PLANNING BOARD, WOOD-RIDGE, NJ
NOTICE OF APPLICATION

2024-63A

Applicant(s): VISHAL SINGH (TENANT)/
KANDOLA REAL ESTATE (PROPERTY OWNER)

Trade Name: NEWBURGH FUEL DISTRIBUTOR INC.

Residing at: 168 South Main Street (Number & Street) | Phillipsburg (Town) | NJ (State) | 08865 (Zip)

Telephone: Represented by: James Novello, Esq. (201) 229-0924

Hereby applies to the Planning Board per the following decision of the Zoning Official:

- **Not approved business under current Certificate of Occupancy**
- **Request for new business requires Site Plan Review and Approval**

For the following described property:

39-41 Hackensack Street, Wood Ridge (Number & Street) | RB (Zoning District)

Borough Tax Map | 2.01 & 2.02 (Lot) | 206 (Block)

Zoning Official
Richard Pronti

Denied x Date: 06-25-24

Rev/06/2016

FEE	ESCROW
$500	$2,000

WOOD-RIDGE PLANNING BOARD
Municipal Building
85 Humboldt Street
Wood-Ridge, NJ 07075

APPLICATION FOR DEVELOPMENT

APPLICANT: Newburgh Fuel Distributor, Inc.

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
39-41 Hackensack Street	206	2.01 and 2.02	RB Zone

1. Application for:
(Check appropriate boxes) and attach appropriate detail page(s)

	Minor Subdivision Approval
	Preliminary Major Subdivision Approval
	Final Subdivision Approval
X	Minor Site Plan Approval
	Preliminary Major Site Plan Approval
	Final Major Site Plan Approval
	Amendment or Revision to an Approved Site Plan
	Conditional Use Approval
	Issuance of a Permit for a structure in bed of a mapped street, public drainage or flood control basin or public area
	Issuance of a permit for a lot lacking street frontage
	Design Waivers
	Variance
	Use Variance
X	Other (specify) Change in tenancy

To be completed by Borough Staff only

Date Filed: _____

No: _____ Application Fee: _____ Escrow Deposit: _____	Scheduled for: Hearing: _____

2. APPLICANT

NAME	Newburgh Fuel Distributor, Inc.
ADDRESS	1 Homewood Ave., Newburgh, NY 12550
TELEPHONE NUMBER	201 229-0924(attorney for applicant)
FORM OF BUSINESS:	
Individual	
Corporation	X
Partnership	
Limited Liability Company	
Other (Specify)	

3. APPLICANT'S DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40-55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

NAME	ADDRESS	INTEREST
Bhajan Singh	1 Homewood Ave, Newburgh, NY 12550	45%
Gurvinder Singh	same as above	25%
Bachan Singh	same as above	15%

4. APPLICANT'S STANDING Applicant has standing to make this application because:

Applicant has a contract or lease (attach copy)	X
Applicant is the owner	
Other (specify)	

5. PROPERTY INFORMATION

Owner's Name: Kandola Real Estate, LLC

Address: 168 South Main Street, Phillipsburg, N.J. 08865

Telephone No.: (845) 787-8254

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.
None to applicant's knowledge

Describe the current use of the property.
The site is presently used as a gasoline filling station and automotive repair shop.

6. TAX COLLECTOR'S CERTIFICAITON

X YES NO - Attached is a copy of a Certification from the Tax collector that all taxes due on the subject property have been paid.

7. SUPPORTING DOCUMENTS.

List all Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received by the Board at least ten (10) days prior to the meeting at which the application is to be considered.

Description of Item: Property Survey, prepared by Manno Surveying, Inc., and dated 3/21/22

Site Plan, prepared by GB Engineering, LLC, and dated October 11, 2023

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	James T. Novello, Esq.
ADDRESS	37 Liberty Street
CITY, STATE ZIP	Little Ferry,NJ 07643
PHONE	(201) 921-0924
FAX	Email: JTN.law@comcast.net

APPLICANT'S ENGINEER

NAME	Thomas G. Stearns III, P.E. and L.S., GB Engineering, LLC
ADDRESS	144 Jewel Street
CITY, STATE ZIP	Garfield, N.J. 07026
PHONE	(973) 340-0948
FAX	gbsurveyor@aol.com

APPLICANT'S TRAFFIC CONSULTANT

NAME	NA
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	NA
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

