

Board of Adjustment/Planning Board Application

Address of Property: 46-48 GROVE STREET  
Block: 91 Lot: 15.01 Zone: H-2/R-2  
Name of Applicant or Project: 46-48 GROVE STREET RESTORATION

Applicant's Name: GERCINO SOARES is (owner) - leasee - purchaser  
under contract 46-48 GROVE N PLAINFIELD, LLC  
Applicant's Address: 500 DEMOTT LANE, SUITE 5367, SOMERSET NJ 08875  
Daytime Phone Contact: (732) 595-6073

Attorney (if any):  
Name/Firm: JOY B. BOHN, ESQ. // SCHILLER, PITTINGER & GALVIN, P.C  
Address: 1771 FRONT STREET, SUITE D, SCOTCH PLAINS NJ 07076  
Daytime Phone Contact: (908) 490-0444 EXT 239 Fax: ( )

Where do you want correspondence regarding this application sent?

Attorney  Applicant  Pickup  Other

Type of Application:

- 1. One and two family "C" bulk variance
- 2. Use variance "D" with/without site plan
- 3. Minor Sub Division
- 4. Sub Division with "C" variance
- 5. Site Plan Review with/without "C" variances - Amended Site Plans
- 6. "A" appeal of Zoning Officer's Decision
- 7. "A" appeal of Historic Preservation Commission Decision
- 8. Other \_\_\_\_\_

Documents Submitted:

Application	Date: <u>11/14/02</u>	Number of Copies <u>2</u>
Survey	Date: <u>11/14/02</u>	Number of Copies <u>2</u>
Site Plan	Date: <u>11/14/02</u>	Number of Copies <u>2</u>
Checklist	Date: _____	

**For Board of Adjustment/Planning Board use only;**  
Date of Final Application: \_\_\_\_\_ Going to Board of Adjustment/Planning Board  
Date of Hearing: \_\_\_\_\_ File #: \_\_\_\_\_

**Brief Description of Project/Relief Requested**

Project Name: 46-48 GROVE STREET RESTORATION

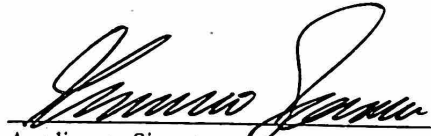
Address: 46-48 GROVE ST

Block: 91 Lot: 15.01 Zone: ~~XXXX~~ H-2

Proposed Use: 4 FAMILY RESIDENTIAL Permitted Use: RESIDENTIAL

**Site Information:**

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area			
Front Yard			
Rear Yard			
Side Yard			
Combined Side Yard			
Accessory Buildings			
Pool Set Backs			
Buffer Area			
Building Coverage			
Landscaping Coverage			
Paving Coverage Floor Area			
Height			
Parking Required	8	8	
Lighting			
Dumpster Shielding	✓	✓	
Fencing	✓	✓	
Other Requirements			

  
Applicants Signature

11/14/22  
Date

# ZONING REQUIREMENTS

	REQUIRED	PROPOSED	SECTION
Max. Bldg. Height	35 FT.	39 FT. (1)	22-103.3 (a)
Lot Area (w/in 115 ft. of Front Street R.O.W.)	6,000 S.F.	6,900 S.F.	22-103.3 (b)
Lot Width (min.)	50 FT. (bldg. line) 35 FT. (lot frontage)	60 FT. 60 FT.	22-103.3 (c)
Front Yard Setback (min.)	30 FT.	33.2 FT.	22-103.3 (d)
Rear Yard Setback (min.)	25 FT.	53 FT.	22-103.3 (e)
Side Yard Setback (min.)	4 FT. (each) 18 FT. (combined)	5.6 FT. 11.6 FT. (1)	22-103.3 (f)
Max. Bldg. Coverage	30 %	20.87 %	22-103.3 (h)
Floor Area (min. for 2 level apt.)	750 S.F.	870 S.F.	22-103.3 (i)

(1) VARIANCE REQUIRED

### Statement of Ownership

Statement, in compliance with Chapter 38 of the Laws of 1977, setting forth the names and addresses of stockholders owning more than 10 % of

46-48 GROVE STREET

The following constitute the names and addresses of all stockholders in the corporation who own ten percent (10%) or more of the corporate stock of the applicant and I certify that the following information is correct to the best of my knowledge.

