

James Daly, Mayor

BOROUGH COUNCIL MEETS
1st & 3rd Tuesdays @ 7:00 p.m.
Community Center
13 Asbury Avenue
Farmingdale, NJ 07727



MUNICIPAL BUILDING
11 Asbury Avenue
Farmingdale, NJ 07727

Borough Office Hours
8:30 a.m. to 4:00 p.m.
Phone: 732-938-4077
Fax: 732-938-2023

DEVELOPMENT APPLICATION

DATE RECEIVED: 4-8-22

1. CHECK THE APPROPRIATE REQUEST

- | | |
|--|---|
| <input checked="" type="checkbox"/> VARIANCE | <input type="checkbox"/> MAJOR SUBDIVISION |
| <input checked="" type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> MINOR SUBDIVISION |
| <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> CONDITIONAL USE PERMIT |

2. APPLICANT'S NAME 44 Main Farmingdale LLC
(If a Corporation, State of Incorporation and Registered Agent)

ADDRESS 3 Westbrook Circle
Howell, NJ 07731

E-MAIL bt@bcd-engineering.com

PHONE 732-886-5432 CELL 732-890-5500 FAX 732-886-5565

3. REPRESENTED BY: (ATTORNEY, IF APPLICABLE)

NAME TODD A. COHEN

ADDRESS 2344 Route 9 South
Howell, NJ 07731

E-MAIL Mail@toddacohenesq.com

PHONE 732-294-1300 CELL 732-995-9488 FAX 732-294-0545

4. CURRENT USE OF ANY EXISTING BUILDING OR PREMISES

- | | |
|--|--|
| <input type="checkbox"/> SINGLE FAMILY | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> AGRICULTURAL |
| <input type="checkbox"/> VACANT | <input type="checkbox"/> OTHER |

5. NUMBER OF EXISTING LOTS: 1

6. PROPOSED USE OF THE PREMISES

☐ SINGLE FAMILY

☒ COMMERCIAL

☐ MULTI-FAMILY

☐ INDUSTRIAL

☐ OTHER _____

7. NUMBER OF PROPOSED LOTS: Existing to remain

8. LOCATION OF PREMISES: 44 Main Street

4 (Street/Road) 11 2
TAX MAP BLOCK LOT NUMBER(S) TAX MAP SHEET #
1.22 acres VC
SIZE OF TRACT ZONE DISTRICT

9. AREA OF ENTIRE TRACT: 53,071 square feet

10. IF THERE HAS BEEN A PREVIOUS APPEAL FOR AN APPLICATION INVOLVING THESE PREMISES, GIVE DETAILS:

2009 Use Variance + Amended site plan to permit cell phone business on subject property. 2012 Use Variance + Amended site plan to permit retail consignment shop on subject property.

11. IF THIS APPLICATION INVOLVES VARIANCES, PLEASE SPECIFY AND GIVE THE SECTION NUMBERS FROM ORDINANCE: N/A

VARIANCE	ORDINANCE SECTION
<u>Bulk-C Variance</u>	

12. IF THIS APPLICATION INVOLVES WAIVERS, PLEASE SPECIFY AND GIVE THE SECTION NUMBERS FROM ORDINANCE: N/A

WAIVER	ORDINANCE SECTION

13. NAME AND ADDRESS OF PERSON(S) PREPARING SUBMISSION:

ARCHITECT _____

ADDRESS _____

E-MAIL _____

PHONE _____ CELL _____ FAX _____

ENGINEER BD Engineering LLC

ADDRESS 30 Park Road

Tinton Falls, NJ 08101

E-MAIL bt@bd-engineering.com

PHONE 732-886-5432 CELL 732-890-5300 FAX 732-886-5565

OTHER (Designate) _____

14. IF SITE PLAN, LIST ESTIMATED COST OF CONSTRUCTION: \$50,000

15. ACCOMPANYING THIS APPLICATION MUST BE THE ITEMS SPECIFIED ON THE "INSTRUCTIONS FOR AN APPLICATION FOR DEVELOPMENT"

I (WE) HEREBY CERTIFY THAT THE FOREGOING STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.