9. INFORMATION REGARDING OTHER APPROVALS

Other Agency	Jurisdiction Yes	Jurisdiction No	Date Application Submitted
Wood-Ridge Sewerage Authority		X	
Bergen County Planning Board		X	
Bergen County Health Dept.		X	
BC Soil Conservation District		X	
NJ Dept. of Environmental Protection ("NJDEP)		X	
NJDEP Sewer Extension Permit		X	
NJDEP Stream Encroachment Permit		X	
NJDEP Wetlands Permit		X	
NJ Dept. of Transportation		X	
Other:			

10. NOTICES TO THE PUBLIC Respond to each of the following and attach a copy of the required notice, proof of mailing or proof of publication:

Yes X No	Are you required to serve notice of public hearing on owners w/in 200 feet of the subject property?
Yes No X	Are you required to serve notice of public hearing on the Clerk of an adjoining municipality?
Yes No X	Are you required to serve notice of public hearing on the BC Planning Board?
Yes No X Utilities	Are you required to serve notice of public hearing on any other person entity or governmental agency? Specify:
Yes X No	Are you required to publish a notice in Wood-Ridge's official newspaper?

11. CERTIFICATIONS

APPLICANT

I certify that the statements made and the materials submitted in support of this application for development are true, I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

I understand that an escrow deposit is required by the Borough of Wood-Ridge to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Planning Board. Sums not utilized in the review process shall be returned. I will make the escrow deposit within 15 days of notification of the proper amount. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that this application will be deemed incomplete unless the initial escrow deposit is made.

Date: 3/22/2024 Bhyan Singh

Signature of Applicant

Sworn to and subscribed before me this

22nd day of March 2024

Notary Public

DESTINY M QUINONEZ
Notary Public - State of New York
NO. 01QU0019392
Qualified in Orange County
My Commission Expires Jan 4, 2028

OWNER

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Signature of Owner

Sworn to and subscribed before me this

30th day of May 2024

Notary Public

CHARLOTTE A. DUGANS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 1/15/2026

SITE PLAN APPLICATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)
Presently, the site is occupied by a gas station and an automotive repair shop. The proposal is to set forth the proposed tenancies/uses on the site and to re-stripe the existing parking areas in the front and rear of the property to create additional parking in the rear parking area. The gas station use, as well as four of the eight bays are leased to Newburgh Fuel Distributors, Inc. which will continue. The four bays in the southerly portion of the building are leased to another tenant, which is also proposed to be continued. The striped parking area in the rear (spaces 17-25) will be leased to another party for outdoor storage of vehicles.

Area to be disturbed (square feet)	N/A	
Total number of proposed dwelling units	N/A	
Are there any off-tract improvements required or proposed	Yes	No X
Any Request for Waiver from Site Plan Design Standard(s)	Yes	No
Does the application require any variances:	Yes	No
Attached is the completed application checklist required by ordinance	Yes	No

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver.
Required Parking 39 spaces required 25 spaces proposed	S. 335-65	Testimony will be provided at public hearing

For each variance required, state (attach additional sheets if needed): If this is a use variance, state the proposed use and the reasons supporting grant of the requested use variance including ay special reasons.

Variance type (c1 or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.

BOROUGH OF WOOD RIDGE
CERTIFICATE OF CONTINUED OCCUPANCY AND
SITE PLAN COMPLETION REVIEW
COMMERICAL PROPERTY

TENANT / BUSINESS NAME: Newburgh Fuel Distributor, Inc.

BUSINESS ADDRESS: 1 Homewood Avenue, Newburgh, NY 12550

APPLICANT NAME: same

APPLICANT PHONE: 201 229-0924 - attorney James Novello

PROPERTY OWNER NAME: Kandola Real Estate LLC

PROPERTY OWNER ADDRESS/PHONE: 168 South Main Street, Phillipsburg, NJ 08865

SITE ADDRESS: 39-41 Hackensack Street

SITE INFO: BLOCK 206 LOT 2.01 & 2.02 ZONE RB

PRESENT USE: Gasoline service station and repair

PROPOSED USE: Additional repair and outdoor storage of vehicles

BUSINESS NAME: Newburgh Fuel Distributor, Inc.