\_\_\_\_\_ of \_\_\_\_\_

<u>Name</u>	<u>Address</u>	<u>% of Ownership</u>
<u>GERGINO SOARES</u>	<u>500 DEMOTT LANE</u>	<u>55 %</u>
_____	<u>SUITE 5367</u>	_____
_____	<u>SOMERSET, N.J. 08875</u>	_____
_____	_____	_____
<u>ERIC BRAMS</u>	<u>500 DEMOTT LANE</u>	<u>45 %</u>
_____	<u>SUITE 5367</u>	_____
_____	<u>SOMERSET, N.J. 08875</u>	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



**BOROUGH OF NORTH PLAINFIELD  
MUNICIPAL BUILDING  
263 Somerset Street  
North Plainfield, NJ 07060**

**CERTIFICATE OF OWNERSHIP**

**TO THE NORTH PLAINFIELD PLANNING BOARD/BOARD OF ADJUSTMENT**

I, hereby certify that I am the owner of land at

46-48 GROVE STREET

and the proposed (Site Plan Review) (Subdivision) (Variance) of this land  
is made with my free consent and in accordance with my desire.

Signed:

*[Handwritten Signature]*

Dated:

11/14/00



# Borough of North Plainfield

Department of Health, Housing, & Property  
263 Somerset Street  
North Plainfield, New Jersey 07060  
(908) 769-2900 ext. 2915  
Fax (908) 769-6499

## Office of the Tax Collector

To whom it may concern:

The Property known as 46-48 GROVE STREET

Block 91 Lot 15.01 15.02 on the map of North Plainfield is:

Owned by: 46-48 GROVE N  
PLAINFIELD LLC Phone #: (732) 595-6073

Address: 500 DEMOTT LANE, SUITE 5367  
SOMERSET, N.J. 08875

---

(FOR OFFICE USE ONLY)

Property taxes due or delinquent are:

Assessments for improvements due or delinquent are:

---

Tax Collector

Date



**BOROUGH OF NORTH PLAINFIELD**  
263 SOMERSET STREET  
NORTH PLAINFIELD, NJ 07060

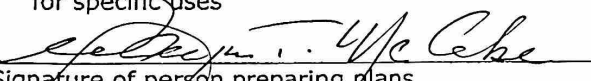
Applicant: 46-48 GROVE N PLAINFIELD, LLC

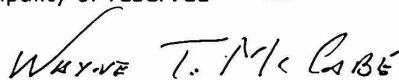
Property Address: 46-48 GROVE STREET

File Case #: \_\_\_\_\_

	SUPPLIED	WAIVER REQUESTED
1. Name and title of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name of owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name and title of person preparing map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Place for signature of Chairman of Planning Board or Board of Adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Place for signature of Secretary of Planning Board or Board of Adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Place for signature of Borough Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot and block numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Street address	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Date, scale and "north" sign	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Tax Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Zone district in which property in question falls, zone district of adjoining properties and all properties within a 200 foot radius of property in question	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Names and owners of contiguous land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. All driveways and streets within 200 feet of site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. The entire property in question, even though only a portion of said property is involved in the site plan; provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Dimensions of lot, setbacks, front yard and rear yard, size, kind and location of fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Bearings and distances of property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 17. Existing and proposed contours of site as 2 foot intervals for areas less than 5 percent grade  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 18. Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 19. Location of all existing trees, or tree masses, indicating general sizes and species of trees   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 20. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 21. All existing and proposed utility lines within and adjacent to the subject property   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 22. Existing and proposed sanitary sewage disposal system   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 23. Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicating existing and proposed runoff calculations   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 24. The outside dimensions of existing and/or proposed principal building(s) and all accessory structures   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25. Typical floor plans and elevations  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 26. Location, dimensions and details of all signs   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 27. Exterior lighting plan including type of standards, radius of light and intensity in foot candles   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 28. Landscaping and buffering plan showing what will remain and what will be planted including names of plants and trees and dimensions, approximate times of planting, and method of planting (base rooted, ball and burlap, etc.)           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 29. Method of solid waste disposal  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 30. Plan of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 31. Rights of way, easements and all land to be dedicated to the municipality or reserved for specific uses   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

  
 Signature of person preparing plans

  
 NJ Engineer/Architect *J. P. 2009*  
 Registration Number