Brian Tannenhaus
APPLICANT SIGNATURE

BRIAN TANNENHAUS
APPLICANT NAME (PRINTED)

Date: 4-1-2022

APPLICANT SIGNATURE

APPLICANT NAME (PRINTED)

John King
WITNESS SIGNATURE

Karen Kaminsky
WITNESS SIGNATURE (PRINTED)

JAMES DALY, Mayor

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ZONING PERMIT APPLICATION

Block: 4 Lot: 11 Zone: _____

Applicant Name: 44 Main Farmingdale, LLC

Owner Name: Brian Tannenhaus
(If different)

Site Address: 44 Main Street Farmingdale

Owner Address: 3 Westbrook Circle Howell NJ 07731
(If different)

Phone: Cell: 732-890-5300 Email: bt@bd-engineering.com

Current Use of Property (Single Family Residential, Multi-Family, Rental, Commercial):
Commercial

Proposed Project:

☐ Accessory Structure (shed, garage)

☐ Residential Construction (addition or new)

☐ Fence (Type: _____)

☐ Swimming Pool (Above or In-ground)

☐ Commercial Construction

☐ Commercial Change in Tenancy/Use

☐ Patio or Deck

☐ Commercial Signage

Other: _____

Description of Project (type/dimensions of structure, general location of project on property, description of commercial use)

Existing front two story portion of the building will be used as office space for BD Engineering LLC, an engineering firm owned by Brian Tannenhaus. The remaining portion of the building will remain as it is presently used by Colwood Electronics, Inc.

Setback Information (in feet):

Front Yard: _____

Side Yard: _____ & _____

Rear Yard: _____

Impervious Coverage: _____

Building Coverage: _____

Fee

___ Residential: \$25.00

___ Commercial: \$50.00

___ Other:

___ Cash ___ Check

Check # _____

Required Materials:

Please provide any and all supporting materials necessary to evaluate the project. If the necessary supporting material is not provided, the application may be denied which will require resubmittal and cost additional time. Below are some of the documents that may need to be provided for some example projects:

- Fence: survey or sketch of property showing proposed location, note on type of fence
- Residential Construction: survey with addition shown, must show setbacks on survey; addition may need to be drawn to scale, building/impervious coverage calculations (calculated by engineer); floor plan showing interior proposal
- Accessory structure/patio/deck: survey or sketch with dimensions of structure and setbacks
- Swimming Pool:
 - o above ground = survey or sketch showing location and setbacks
 - o in-ground = pool plot plan drawn to scale, impervious coverage calculation (calculated by engineer)
- Commercial change in tenancy/use: name of business, detailed description of new business and use on company letterhead. Statement of use should include hours of operation, number of employees and any other important details about use of site

Applicant Signature:

By signing below the applicant has acknowledged that the information provided is truthful and accurate to the best of their knowledge. Any untrue or misleading information may result in the application and any subsequent approval being deemed null and void. The applicant is aware of the requirement to provide sufficient information for Borough officials and is aware that failure to do so may result in a delay in the decision or denial of the application.

Brian Tannenhaus

Signature

1-21-2022

Date

Brian Tannenhaus

Print Name

Decision Information (to be filled out by Zoning Officer):

PERMIT IS: APPROVED X DENIED REQUEST FOR MORE INFO

For Denied Permits: The following Planning Board/Zoning Board of Adjustment approval(s) are required prior to the issuance of a Zoning Permit:

Ordinance Reference

 X Site Plan

25-55.1 - Change of Use

 Minor/Major Subdivision

 Use Variance

 Bulk Variance

Decision Notes/Conditions:

Application is temporarily denied. Office is a permitted use within the Village Commercial zone. Existing use of property is retail and change of use approval is required from the Planning Board per Chapter 25-55.1. Zoning permit can be reappplied for after Board approval is obtained. Use is permitted in zone. Needs site plan approval.

Matthew N...

