

APPLICATION FOR LAND USE APPLICATIONS

[] Planning Board
[✓] Board of Adjustment
App. Number:

Date Filed:
Valid Application Date:
Completeness Date:

1. PROPERTY INFORMATION

Address 560-570 Cedar Lane Zone MX-1
Tax Map Number: 2 Block 204 Lot(s) 3
Present Use: Office / Retail

Has there been any previous application involving these premises? (✓) Yes () No;
If yes, nature of application, date, and determination
See attached OPRA response

Is there adjacent property in common ownership? () Yes (✓) No If yes, address of property

Restrictions, covenants, easements, association by-laws, existing or proposed on the property.
(✓) Yes [attach copies] () No () Proposed

2. APPLICANT INFORMATION

Name 560 Cedar LLC
Address 792 Route 17 N
City/State/Zip Paramus, NJ 07652
Phone # 201-883-1010 FAX #
E-Mail Jason@primelaw.com
Applicant is a: (✓) Corporation () Partnership () Individual

3. OWNER'S INFORMATION

Owner's Name: 560 Cedar LLC (same as Applicant)
Address: 792 Route 17 N
Telephone Number: 201-883-1010
Attach an affidavit of ownership or owner's authorization to submit the application.

4. 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 application 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 comply).

Name: Avak Uzatmacyan Address: 792 Route 17 N, Paramus, NJ Interest: 100
Name: Address: Interest:
Name: Address: Interest:
Name: Address: Interest:

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name Jason R. Tuvel, Esq of Prime Tuvel & Miceli
Address 1 University Plaza Drive, #500, Hackensack, NJ
Phone # 201-883-1010 FAX
E-Mail Jason@PrimeLaw.com and Sally@PrimeLaw.com

6. APPLICANT'S ENGINEER

Name David Valentino of L2A Land Design, LLC

Address 66 Grand Avenue, 2nd Floor, Englewood, NJ 07631

Phone # 201-227-0300 ext. 105

FAX _____

E-Mail dvalentino@l2alanddesign.com

7. APPLICANT'S ARCHITECT

Name _____

Address 171 Main Street, Suite 301, Hackensack, NJ 07601

Phone # 201-478-3141

FAX _____

E-Mail aher@jarcchitectre-nj.com

8. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|---|--|
| <input type="checkbox"/> Conceptual Subdivision Plan | <input type="checkbox"/> Conceptual site plan |
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Minor site plan |
| <input type="checkbox"/> Major subdivision, preliminary | <input type="checkbox"/> Site plan approval, preliminary residential |
| <input type="checkbox"/> Major subdivision, final | <input checked="" type="checkbox"/> Site plan approval, preliminary nonresidential |
| <input type="checkbox"/> Amendment to approved plat | <input checked="" type="checkbox"/> Site plan approval, final |
| <input type="checkbox"/> Lot line adjustment | <input type="checkbox"/> Amendment to approved site plans |
| <input type="checkbox"/> Conditional use | <input type="checkbox"/> Steep slope review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Wireless telecommunications application |
| <input type="checkbox"/> Variance, other residential | <input type="checkbox"/> Appeal from administrative decision |
| <input checked="" type="checkbox"/> Variance, other non-residential | <input type="checkbox"/> Interpretation of zoning ordinance |
| <input type="checkbox"/> Zone change | <input type="checkbox"/> Historic Preservation Commission review |

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

See attached Project Summary

10. DOES THIS APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance and waivers requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

See attached Project Summary for list of variances requested

11. LIST ANY OTHER LICENSES, PERMITS, OR APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH. Attach Copies of approvals of other government agencies as may be required or an affidavit indicating that application has been made to such agencies.

Bergen County Planning Board approval- submitted and pending review

12. ENVIRONMENTAL ASSESSMENT FORM

All subdivision and major site plan applications shall complete this form to evaluate how the application addresses the requirements in the most recent version of the "Leadership in Energy and Environment" (LEED) or "Green Globes" rating system. Attach additional sheets if required.

1. Provide the name of any LEED-accredited or similar professionals working on the project.

Not applicable

2. List all appliances, fixtures and construction techniques that meet the U.S. EPA's Energy Star or WaterSense standards.

Not applicable

3. List all green and/or recycled building materials to be used in construction, renovation and maintenance.

No such materials are proposed for the project.

