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August 12, 2021

Via Hand Delivery

Daniel Howell, Zoning Officer
Zoning Department
Clifton City Hall
900 Clifton Avenue
Clifton, New Jersey 07013

Re: NES Group Holdings, LLC
43 Samworth Road
Clifton, NJ
Block 69.01 Lot 28
Application for Preliminary and Final Site Plan Approval with Variance Relief

Dear Mr. Howell:

Please be advised that this law firm represents NES Group Holdings, LLC (the "Applicant"). The Applicant property locations is at 43 Samworth Road, Clifton, New Jersey (the "Property"). The Applicant is seeking preliminary and final site plan approval with variance relief to permit the expansion of its existing warehouse distribution facility on the subject Property.

As such, enclosed herewith please find the following:

1. Twenty (20) copies of the completed and executed Application for Development with attached List of Variances and Justifications.
2. Twenty (20) copies of the executed Development Application Review Municipal Escrow Request.
3. Twenty (20) copies of the Administrative Checklist.
4. Check in the amount of \$1,255.00 made payable to the City of Clifton representing the application fee associated with this filing.
5. Check in the amount of \$3,000.00 made payable to the City of Clifton representing the escrow fee associated with this filing.
6. Executed W-9 form.
7. Twenty (20) Copies of the Corporate Disclosure Statement
8. Twenty (20) copies of a Certified List of Property Owners within 200 feet of the above-referenced property.
9. Twenty (20) copies of the Tax Certification showing taxes are current.

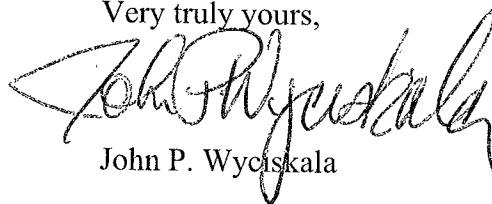
August 12, 2021

Page 2

10. Six (6) full sized sets of the Preliminary and Final Site Plans, prepared by Bowman Consulting, dated July 14, 2021, consisting of 8 sheets.
11. Fourteen (14) 11x17 copies of the Preliminary and Final Site Plans, prepared by Bowman Consulting, dated July 14, 2021, consisting of 8 sheets.
12. 4 copies of the Stormwater Management Report prepared by Bowman Consulting, dated July 1, 2021.
13. Twenty (20) copies of the Boundary and Topographic Survey, prepared by DMC Associates, Inc. dated July 14, 2021.
14. Six (6) full sized sets of the Proposed Floor Plan and Elevations, prepared by AXIS Architectural Group dated July 14, 2021, consisting of 2 sheets.
15. Fourteen (14) 11x17 copies of the Proposed Floor Plan and Elevations, prepared by AXIS Architectural Group dated July 14, 2021, consisting of 2 sheets.
16. Thumb Drive prepared by Bowman Consulting.
17. Thumb Drive with Application Submittal.

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

Very truly yours,



John P. Wyciskala

JPW/cy
Encl.

cc: NES Group Holdings, LLC

DATE _____

BOARD OF ADJUSTMENT

PLANNING BOARD

FEE Variance \$250.00

PROOF OF PAYMENT OF TAXES

Site Plan \$1,005.00

Tax Collector

Conditional use _____

Subdivision _____

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

Site Location 43 Samworth Road Block 69.01 Lot 28

1. Name of Applicant: NES Group Holdings, LLC

Address: 10 W. 33rd Street, Suite 918, New York, NY 10001 Telephone: _____

Relation to Owner if not same as Owner: _____

2. Name of Owner (if other than Applicant): same as applicant

Address: _____ Telephone: _____

3. The applicant is Corporation A Partnership Individual

Other (please specify): Limited Liability Company

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.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect/Engineer James Giurintano, P.E. Bowman Consulting Group

Address: 54 Horsehill Road Cedar Knolls, NJ 07927 Telephone: 973 359 8400

5. Name of Attorney: John P. Wyciskala, Esq. Inglesino Webster Wyciskala Taylor LLC

Address: 600 Parsippany Road, Parsippany, NJ 07054 Telephone: 973 947 7134

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board

Yes No Disposition None Applicant is aware of.

