 LOT-1

03/18/20 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1215	15		4A	UB DUMONT I, LLC. 321 RAILROAD AVENUE GREENWICH, CT. 06830	COLUMBIA AVE,	
1215	16		4A	MIDAS PROPERTIES, INC. C/O M.POER & CO.P.O.52427 ATLANTA, GA. 30355	2 WASHINGTON AVE	
1220	1		4A	PROVIDENT SAVINGS BANK 830 BERGEN AVE.ACCT.DEPT. JERSEY CITY,N.J. 07306	21 WASHINGTON AVE	
1220	27		2	OKUMURA,KINJI & SAYO 24 SHADYSIDE AVE DUMONT,N.J. 07628	24 SHADYSIDE AVE	
1220	28		2	MOORE,CAROL 18 SHADYSIDE AVE DUMONT, N.J. 07628	18 SHADYSIDE	
1220	29		2	MAGGIA, MARIANN (ETALS) 14 SHADYSIDE AVENUE DUMONT, NJ 07628	14 SHADYSIDE	
1220	30		4A	PATALANO, JOHN 548 CLEVELAND AVE RIVER VALE, NJ 07675	13 WASHINGTON AVE	
1221	1		4A	ELEVENTH AVENUE PROPERTIES INC P.O. BOX 28 TAPPAN, NY 10983	5 WASHINGTON AVE	
1221	1	B01	4A	VAN MASON ASSOC.LTD.PARTNERSHIP 233 HOMESTEAD PL. PARK RIDGE, NJ 07656	5 WASHINGTON AVE	CULVER AMHERST
1221	1	B02	4A	VAN MASON ASSOC.LTD.PARTNERSHIP 233 HOMESTEAD PL. PARK RIDGE, NJ 07656	5 WASHINGTON AVE	CULVER AMHERST
1221	1	B03	4A	VAN MASON ASSOC.LTD.PARTNERSHIP 233 HOMESTEAD PL. PARK RIDGE, NJ 07656	5 WASHINGTON AVE	CULVER AMHERST
1221	2		4A	ELEVENTH AVENUE PROPERTIES INC P.O. BOX 28 TAPPAN, NY 10983	15 WASHINGTON AVE	
1221	3		4A	ELEVENTH AVENUE PROPERTIES INC P.O. BOX 28 TAPPAN, NY 10983	19 SHADYSIDE AVE	
1221	4		2	AHMED, MUNIR & SIRAJ 21 SHADYSIDE AVE DUMONT, NJ 07628	21 SHADYSIDE	

Borough of Dumont

Office of the Tax Collector

80 West Madison Avenue

Dumont, NJ 07628

Phone 201-387-5025 - Fax 201-384-5248

Utility Companies Servicing the Borough of Dumont:

Verizon
540 Broad Street
Newark, NJ 07102

SUEZ Water
69 Devoe Place
Hackensack, NJ 07601

PSE&G
80 Park Plaza
Newark, NJ 07102

Cablevision/Optimum
5 Legion Drive
Cresskill, NJ 07626

NJ Department of Transportation
1035 Parkway Avenue
CN600
Trenton, NJ 08625

County of Bergen
Planning and Economic Development
1 Bergen County Plaza
Room 415
Hackensack, NJ 07601

Bergen County Utilities Authority
298 Mehrhof Road
Little Ferry, NJ 07643

Transcontinental Gas Pipe Line
Corporate Secretary
718 Paterson Plank Road
Carlstadt, NJ 07072

US Cable
28 W. Grand Avenue
Suite 10
Montvale, NJ 07645

The Official Newspaper of the Borough of Dumont: The Record



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

1939.00

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

Property Owner within 200' Of
5 N. Washington Avenue.
Dumont Properties
Block 1221, Lot 1
Prepare April 7, 2020

ZONING BOARD ATTORNEY: RONALD PAUL MONDELLO, Mondello & Schecter, 0-100 27 Street,
Fair Lawn, NJ 07410

Shissias, J., PSE&G Co., 80 Park Plaza, # 17G, Newark, NJ 07101

Young, Edward D., III, Verizon, 540 Broad Street, Newark, NJ 07101

Hawes, Douglas, Corporate Secretary, United Water Company, 200 Old Hook Road, Harrington
Park, NJ 07640

General Manager, Cablevision, 5 Legion Drive, Cresskill, NJ 07626

Andersen, Eric, Chief Engineer, Bergen county Utilities Authority, Foot of Merhof Road, PO Box 9,
Little Ferry, NJ 07643

Femia, Joseph Bergen County Engineer, County of Bergen, 1 Bergen Plaza, Rm 411
Hackensack, NJ 07643