ZONING OFFICER

DATE: 2/2/22

FARMINGDALE BORO
PROPERTY OWNERS WITHIN 200' OF BLOCK:4 LOT:11
3/8/2022

C/D-BL-L-Q	OWNER	ADDRESS	CITY, STATE, ZIP
1315-19-4	HALL HOLDING CO LLC	PO BOX 904	FARMINGDALE NJ 07727
1315-19-5	ENZO DANTE BENI IMMOBILI LLC	39 MAIN ST	FARMINGDALE NJ 07727
1315-26-1	SCHAUER FAMILY RE PARTNERS LLC	43 MAIN ST	FARMINGDALE NJ 07727
1315-4-8	BELL ATLANTIC PROP TX DEPT-RM 3137	%DUFF/HELPS PO BOX 2749	ADDISON TX 75001
1315-4-11	SRC MANAGEMENT LLC	44 MAIN ST	FARMINGDALE NJ 07727
1315-4-11.01	CADE BRIAN	808 BORDEN AVE	POINT PLEASANT NJ 08742
1315-4-12	PIERCE MEMORIAL PRESBYTERIAN CHURCH	40 MAIN ST	FARMINGDALE NJ 07727
1315-4-10	WOOLLEY JOHN & VIRGINIA E	505 RIDGE RD	BRICK NJ 08724
1315-4-17	BORO OF FARMINGDALE	11 ASBURY AVE	FARMINGDALE NJ 07727
1315-4-25	MANASQUAN RIVER REGIONAL SEWER AUTH	PO BOX 646	FARMINGDALE NJ 07727
1315-26-2	DZIEKAN GENICE & JOHN	45 MAIN ST	FARMINGDALE NJ 07727
1315-26-3	BYRTUS WILLIAM & MEGAN	47 MAIN ST	FARMINGDALE NJ 07727
1315-4-13	PIERCE MEMORIAL PRESBYTERIAN CHURCH	40 MAIN ST	FARMINGDALE NJ 07727
1315-4-19	GLANDER DOUGLAS & JOAN	17 ASBURY AVE	FARMINGDALE NJ 07727
1315-4-4.01	MILL ROAD PLAZA LLC	PO BOX 368	FARMINGDALE NJ 07727
1315-26-3.01	CHARNICK BRIAN E & JOANNA	6 HAMPTON RD	EATONTOWN NJ 07724
1315-26-3.02	CHARNICK JOANNA & BRIAN E	6 HAMPTON RD	EATONTOWN NJ 07724

BOROUGH OF FARMINGDALE

To: All Owner of Property Requesting a list of properties within 200 feet

PLEASE NOTIFY THE FOLLOWING ADDITIONAL TO THE REGULAR LIST OF
PROPERTY OWNERS

Within 200 ft of a County Road

Monmouth County Planning Board
Hall of Records Annex
PO Box 1255
Freehold, NJ 07726-1255

Adjacent of a State Highway

Commissioner
NJ Department of Transportation
PO Box 600
Trenton, NJ 08625-600

Within 200ft of Railroad Tracks

Conrail Corp – Two Logan Square
Land Use Matters
100 North 18th Street – Suite 825
Philadelphia, PA 19103

Public Utilities to be notified:

Verizon – Legal Dept. 17th Floor
540 Broad Street
Newark, NJ 007102
Attn: Land Use Matters

NJ Natural Gas
1415 Wyckoff Road
Wall, NJ 07719
Attn: Right of Way Dept.

Jersey Central Power & Light
300 Madison Avenue
Morristown, NJ 07960
Attn: Real Estate Dept.

Monmouth Cablevision
1501 Eighteenth Avenue
Wall NJ 07719
Attn: Public Utility Notification

Water and Sewer

Borough of Farmingdale
Attn: Municipal Clerk
11 Asbury Avenue
Farmingdale, NJ 07727

JAMES DALY, Mayor
Corinne DiCorcia,
Municipal Clerk

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www.farmingdaleborough.org

**BOROUGH OF FARMINGDALE
PLANNING/ZONING BOARD**

11 Asbury Avenue
Farmingdale, NJ 07727

**RIGHT OF ENTRY
CONSENT OF OWNER FORM**

Re: SITE PLAN APPLICATION
Applicant: 44 MAIN FARMINGDALE LLC
Block: 4 Lot 11 Zone VC
Street Address: 44 Main Street

I certify that I am the owner of record of the site hereon depicted and that I concur with the plans presented to the Farmingdale Borough Planning/Zoning Board. Permission is hereby granted to:

☐ Contract Purchaser ☐ Tenant ☒ Other owner
as the applicant of the proposed use.