DAYS/HOURS OF OPERATION: Monday - Saturday: 8am - 5:00pm

NUMBER OF EMPLOYEES: 2 employees per shift

NUMBER OF DELIVERIES (WEEKLY): 2 deliveries per week

NUMBER OF PARKING SPACES: 25, including 8 spaces within the bays

HAZARDS/FLAMABLE MATERIALS: None

SIGNATURE OF APPLICANT: _____

SITE PLAN APPLICATION FEE: $500.00*

APPLICATION MUST INCLUDE:
- **Copy of the Lease Agreement**
- **Site Plan: Indicate any changes to the business, including seating, electric, plumbing, fire, etc.**
- **Fire Safety Registration Form (attached)**

C/O APPLICATION FEE:

LESS THAN: 2500 Sq Ft	$100.00
2501-5000 Sq Ft	$300.00
Greater than 5000 SqFt	$600.00

APPROVALS: _____ _____

NEGLIA ENGINEERING, SITE PLAN REVIEW RICHARD PRONTI, WR ZONING OFFICIAL

ADDITIONAL FEES IMPOSED IF LAND USE BOARD APPROVAL IS REQUIRED

C/O ISSUED DATE: _____ *C/O #:* _____

Ordinance Ch.590~88

WOOD-RIDGE PLANNING BOARD
BOROUGH OF WOOD-RIDGE
85 HUMBOLDT STREET
WOOD-RIDGE, NJ 07075

CERTIFICATION OF TAX PAYMENTS

Kandola Real Estate LLC
Name of Applicant

Center Street
Street Address

206 — Block

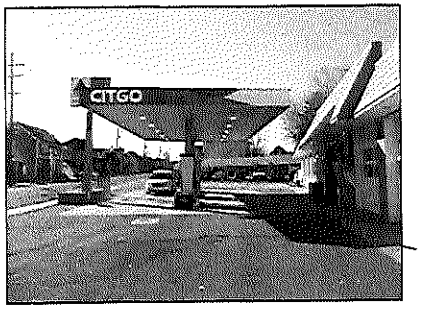
2.02 — Lot

I, Kellie Romero, Tax Collector of the Borough of Wood-Ridge, New Jersey, do hereby certify that tax charges on the captioned premise are paid through the current tax period and are not in arrears. (Thru Q2 2024)

Date: June 14, 2024 Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County



LEGEND:

- LIGHT POLE
- LIGHT POLE OVERTHOT LC
- MONITORING WELL
- WATER LINE
- GAS LINE
- WATER VALVE
- SIGN
- DRAINAGE INLET
- TREE
- HANDICAP SPACE
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE: UTILITY LINE LOCATIONS ARE APPROXIMATE AND BASED UPON OBSERVED VISUAL EVIDENCE AND DEPICTED ON THIS MAP FOR ESTIMATING PURPOSES ONLY, TRUE AND ACTUAL LOCATIONS MUST BE IDENTIFIED AND VERIFIED BY PROPER AUTHORITY RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF SAID UTILITY LINES.

ELEVATIONS BASED ON NAVD 88

WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d)

TOPOGRAPHIC SURVEY
KANDOLA REAL ESTATE, LLC
BOROUGH OF WOOD-RIDGE, BERGEN COUNTY, N.J.

CERTIFIED TO:
KANDOL REAL ESTATE, LLC

SCALE:	1" = 20'	DATE:	03/21/2023
TAX MAP LOT:	2.01 & 2.02	TAX MAP BLOCK:	206
FILE MAP LOT:	293, 294, 295, 296, 297, 298 & 299	FILE MAP BLOCK:	-

MAP REFERENCE:
BEING KNOWN and DESIGNATED as LOTS 293, 294, 295, 296, 297, 298, & 299 on a MAP ENTITLED, "MAP OF PROPERTY OF CHARLES L. ACKER, EAST CARLSTADT, BERGEN COUNTY, N.J." FILED in the BERGEN COUNTY CLERK'S OFFICE AUGUST 13, 1888 as MAP No. 403.
BEING ALSO KNOWN and DESIGNATED as LOTS 2.01 & 2.02 in BLOCK 206 on the TAX MAP of the BOROUGH OF WOOD-RIDGE.

Job No. 22-039 Revision: -

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVE. LYNDHURST, N.J. 07071
TEL. (201) 438-7454 FAX (201) 460-0132
EMAIL: VLEVEL42@GMAIL.COM

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011
CERTIFICATE OF AUTHORIZATION NO. 24GA28191300