PLEASE NOTE: Notice of this hearing must be placed in an official newspaper of the Borough of
Bergenfield at least ten (10) days prior to the scheduled meeting

FURTHER NOTE: Affidavit of service must be mailed directly and promptly to the Board Attorney upon
completion

PLEASE NOTE: IF THIS PROPERTY IS ON A BERGEN COUNTY ROAD AND HAS TO HAVE THERE
APPROVAL AS WELL AS THE BOROUGH OF BERGENFIELD



Range: 14 5 to 14 6
Property Class Range: First to Last Net Tax Range: First to Last
Assessed Value Range: First to Last Assessed Value/Special Tax Code/Deduction Year: 2020
Special Tax Code Range: First to Last
User Code Range: First to Last

Blq: 14. 5. Owner: BERGENFIELD PROPERTIES LLC %CARROLS Prop Loc: 250 N WASHINGTON AVENUE
Property Class: 4A Owner Address: P.O. BOX 6969 SYRACUSE, NY 13217-6969

Blq: 14. 6. Owner: CJO 232 NO, LLC Prop Loc: 232 N WASHINGTON AVENUE
Property Class: 4A Owner Address: 232 N WASHINGTON AVE BERGENFIELD, NJ 07621

Range: 15 1 to 15 4
Property Class Range: First to Last Net Tax Range: First to Last
Assessed Value Range: First to Last Assessed Value/Special Tax Code/Deduction Year: 2020
Special Tax Code Range: First to Last
User Code Range: First to Last

Blq: 15. 1. Owner: EDEN BERGENFIELD REALTY PARTNERS Prop Loc: 243 N WASHINGTON AVE
Property Class: Owner Address: 6 PARK AVE RUTHERFORD, NJ 07070

Blq: 15. 1.01 Owner: THEURER BROS RLTY WALGREENS 11804 Prop Loc: 241 N WASHINGTON AVENUE
Property Class: 4A Owner Address: PO BOX 1159 DEERFIELD, IL 60015

Blq: 15. 2. Owner: EDEN BERGENFIELD REALTY PARTNERS Prop Loc: 243 N WASHINGTON AVENUE
Property Class: Owner Address: 6 PARK AVE RUTHERFORD, NJ 07070

Blq: 15. 2.01 Owner: ELEVENTH AVENUE PROPERTIES INC Prop Loc: 243 N WASHINGTON AVENUE
Property Class: 4A Owner Address: 85 LIVINGSTON AVENUE ROSELAND, NJ 07068

Blq: 15. 3. Owner: DUROVIC (ETALS), ANGJA Prop Loc: 15 NEW JERSEY AVENUE
Property Class: 2 Owner Address: 15 NEW JERSEY AVE BERGENFIELD, NJ 07621

Blq: 15. 4. Owner: AMED, ZOHRA Prop Loc: 17 NEW JERSEY AVENUE
Property Class: 2 Owner Address: 17 NEW JERSEY AVE BERGENFIELD, NJ 07621

Range: 20 1 to 20 2
Property Class Range: First to Last Net Tax Range: First to Last
Assessed Value Range: First to Last Assessed Value/Special Tax Code/Deduction Year: 2020
Special Tax Code Range: First to Last
User Code Range: First to Last

Blq: 20. 1. Owner: GIAIMO, RICHARD D & ANNA E Prop Loc: NEW JERSEY AVENUE
Property Class: 1 Owner Address: 309 GRAMERCY PLACE GLEN ROCK, N J 07452

Blq: 20. 2. Owner: CARISBROOK ASSET HOLDING TRUST Prop Loc: 10 NEW JERSEY AVE
Property Class: 2 Owner Address: 5016 PKWY PLAZA BLVD #200 CHARLOTTE, NC 28217

AFFIDAVIT OF PROPERTY OWNER

I, Pasquale Vitello Pres. authorized representative of Eleventh Avenue Properties Inc. ("Owner"), the owner of the property located at 5 N. Washington Avenue, Dumont, New Jersey, designated as Block 1221, Lot 1 on the Borough of Dumont Tax Map (the "Property") being duly sworn, depose and say:

1. Owner consents to the filing of an application by Bubbakoo's Burritos to the Dumont Joint Land Use Board and any other governmental agencies having jurisdiction for the renovation and re-occupancy of certain tenant space within the existing building on the Property.
2. There are no protective covenants or deed restrictions on the Property which would prohibit or otherwise affect the application being filed by Bubbakoo's Burritos.
3. Owner grants permission to the Dumont Joint Land Use Board and its professionals to inspect the Property in connection with their review of the pending application.