7. Deed restrictions that apply or are contemplated: YES NO

(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Interior Zone District M-2 Lot Size 120,461 SF

9. Lot Dimensions: Front 165'+/- Rear 227.71' R. Side 544'+/- L. Side 526'+/-

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 147.44 Rear 114.5' R. Side 11.85' L. Side 10.08'

11. Proposed: Front 147.44 Rear 20.17' R. Side 11.85' L. Side 10.08'

Present Use: Warehouse - Distribution

Proposed Use: Warehouse - Distribution - Applicant is proposing an approximately 16,508 SF warehouse storage addition.

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 See Attachment A

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.


APPLICANT

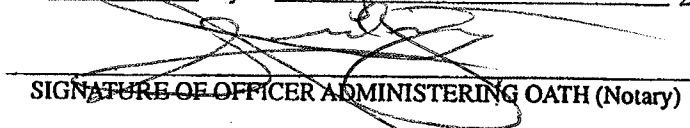
State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 3rd day of August 20 21

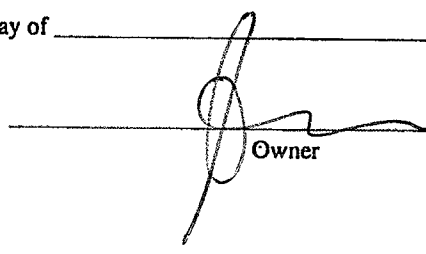
SANDI R. VARGAS
Notary Public of New Jersey
I.D. #2209919
Commission Expires 4/11/2023


SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

TITLE OF SUCH OFFICER

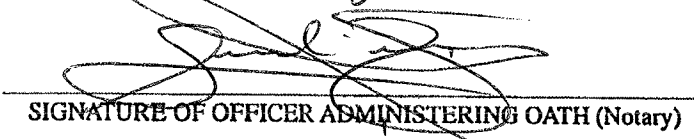
If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____ 20 _____


Owner

Sworn and subscribes before me

this 2nd day of August 20 21


SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

SANDI R. VARGAS
Notary Public of New Jersey
I.D. #2209919
Commission Expires 4/11/2023

TITLE OF SUCH OFFICER

State of New Jersey

County of: Passaic

ATTACHMENT A

APPLICATION OF NES GROUP HOLDINGS, INC.

LIST OF VARIANCES AND JUSTIFICATIONS

NES Group Holdings, LLC is seeking preliminary and final site plan approval to permit the development of an approximately 16, 508 SF warehouse addition to its existing warehouse and distribution facility located at 43 Samworth Road, Block 69.01, Lot 28, Clifton, NJ

The applicant is seeking the following variance relief with respect to this application:

1. Maximum Lot Coverage- 60% permitted- 71.2% existing – 84.9% proposed
2. Minimum Side Yard – ½ building height but not less than 15 feet required- 10.08' proposed. This is an existing non-conforming site condition which is not being changed or altered as a result of this application.
3. Off-Street Parking and Loading Requirements:
 - a. Minimum Stall Size-9' x 19' required, Less than 9' x 19' proposed. This is an existing non-conformity which is not being changed or altered as a result of this application.
 - b. Off-Street Parking/Loading Location not permitted in the front yard. This is an existing non-conforming site condition which is not being changed or altered as a result of this Application.
 - c. Off Street Parking/Loading Location not permitted within any corner, side or 5 feet from any lot line. This is an existing non-conforming site condition which is not being changed or altered as a result of this Application.
 - d. Loading Requirements-1 space per 5,000 SF required. No outside loading locations are proposed as vehicles are pulled into the building. This is an existing non-conforming site condition which is not being changed or altered as a result of this Application.

