

DATE \_\_\_\_\_

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

FEE Variance \_\_\_\_\_

Site Plan \_\_\_\_\_

Conditional use \_\_\_\_\_

Subdivision \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

**CITY OF CLIFTON  
APPLICATION FOR DEVELOPMENT AND/OR APPEAL  
TO BE COMPLETED BY THE APPLICANT**

Site Location 1255 Broad Street Block 64.06 Lot 1

1. Name of Applicant: Summit Medical Group  
 Address: c/o CityMd, 1345 Avenue of the Americas Telephone: Attn: Wael Sobh  
8th Floor, NY 10105 (212)913-0828 x. 10053  
 Relation to Owner if not same as Owner: Lessee
2. Name of Owner (if other than Applicant): 1255 Broad St. Clifton Inc. (please see Exhibit "C" for  
owner consent)  
 Address: 204 Bellevue Ave, Ste A, Montclair, NJ Telephone: \_\_\_\_\_  
07043
3. The applicant is  Corporation  A Partnership  Individual  
 Other (please specify): \_\_\_\_\_

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership. Please see Exhibit "B"

**CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW**

4. Name of Architect or Engineer Langan Engineering  
 Address: 300 Kimball Drive, Parsippany, NJ 07054 Telephone: (973) 560-4901
5. Name of Attorney: Antimo A. Del Vecchio, Esq., c/o Beattie Padovano, LLC  
 Address: 50 Chestnut Ridge Rd, Suite 208 Telephone: (201) 799-2149  
Montvale, New Jersey 07645
6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board  
 Yes  No  Disposition
7. Deed restrictions that apply or are contemplated:  YES  NO NONE KNOWN  
 (If yes, attach copy)

**DESCRIPTION OF PREMISES**

8. Corner  Interior  Zone District B-A District Lot Size 11.074 Acres
9. Lot Dimensions: Front see Rear see R. Side see L. Side see  
plans plans plans plans

**BUILDING/OR STRUCTURE SETBACKS** Please see attached Zoning Table (Exhibit "A")

10. Existing: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_  
 11. Proposed: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

Present Use: Medical offices

Proposed Use: Medical offices

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

### TYPE OF APPLICATION

Site Plan

Conditional Use

"A" Variance

"B" Variance

"C" Variance

"D" Variance (Use)

### **IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:**

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone Plan \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### OFFICE USE ONLY

BOARD OF ADJUSTMENT

PLANNING BOARD

Date of Hearing \_\_\_\_\_

Board action required by \_\_\_\_\_  
Date

Application declared complete on \_\_\_\_\_  
Date

Final Decision Rendered on \_\_\_\_\_  
Date

APPROVED

APPROVED WITH CONDITIONS

DENIED

WITHDRAWN OR DISMISSED

DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true. Summit Medical Group, c/o CityMd

By: [Signature]  
APPLICANT

State of New Jersey

County of: Union

Sworn to and subscribed before me

this 16<sup>th</sup> day of November 20 20

[Signature]

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

Notary Public

TITLE OF SUCH OFFICER  
**Tara Cutalo**  
**Notary Public**  
**New Jersey**  
**My Commission Expires 11-6-23**  
**NO. 2440257**

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this 19<sup>th</sup> day of November 20 20  
1255 Broad St. Clifton Inc.

By: [Signature]  
Owner

Sworn and subscribes before me

this 19<sup>th</sup> day of November 20 20

[Signature]

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

**ERSIN ZEYBEK**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission # 50104399**  
**My Commission Expires 05/07/2024**  
TITLE OF SUCH OFFICER

State of New Jersey

County of: Essex

Summit Medical Group - Clifton Site  
 Block 64.06, Lot 1  
 1255 Broad Street, Clifton, NJ

B-A District			
Uses	Required	Existing	Proposed
	Business and Professional Office	Business and Professional Office	Business and Professional Office/Medical Office/Outpatient
Minimum Lot Area	6000 SF	482,427 SF	482,427 SF
Min Lot Width	60 FT	788 FT +/-	788 FT +/-
Minimum Lot Depth	90 FT	515 FT +/-	515 FT +/-
Minimum Front Yard	25 FT	100 FT +/-	100 FT +/-
Minimum Rear Yard	30 FT	185 FT +/-	185 FT +/-
Minimum Side Yard (Each)	10 FT	28 FT +/-	28 FT +/-
Minimum Side Yard (Both)	20 FT	>20 FT	>20 FT
Minimum Side Yard (Street Side)	15 FT	28 FT +/-	28 FT +/-
Maximum Lot Coverage	30%	18.0%	18.4%
Maximum Building Height (Stories)	2	2	2
Maximum Building Height (Feet)	30 FT	30.2	30.2 (1)
No change to building height			
<b>Parking</b>			
Office and Commercial Laboratory			
1 Space per 200 SF			
173,500 GSF (existing excluding basement)	868 Spaces	713 Spaces (shortfall of 155)	
190,830 GSF (proposed including basement fit out and linac addition)	955 Spaces		770 spaces (shortfall of 185) (2)
			Additional parking added, while addressing increased ADA ratios required for outpatient use (50 ADA spaces required and provided)
			Variance for increased shortfall of 30 spaces

(1) Denotes Existing non-conformance unchanged

(2) Denotes Variance for Expanded Existing non-conformance

Parking				
Office and Commercial Laboratory	Required	Existing	Proposed	ADA Spaces
1 Space per 200 SF (5/1000 SF)	955 Spaces Required (5/1000 SF)	713 Total (4.1/1000 SF)	770 Total (4.04/1000 SF)	51 ADA Spaces Provided
173,500 GSF (existing excluding basement)	868 Spaces (5/1000 SF)	696 Surface Spaces	770 Surface Spaces	
15,130 GSF New basement fit out (excl MEP)	76 Spaces (5/1000 SF)	17 Garage Spaces		
2,200 GSF Linac addition	11 Spaces (5/1000 SF)			
SMG SubTotal GSF 102,858 GSF (54%)			416 Spaces (54%)	42 (10% Ratio) required
Other SubTotal GSF 87,972 GSF (46%)			354 Spaces (46%)	8 required
				50 ADA Spaces Required

**SUMMIT MEDICAL GROUP  
1255 BROAD STREET  
CLIFTON, NEW JERSEY**

**EXHIBIT B**

**LIST OF STOCKHOLDERS HAVING A 10% INTEREST OR MORE IN THE  
PARTNERSHIP**

- 1. JEFFREY D. LEBENGER, MD  
18 SARATOGA WAY  
SHORT HILLS, NJ 07078  
1/3 SHARE IN SUMMIT MEDICAL GROUP**
  
- 2. ADAM BARRISON, MD  
115 SCOTT DRIVE  
WATCHUNG, NJ 07069  
1/3 SHARE IN SUMMIT MEDICAL GROUP**
  
- 3. DEBORAH CHEUNG, MD  
1703 MOUNTAIN TOP ROAD  
BRIDGEWATER, NJ 08807  
1/3 SHARE IN SUMMIT MEDICAL GROUP**

# NUAVE

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INVESTMENTS

11/04/2020

204 Bellevue Ave, Suite A.  
Montclair, NJ 07043

RE: 1255 Broad Street  
Summit Medical Group Construction

Subject: Site Changes

To whom it may concern:

Please accept this letter as our authorization to make site changes for 1255 Broad Street and to file any needed application for approval with the City of Clifton and the County of Passaic.

Sincerely,

1255 Broad St Clifton INC.



Sibel Oz, President

Exhibit "C"