ELEVENTH AVENUE PROPERTIES INC.

Pasquale J. Vitello

By: Pasquale Vitello

Title: Pres. & CEO

STATE OF NEW JERSEY

COUNTY OF Bergen SS:

Lillian Ferreira
Notary

LILLIAN FERREIRA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 1, 2023

Rider

The Applicant is a lessee of the property located at 5 N. Washington Avenue and designated as Block 1221, Lot 1 on the Dumont Tax Map (the "Property"). By this application, the Applicant is proposing to make certain interior improvements within an existing commercial tenant space previously occupied by Subway and to re-occupy such space as a new restaurant named Bubbakoo's Burritos. No façade improvements or exterior signage are proposed at this time.

The area of the Applicant's tenant space is approximately 1,011 square feet. The Applicant intends to have a maximum of five (5) employees working at any given time, and the proposed hours of operation are 11:00 a.m. to 9:00 p.m., seven days a week. The Applicant anticipates to receive deliveries approximately four (4) times per week, and will schedule such deliveries in order to comply with all applicable Borough Ordinances. The Applicant will use materials generally associated with food preparation on site.

Impact Evaluation

Given the small scope of the proposed interior improvements, the Applicant does not anticipate any measurable effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service or drainage.

Waiver Requests

Form A:

Items 12(a)-(g), Key Map: a waiver is requested, since the Applicant proposes only interior improvements within an existing building. A survey has been provided to show all existing features on and around the Property.

Item 13, Zoning Map showing the site and adjacent properties within 200 feet: a waiver is requested, since the Applicant proposes only interior improvements within an existing building and such improvements will not impact any other property or zone.

Form B:

Item 3, Contour Map: A waiver is requested, since the Applicant proposes only interior improvements within an existing building, which will not impact drainage.

Item 4, Proposed Development Map: A waiver is requested, since the Applicant proposes only interior improvements within an existing building. A survey has been provided to show all existing features on and around the Property.

Item 6, Signage Plan: A waiver is requested, since no signage is proposed at this time. Should the Applicant propose signage in the future, it will make a separate application for building permits or amended approval from the Board as may be required.



Dumont Borough
 BUILDING
 80 WEST MADISON
 DUMONT, NJ 07628
 (201) 387-5034 FAX(201) 387-5063
 PRENAUD@DUMONTBORO.ORG

Application Date: 1/27/2020
 Application Number: ZA-20-01
 Permit Number: _____
 Project Number: _____
 Fee: \$50

Denial of Application

Date: 1/28/2020

To: FENIL PATEL
 350 RAMAPO VALLEY RD
 OAKLAND, NJ 07436

CC: APP TELE:(201) 888-3464
 APP EMAIL:ANDFENIL1986@GMAIL.COM

RE: 5 WASHINGTON AVE
 BLOCK: 1221 LOT: 1 QUAL: ZONE:

DEAR FENIL PATEL,

The following comments were made during the denial process:

§ 355-3

Site plan approval.

[Amended by Ord. No. 1141]

A.

Except as hereinafter provided, there shall be no building permit or certificate of occupancy issued for any new construction or for any enlargement, alteration, or addition to any existing structure for any commercial, industrial, office building, garden apartment, apartment or structure designed for multifamily use where such use or uses are permitted by Chapter 455, Zoning, unless the developer submits a site plan to and final approval is granted pursuant to a resolution of the Joint Land Use Board. No certificate of occupancy shall be given unless all construction conforms to the site plan approved by the Joint Land Use Board. For new construction, alteration or additions which do not include any zoning variances and which do not expand or reduce any prior nonconforming use(s), the Building Department shall issue permits and certificates of occupancy in the ordinary course.[1]

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).

B.

Site plan approval shall not limit the requirements for submission of an application to the appropriate board for subdivision, conditional use approvals and/or any and all variances that may be required either by ordinance or pursuant to state statute.

C.

Any change in use, ownership or occupancy of an existing nonresidential structure or use shall require approval of the Joint Land Use Board prior to the issuance of a certificate of occupancy by the Building Inspector. This provision, however, shall not be construed to require site plan approval or change of use approval for a tenancy of office space in an office building containing three or more separate offices, provided that the Building Inspector finds that no substantial change in use or occupancy is involved or that no exterior changes or parking revisions are contemplated.

(2)

If the Joint Land Use Board determines that certain improvements are required, the Board may require submission of a partial or complete site plan application as provided in this chapter.

Sincerely,

 PAUL RENAUD, ZONING OFFICER