Justifications:

With respect to the foregoing, the only new variance request relates to the increase in maximum lot coverage. The Applicant is mitigating the impacts of same by providing an underground stormwater detention system meeting all applicable regulatory requirements. Rooftop leaders from the building will be connected to that system as well. As noted, the remainder of the variances requested relate to pre-existing, non-conforming site conditions which are not being changed or altered as a result of this application.

The Applicant believes that the foregoing variance relief can be granted pursuant to N.J.S.A. 40:55D-70(c)(2), otherwise referenced as the flexible C variance whereby the balancing of benefits of the application substantially outweigh any potential detriments.

Relative to the proofs, the Applicant believes that the grant of the variance relief advances multiple purposes of the Municipal Land Use law set forth at N.J.S.A. 40:55D-2, including purposes (a), (g) and (i).

All relief can be granted without substantial detriment to the public and the public good. The Applicant is proposing this warehouse addition to the rear of its existing building, without impact to the

existing access and parking areas which will increase the efficiency of its existing business operations. As noted above, the only new variance being requested pertains to improved lot coverage, which variance is mitigated by the inclusion of an underground stormwater detention system. The remaining variances requested are technical in nature to the extent that they pertain to pre-existing, nonconforming site conditions which are not being changed, altered or exacerbated in any way as a result of this proposed building addition.

The Applicant further believes that the variance relief can be granted without substantial impairment to the zone plan and zoning ordinances of the City of Clifton.

The Applicant will provide testimony in support of the requested variance relief at the time of public hearing.

CITY OF CLIFTON
Planning Board & Zoning Board of Adjustment
900 Clifton Avenue, 2nd Floor, Clifton, New Jersey 07013
TEL: (973) 470-5808 FAX: (973) 471-1837

DEVELOPMENT APPLICATION REVIEW MUNICIPAL ESCROW REQUEST

For office use only:	
Date: _____	Escrow Account Number: _____
Planning Board: _____	Zoning Board of Adjustment: _____

PROPERTY LOCATION:

BLOCK(S) 69.01 **LOT(S)** 28

ADDRESS: 43 Samworth Road, Clifton, NJ 07013

APPLICANT: NES Group Holdings, LLC

MAILING ADDRESS: 10 W. 33rd Street, Suite 918, New York, NY 10001

TEL: _____ **EMAIL:** yosi@shipnes.com **FAX:** _____

CONTACT PERSON: Yosi Arish

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

ADDRESS: 600 Parsippany Road, Parsippany NJ 07054

TEL: 973-947-7111 **EMAIL:** jwyciskala@iwwt.law **FAX:** 973-887-2700

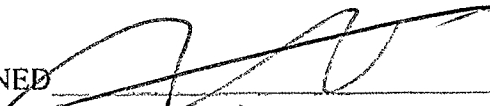
TAX ID # CORPORATE/FEDERAL: _____

INDIVIDUAL/SOCIAL SECURITY: N/A

As per the attached schedule of escrow fees with the City of Clifton, in order to proceed with the review of the application, please deposit as per N.J.S.A. C 40:55D-8, Clifton City Code Section 201-3, and Ord: 6416-04 the total municipal development review escrow fee of \$ \$3,000.00

The application **WILL NOT BE HEARD** by the respective board until **ALL** escrow fees are paid and the application is **DEEMED COMPLETE** as per N.J.S.A.C40:55D-10.3

I hereby agree to pay for all review costs incurred by the City of Clifton during the approval process for the above referenced development application.