4. Describe any water-efficient landscaping proposed for the project.

'Winter Gem' Boxwood

'Junior Giant' Arborvitae

Shadblow Serviceberry

5. Describe any on-site renewable energy systems, such as solar, wind or geothermal, proposed for the project.

No such facilities are proposed for the project.

6. Provide details of roofing materials designed to reduce the urban heat island effect.

Roofing material shall be white-tone color that reflects sunlight to reduce the urban heat island effect.

7. Provide details of any sustainable stormwater systems employed, such as bioswales, rain gardens, permeable surfaces, grey water systems, retention and detention facilities or continuous trenching.

No such facilities are proposed for the project. Project proposes a reduction in overall quantity of impervious material.

8. Provide a list of native and well-adapted species used in landscaping to minimize the need for fertilization and pesticides.

'Winter Gem' Boxwood

'Junior Giant' Arborvitae

Shadblow Serviceberry

9. Provide the location, number and type of electric charging stations.

4 total EV spaces via 2 dual-port electric charging stations

2 spaces behind southern corner of proposed retail building

2 spaces at southeast corner of property

10. Describe how all construction and demolition waste will be handled.

Construction waste will be stored on site and hauled off site. Materials milled/removed shall be hauled by trucks with actuated tarps to final disposal site.

13. APPLICATION FEES AND ESCROW DEPOSITS. The application fee and escrow deposit is based on the following fee schedule:

	Application Fee	Escrow Deposit
Conceptual Subdivision Plan	\$150	\$250
Minor Subdivision	\$300	\$1,500
Major Subdivision, Preliminary	\$500	\$2,000 + \$200 per lot
Major Subdivision, Final	\$200	\$75 per lot
Lot Line Adjustment	\$300	\$500
Conceptual Site Plan	\$250	\$250
Minor Site Plan	\$500	\$1,000
Preliminary Site Plan	\$500	See Below
Final Site Plan	\$250	See Below
Conditional Use	\$300	\$500
Hardship Variance (40:55D-70c)	\$250	\$500 with \$250 for each additional variance
Use Variance (40:55D-70D)	\$250	\$750 with \$350 for each additional variance
New or expanded parking lots – multifamily or nonresidential		\$1,500
New or expanded parking lots – residential with 5 or fewer parking spaces		\$850
Engineering Review		\$750
Wireless Telecommunications Application		\$1,500
Appeal from Administrative Decision	\$200	\$1,500
Request for Interpretation of Zoning Ordinance	\$200	\$1,000
Zone Change	\$1,000	\$1,500
Certified List of Property Owners	\$10	
Permit to Maintaining the Official Map	\$250	
Reproduction of Recorded Hearing	\$10 per compact disc	
Special Meeting	\$800	
Zoning Permit	\$50	
Zoning Map	\$20	
Master Plan – Land Use & Circulation Plan	\$100	
Master Plan – Housing Plan	\$10	
Master Plan – Conservation Plan	\$10	
Master Plan – Stormwater Management Plan	\$10	
Master Plan – Historic Preservation Plan	\$10	
Historic Preservation Advisory Review		\$250

A. Fees to Site Plan Review Escrow. The engineering fees for site plan review escrow shall be based on the costs of improvements exclusive of buildings, including, but not limited to, construction and installation costs of grading, pavement, surveyors, monuments, drainage structures, storm sewers, sanitary sewers, water mains, fire protection features, streets, gutters, sidewalks, culverts, street lighting, shade trees and landscaping, parking areas, street signs, sedimentation and erosion control devices, public improvements of open space and any other on-tract improvements.

Said fees are as follows:

(1)	\$0 to \$3,000	25.0% of the total cost.
(2)	\$3,000 to \$5,000	\$750 plus 18.0% of the amount over \$3,001
(3)	\$5,001 to \$15,000	\$1,110 plus 8.5% of the amount over \$5,001
(4)	\$15,001 to \$50,000	\$2,810 plus 6.5% of the amount over \$15,001
(5)	\$50,001 to \$100,000	\$4,435 plus 4.5% of the amount over \$50,001
(6)	\$100,001 to \$250,000	\$6,685 plus 3.0% of the amount over \$100,001
(7)	\$250,001 to \$500,000	\$11,185 plus 2.0% of the amount over \$250,001
(8)	\$500,001 to \$750,000	\$16,185 plus 2.0% of the amount over \$500,001
(9)	\$750,001 to \$1,000,000	\$21,185 plus 2.0% of the amount over \$750,001
(10)	\$1,000,001 and over	\$26,185 plus 2.0% of the amount over \$1,000,001

B. Additional Escrow Fees:

- (1) Planner - For any application except for minor subdivision or minor site plan (preliminary or final) - \$500.00.
- (2) Attorney
 - i. For any application not requiring a public hearing - \$350.00
 - ii. For any application requiring a public hearing - \$750.00

C. The fees provided for in this section shall be preliminary fees and shall not include any additional escrow fees which are required to be paid from time to time as hereinafter provided. The Planning Board or Board of Adjustment shall not act or consider any plan until such time as the initial fees are paid in full and no application shall be considered complete until such time as the fees provided for in this section are deposited with the Township of Teaneck.