Owner's Signature: [Signature] Date: 4-22-2022
Owner's Address: 3 Westbrook Circle Howell, NJ 07731
Owner's Telephone: 732-890-5300

LAW OFFICES
Todd A. Cohen
CHERRYTREE PLAZA
2344 ROUTE 9 SOUTH
HOWELL, NJ 07731

TODD A. COHEN
MEMBER N.J. BAR

732-294-1300

Email: mail@toddacohenesq.com
FAX 732-294-0545

April 1, 2022

Planning Board
Borough of Farmingdale
11 Asbury Avenue
Farmingdale, NJ 07727
Attn: Liz Griffin

**Re: 44 Main Farmingdale, LLC
Site Plan
Block 4, Lot 11**

Dear Ms. Griffin:

Please be advised the undersigned represents 44 Main Farmingdale, LLC with regard to the above referenced Application. In that regard please find the following:

- Denied Zoning Permit*
1. 14 copies of completed Development Application.
 2. 14 copies of completed Right of Entry Consent of Owner Form.
 3. 14 copies of 2009 use variance & amended site plan Resolution.
 4. 14 copies of 2012 use variance & amended site plan Resolution.
 5. 14 copies of drawing no. A2.1 Architectural Floor Plan prepared by BD Engineering, LLC dated March 27, 2022.
 6. 14 copies of drawing no. A2.2 Architectural Enlarged Plan, Details and Elevations prepared by BD Engineering, LLC dated March 27, 2022.
 7. 14 copies of drawing no. A3.1 Architectural Site Plan prepared by BD Engineering, LLC dated March 27, 2022.
 8. Application fee check in the amount of \$1,003.66 made payable to Farmingdale Borough.
 9. Escrow fee check in the amount of \$5,015.25 made payable to Farmingdale Borough.

If you require anything further please feel free to contact the undersigned.

Very truly yours,

Todd A. Cohen

TAC/kk

JOHN P. MORGAN, Mayor
DONNA M. PHELPS, R.M.C.
Administrator/Clerk

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RESOLUTION 2009-06

**FARMINGDALE PLANNING BOARD
MICHAEL ORLANDO
d/b/a LIVE WIRELESS
44 MAIN STREET
FARMINGDALE, NJ
BLOCK 4, LOT 11 (PART OF)**

INTRODUCTION

WHEREAS, Michael Orlando (d/b/a Live Wireless) has made application to the Farmingdale Planning Board for the property designated as part of Block 4, Lot 11, within the Borough's Village Commercial Zone, for the following approval: Use Variance Approval and Amended Site Plan Approval to operate a cell phone business at the subject site; and

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on September 22, 2009, Applicant having filed proper proof of service and publication in accordance with Statutory and Ordinance requirements; and

EVIDENCE/EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

RESOLUTION 2012-06

**FARMINGDALE PLANNING BOARD
CAREY COSSENTINO
44 MAIN STREET
FARMINGDALE, NJ
BLOCK 4, LOT 11 (PART OF)**

INTRODUCTION

WHEREAS, Carey Cossentino has made application to the Farmingdale Planning Board for the property designated as part of Block 4, Lot 11, within the Borough's Village Commercial Zone, for the following approval: Potential Use Variance Approval and Amended Site Plan Approval to operate a Second Hand Shop / Consignment Shop at the subject site; and

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on March 26, 2012, Applicant having filed proper proof of service and publication in accordance with Statutory and Ordinance requirements; and

EVIDENCE/EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Development Application/Application for Variance, dated March 14, 2012, introduced into Evidence as A-1;*
- *Consent of Owner Form, dated March 13, 2012, introduced into Evidence as A-2;*
- *Narrative of Intent prepared by the Applicant, undated, introduced into Evidence as A-3;*