PRINTED Yosi Arish **SIGNED** 

TITLE Member **DATE** 8/3/21



CITY OF CLIFTON
SITE PLAN APPROVAL
BY PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

INFORMATION REQUIRED FOR COMPLETENESS OF APPLICATION

SITE LOCATION: 43 Samworth Road BLOCK: 69.01 LOT: 28

NAME OF APPLICANT: NES Group Holdings, LLC

ADDRESS: 10 W. 33rd Street, Suite 918 CITY: New York STATE: NY ZIP: 10001

TELEPHONE: _____ CELL: _____ EMAIL: _____

NAME OF OWNER Same as applicant

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____ CELL: _____ EMAIL: _____

Note:

See submission instructions for initial submittal. This will include 14 sets of Site Plans, Architectural plans and a thumb drive or digital copy of all submitted documents including and not limited to applications reports, site and architectural drawings / Plans for the initial review to be deemed administratively complete as per Section C. 40:55D-47(b)

A. Submission Requirements:

The Application for Site Plan Approval shall be filed with the Zoning Officer not less than three weeks in advance of the hearing at which time the site plan is to be considered.

The applicant shall submit the following documents with the Application for Site Plan Approval:

<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
1. Upon final submission, 20 copies of the completed Application for site plan approval.	X	_____	_____

Revised: June 2, 2021

	<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
2.	Upon final submission, twenty (20) sets of site Plans which include the following drawings:	X		
	(a) Cover sheet with name of project, names and address of applicant and/or property owner, key map and plan index:	X		
	(b) Certified survey of the property prepared by a licensed land surveyor and including all contiguous lands in the same ownership:	X		
	(c) Grading and Utilities Plan:	X		
	(d) Landscaping, Lighting, Signing and striping plan			X
	(e) Soil Erosion and sediment Control Plan:	X		
	(f) Construction Details, including typical cross-sections and profiles:	X		
	(g) Preliminary building floor plans and elevations for all new structures showing precise use of all floor space, building dimensions, building height, windows, doors, exterior finishes, roof appurtenances and screening, the approximate finished floor elevations of each floor, location dimensions and legend(s) of all proposed signs which are attached to the building:			
	NOTE: Information on drawings (a) through (g) may be combined on fewer drawings provided it presented in legible form.	X		
3.	Certification by Tax Collector that the subject property has no delinquent taxes or assessments for local improvements:	X		
4.	If the applicant is not the owner of the property a completed consent to file must be submitted, signed by property owner:		X	
5.	In cases where the applicant is a partnership or a corporation and the application involves a subdivision of (6) or more lots, a variance to construct a multiple dwelling of 25 or more family units, or a site to be used for commercial purposes, a statement of disclosure must be submitted, listing names and addresses of stock holders owning at least 10 Percent or having at least 10 percent interest in the partnership (C40:55D-48.1 and 48.2, MLUL)	X		

	<u>Submitted</u>	<u>Not Applicable</u>	<u>Waiver Requested</u>
6. Copies of all Applications or permits submitted to or issued by other applicable agencies.	X		
7. A thumb drive or digital copy of all submitted documents including and not limited to applications reports, site and architectural drawings / Plans for the initial review to be deemed administratively complete	X		

The Applicant shall submit additional documents as Follows:

1. One (1) Copy each of Item 1 through 6 above to: Clifton City Engineer Clifton City Hall 900 Clifton Avenue Clifton, NJ 07013 Telephone: 973-470-5793	X		
2. Two (2) sets of site plans and one (1) copy of a Completed Passaic County Development Review Application form to: Passaic County Planning Board 317 Pennsylvania Avenue Paterson, NJ 07503 Telephone: 973-881-4490	X		
3. Six (6) sets of site plans reduced to a maximum (11) inches by seventeen (17) inches, to be submitted to the zoning Official, 3 sets to be sent to Board of Consultants if required by Administrative officer :	X		
4. Fifteen (15) sets of Traffic Study of the area in question:			X
5. Environmental Impact study as per Ordinance:			X

B. Site Plan Details (Minimum)

The Site plan shall be prepared by a licensed Engineer or Licensed Architect and shall be drawn to a scale Or not less than one inch equals thirty feet (1" = 30'). It shall include the following data:

1. Maximum sheet size – twenty four inches by 36 inches	X		
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<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
2. Title block with tax map Block and Lot – Designation of property, address of property including municipality and county, name of development, date of preparation:	X		
3. Name and address of persons who prepared the site plan with signature and seal of Licensed Professional in accordance with NJAC 13:40-7.1 et-seq:	X		
4. Revision Box with date of each revision:	X		
5. Names and addresses of applicant and owner:	X		
6. Graphic scale and north arrow:	X		
7. Names of all streets abutting the subject site with right-of-way and pavement width of such Streets.	X		
8. Dimensions of property (distances and bearings), as shown on certified survey map and size of site in square feet:	X		
9. Adjacent lots with tax map lot and block numbers and names of property owners:	X		
10. Existing driveways within 200 feet of the site on the street(s) upon which has frontage:			X
11. Zoning district boundaries within 200 feet of the site:	X		
12. Signature blocks for Clifton Planning Board or Clifton Board of Adjustment and for Passaic County Planning Board:	X		
13. <u>EXISTING CONDITIONS:</u>			
a) Buildings with Dimensions (Dashed lines if to be removed)	X		
b) Parking and loading spaces and bays	X		
c) Driveways and curb cuts with width dimensions:	X		
d) Private access roads, walls, fences and culverts with heights given	X		
e) Easements (utility, access, other)			

<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
f) Existing vegetation and whether or not it will remain	X		
(1) Individual trees in excess of six inches (6") caliper identified by species and showing approximate crown limits.			X
(2) Contiguous stands of trees with inter-grown crowns which will be preserved:	X		
(3) Perimeter hedges.	X		
g) Contours at interval of one (1) foot for slopes of three percent 3% or less; an interval of two (2) feet for slopes of more than three percent (3%)	X		
h) Elevations at each corner of building and along site perimeter:	X		
i) All elevations referenced to US Coast and Geodetic datum:	X		
j) Drainage facilities	X		
k) Utility poles on site and within street right of way:	X		
l) Underground utilities	X		
m) Sanitary Facilities	X		
n) Buildings or structures distance from property lines:	X		
14. <u>Proposed Improvements</u>			
A) Buildings			
(1) Dimensions	X		

<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
(2) Height in stories	<u>X</u>	<u> </u>	<u> </u>
(3) Distance between buildings	<u> </u>	<u>X</u>	<u> </u>
(4) Lowest floor elevation	<u>X</u>	<u> </u>	<u> </u>
(5) Roof drains	<u>X</u>	<u> </u>	<u> </u>
(6) Finished grade elevations at each corner of building	<u>X</u>	<u> </u>	<u> </u>
(7) Distances to property lines as per zoning requirements	<u>X</u>	<u> </u>	<u> </u>
B) Vehicular Circulation			
(1.) Location of egress and ingress	<u>X</u>	<u> </u>	<u> </u>
(2.) Widths of private access roads, driveways, curb cuts and walkways.	<u>X</u>	<u> </u>	<u> </u>
(3.) Automobile and truck turning radius lines on driveways and loading areas.	<u> </u>	<u> </u>	<u>X</u>
(4.) Driveway and parking area curbing and curb radii.	<u>X</u>	<u> </u>	<u> </u>
(5.) Parking and loading Areas			
(a.) Location and size of parking spaces and aisles, with parking spaces numbered.	<u>X</u>	<u> </u>	<u> </u>
(b.) Location, number and size of loading bays with maneuvering areas indicated.	<u>X</u>	<u> </u>	<u> </u>

<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
(c.) Distances of parking and loading areas from lot lines, as per zoning requirements.	X		
(D.) Directional, regulatory advisory signs - location size type in height with details.	X		
(E.) Pavement markings including traffic flow arrows, Fire lanes as required.	X		

C.) Landscaping

(1.) Planting plan with paintings shown as symbols appropriately scaled to represent sizes at the time of planting (beds shall be shown in outline)			X
(2.) A schedule giving scientific and common plant names, sizes at the timer for planting, quantities of each kind of plant, growth characteristics (slow, medium, rapid) and mature height and spread.			X