D. **Additional Fees.** There shall be an additional fee due and owing whenever the original fee paid into escrow is reduced by charges against the account to 25 percent or less of the original fee. The secretary of the planning board or of the board of adjustment shall in writing require the applicant to provide not less than 50 percent of the original fee which additional fee shall be payable within seven days and prior to the planning board or board of adjustment considering in any way or hold hearing on, or public or private discussion of, any site plan, subdivision or other matter before the planning board or board of adjustment. The Planning Board or Board of Adjustment shall not discuss, consider, or in any way make any recommendations for a proposed site plan at a regular meeting or work session of the planning board or board of adjustment when the additional fees have not been paid. Any preliminary discussion of a site plan subdivision or any other matter to come before the Planning Board or Board of Adjustment shall be at a work session of the board and no applicant shall request to be placed on the agenda for a regular meeting unless formal application has been made and fees paid. All informal discussion shall be at work sessions. In the event the planning board or board of adjustment must seek the advice of its professionals, either engineering, legal or planning, the application shall no longer be considered informal and the fees provided for herein must be paid prior to participation of any professional advisors of the planning board or board of adjustment.

Make checks payable to the "Township of Teaneck"

Applicants must submit a W-9 form with all escrow fee checks. When an application involves two or more fee categories, the fee shall equal the total of the fees required for each type of application requested.

14. CERTIFICATION

I hereby affirm that all the above and statements contained in the papers submitted herewith are true.

Signature of Applicant or Agent: Jaamir D. Turel Date: 7/24/25

ATTORNEY FOR APPLICANT

PROJECT SUMMARY

560 Cedar LLC
560-570 Cedar Lane
Township of Teaneck
County of Bergen
Block 204, Lot 3

Project Description:

The property in question is situated in the MX-1 Zoning District in the Township of Teaneck and is currently developed with a retail building with parking. The applicant is proposing to construct a one-story retail building measuring approximately 4,088 sf with related site improvements including, but not limited to, asphalt removal, grading, drainage, installation of utilities, lighting, landscaping and parking.

Application Review Checklist Waivers:

- R. Drainage Calculations- Proposed application to decrease impervious coverage. Testimony to be provided at public hearing.
- Y. Traffic Impact Statement- Site is currently operating as a retail business, traffic will be minimally impacted. Testimony to be provided at public hearing.
- 7. Bergen County Signature Block- To be added upon Bergen County approval.
- 28. Stormwater Management Plan- Site is currently developed with stormwater infrastructure. Proposed development will connect to existing sanitary sewer main. Testimony to be provided at hearing.
- 35. Solid Waste Management Plan- Testimony to be provided at hearing.

Variances/Design Waivers Requested:

Variance	Permitted/Required	Proposed
Principal Structures	1 principal structure permitted	2 principal structures proposed
Maximum Building Coverage	25%	31.88%
Maximum Lot Coverage	80%	90.26%

Ownership Authorization

STATE OF NEW JERSEY)

) : ss

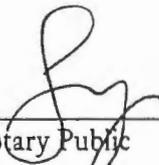
COUNTY OF)

1. I, Robert Garipian, of full age, being duly sworn according to law, on his oath deposes and says that I am the owner of property located at 560-570 Cedar Lane, Teaneck, New Jersey 07666, Block 204 Lot 3 on the Township of Teaneck Tax Map.

2. 560 Cedar LLC is the Applicant of said property.

3. I hereby authorize said Applicant to make application to the Board of Adjustment/Planning Board of the Township of Teaneck on my behalf, and I agree to be bound to any terms and conditions stipulated to the agreed by and between said Applicant and the Teaneck Board of Adjustment/Planning Board in the course of any subdivision review, variance hearings, or site plan approval.

4. I have not authorized any other person to make such an application on my behalf.



Notary Public



Sworn and subscribed to before
me this 24 day of
July, 20 25