D.) Landscape Treatment and Open Space

(1.) Location, purpose and treatment of any open space including fencing, paths steps hand rails or other safety devices, lighting, signs, site furniture and play equipment.		X	
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E.) Utilities

1.) Sanitary sewer system and service lines (size, grade and direction of flow)		X	
2.) Storm sewer system (with calculations, size, grade, direction of flow and typical sections of any basins, ditches or swales)	X		

<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
3.) Water facilities and service (size of pipes, locations of hydrants)	_____	X _____	_____
4.) Locations of manholes, catch basins and values with rim and invert elevations.	X _____	_____	_____
5.) Connections to existing systems on-site and offsite.	X _____	_____	_____
F.) Site Lighting			
1.) Location	_____	X _____	_____
2.) Intensity of illumination as per 461-42(f).	_____	X _____	_____
3.) Height of standards or mounted height.	_____	X _____	_____
4.) Photometric diagrams showing illumination patterns	_____	X _____	_____
5.) Hours of operation	_____	_____	_____
G.) Grading Plan			
1) Contours at interval of one (1) foot four slopes of three percent (3%) or less; an interval of two (2) feet for slopes of more than three percent (3%)	X _____	_____	_____
(2) Spot elevations at corners of buildings, corners of parking area and at corners of property	X _____	_____	_____
(3) Limit construction lines	X _____	_____	_____
(4) Estimated cut/fill calculations.	_____	_____	X _____

	<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
15.	Delineation of any flood plains, stream encroachment lines and wetlands, with source of information given	_____	X	_____
16.	General	_____	_____	_____
	a.) Location and details of any refuse storage area including dimensions, size, height and type of construction.	_____	_____	X
	b.) Barrier-free features complying with the NJ Uniform Construction Code, Subchapter 7, Barrier-free Subcode (including but not limited to curb ramps, entrance ramp, door, elevators, parking stalls)	_____	_____	X
	c.) Where applicable, the following information shall be provided for existing and / or proposed	_____	_____	_____
	1.) Number of employees	X	_____	_____
	2.) Narrative describing nature of operation or activities to occur on the site.	X	_____	_____
	D.) A thumb drive or a digital copy of all Submitted documents including and not limited to Applications, Reports, Site and Architectural Drawings/Plans etc. will be submitted	X	_____	_____
	E.) Narrative describing trucking on the site; number and size of trucks used; number, size and frequency of trucks making deliveries; time of loading and unloading operations.	_____	_____	_____
	<i>NOTE: Items 1 through 3 may be submitted as an attachment to the Site Plan:</i>	X	_____	_____

<u>Item</u>	<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>WAIVER REQUESTED</u>
(f.) Existing and Proposed Signs:			
(1) Location of all signs, including setbacks from property lines.	_____	_____ X _____	_____
(2) Dimensions	_____	_____ X _____	_____
(3) Height	_____	_____ X _____	_____
(4) Legend	_____	_____ X _____	_____
(5) Type of illumination	_____	_____ X _____	_____
(6) Hours of illumination	_____	_____ X _____	_____
(g.) Such other information as is reasonably necessary for Reviewing Agency to make an informed decision.	_____ X _____	_____	_____

NOTES:

- 1.) See Clifton Code 461.24.1 of the Clifton Zoning Ordinance for additional Submission Requirements applicable to the Steep Slope District.

- 2.) Waivers from site plan submission requirements and site plan details may be requested from the Reviewing Agency in writing and must include reasons for requesting each waiver.

FOR OFFICIAL USE ONLY

Check list prepared by: _____ Date: _____

Check list reviewed by City: _____ Date: _____

Application found complete on: _____

Applicant Notified on: _____

The following waivers were requested: _____

The following waivers were granted: _____

The following waivers were denied: _____

DATE 4/25/21 PREPARED BY RS SHEET 1 OF 1

PROPERTY IN QUESTION: BLOCK 69.01 LOT 28

PROPERTY ADDRESS 43 Semworth Rd

APPLICANT INGLESINO et al

All or portions of the following properties are within 200 feet of the property in question:

BLOCK	LOT
<u>69.01</u>	<u>1</u>
	<u>19</u>
	<u>22</u>
	<u>24</u>
	<u>26</u>
	<u>28</u>
	<u>29</u>
	<u>30</u>
	<u>31</u>
<u>56.08</u>	<u>23</u>

BLOCK	LOT

BLOCK	LOT

CONDOS	UNIT NO.

return to Assessor

TOTAL NUMBER OF PROPERTIES LISTED (ENGINEER)

TOTAL NUMBER OF PROPERTIES LISTED (ASSESSOR)

The following agencies also own property within 200 feet:

RECEIVED

JUN 25 2021

TAX ASSESSOR'S OFFICE
CITY OF CLIFTON

OWNER & ADDRESS REPORT

CLIFTON

06/25/21 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
56.08	23		4B	KESSLER SCHWARTZ ASSOC 392 MAIN ST WYCKOFF NJ 07481	31 STYERTOWNE RD	
69.01	1		15E	WEST RIDGELAWN CEMETERY P O BOX 1041 CLIFTON NJ 07014	560 DWAS LINE RD	
69.01	19		4B	9TH AVE EQUITIES CO INC 215 PARK AVE SOUTH S1903 NEW YORK NY 10003	380 ALLWOOD RD	
69.01	22		4B	ROSELLE REALTY LLC 380 ALLWOOD RD CLIFTON NJ 07012	400 ALLWOOD RD	
69.01	24		4B	440 ALLWOOD ROAD LLC 400 PLAZA DR PO BOX 1515 SECAUCUS NJ 07096	440 ALLWOOD RD	
69.01	26		1	CONRAIL % NORFOLK SOUTHERN CORP 3 COMMWEICAL PL - BOX 209 NORFOLK VA 23510	SAMWORTH RD	
69.01	28		4B	NES GROUP HOLDINGS LLC 20 W 33RD ST STE 918 NEW YORK NY 10001	43 SAMWORTH RD	
69.01	29		1	CONRAIL % NORFOLK SOUTHERN CORP 3 COMMERCIAL PL-BOX 209 NORFOLK VA 23510	SAMWORTH RD	
69.01	30		4B	45 SAMWORTH RD ASSOC-LANDMARK RE CO 555 MILLER CT WYCKOFF NJ 07481	45 SAMWORTH RD	
69.01	31		4B	B&R.COM LLC 454 ALLWOOD RD CLIFTON NJ 07012	454 ALLWOOD RD	

For Clifton

C Young @iwat.law

THE FOLLOWING ON THE LIST MUST ALSO RECEIVE NOTICE OF THE MEETING:

Passaic County Utility Authority (PCUA)
401 Grand Street, Room 439
Paterson, New Jersey 07505
973-881-4446

Passaic Valley Water Commission
1525 Main Avenue
Clifton, New Jersey 07011
973-340-4300

Public Service Electric & Gas Company
Electric Overhead
Electric Underground
P. O. Box # 1868 T24A
Newark, New Jersey 07101-1868
973-624-1068

Verizon
1095 Avenue of Americas, Room 3137
New York, New York 10038
212-395-2121

Cablevision
40 Potash Road
Oakland, New Jersey 07436
201-405-8222

Passaic County Planning Board
Totowa Business Center
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512
973-569-4040

City of Clifton
Office of the Tax Collector
900 Clifton Avenue, Clifton, NJ 07013
Telephone 973-470-5830 Fax 973-471-9336
taxcollector@cliftonnj.org

Memo

To: Zoning Official
From: Tax Collector's Office
Date: June 16, 2021
Owner: NES Group Holdings LLC
Address 43 Samworth Road
Block: 69.01
Lot: 28

This is to confirm property taxes referenced above are paid to date.



Elaine Erlewein
Tax Collector