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May 31, 2022

Union County Bureau of Planning & Economic Development
Department of Economic Development
Administration Building
Elizabethtown Plaza
Elizabeth, NJ, 07207

**Re: Application for Development
Everfast, Inc. d/b/a Calico
115 Summit Avenue
Summit, New Jersey
Block 2608 Lot 9**

Dear Mr. Saleh:

Enclosed please find the following documents in connection with the above referenced Application for Development:

- Union County Planning Board Application;
- Union County Development Review Checklist for Subdivision Plans;
- 1 copy of the City of Summit Application Package;
- 1 copy of the Property Survey dated July 29, 2015;
- 1 copy of Interior Alterations Plan prepared by Anthony Guzzo, AIA of Guzzo + Guzzo Architects, L.L.C. consisting of 4 sheets dated November 5, 2021;
- 1 copy of the Sign Detail Plan prepared by Craig Germany of KC Sign & Awnings consisting of 4 sheets dated May 11, 2022

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- USB with electronic copy of all documents and plans referenced in this letter; and
- Check in the amount of \$500.00 payable to County of Union, NJ representing the application fee.

It is requested that the documents be filed with the Board and the matter considered by the Board at its convenience.

If you should have any questions or comments with regard to the above, or require anything further, it would be a pleasure to speak to you at your convenience.

Sincerely,
DEMPSEY, DEMPSEY & SHEEHAN
Attorneys for the Applicant

By: _____

Hilary J. Ulz, Esq.

cc: Everfast, Inc. d/b/a Calico
Jeffrey H. Hale, The Sudler Companies
City of Summit

COUNTY OF UNION, NEW JERSEY
DEVELOPMENT REVIEW CHECKLIST FOR SITE PLANS

Applicant's Name & Address Everfast Inc. d/b/a Calico
c/o Dempsey Dempsey & Sheeham, 387 Springfield Avenue, Summit, NJ 07901
c/o Dempsey Dempsey & Sheehan
Phone #: (908) 277-0388 Fax #: _____ Assigned File #: _____
Name of Subdivision: _____ Location (Municipality): City of Summit
Address: 115 Summit Avenue Date of Plans: See Plans
Block/Lot #s: 2608/9

Waiver requested for checklist: Application is for site plan approval triggered by a change in use with an off-street parking and loading variance. Proposed alterations limited to interior of existing building. No site improvements proposed. Parking and property layout to remain as existing.

The Land Development Standards of the County of Union

Site Plan Checklist

The Applicant's engineer shall complete each item on the Check List as follows:
(Y), (N) or (N/A) Not Applicable

Section 408. Site Plan Requirements and Details

Scale: 1) Not less than 1 in. = 50 ft. & not larger than 1 in. = 10 ft; 2) For site plans of 1 in. = 30 ft. or smaller, a secondary plan of the County road shall be submitted at a scale of 1 in. = 20 ft.

County
Applicant Verification

- () () A) Proper sheet size as permitted by the New Jersey Map Filing Act
() () B) Key Map
() () C) Name & address of *applicant, owner & preparer* of site plans, maps and reports
() () D) Name of the development, tax map sheet, block & lot numbers, date, revision date & north arrow with reference meridian and graphic scale
() () E) Acreage of site to the nearest tenth of an acre

- () () F) Municipal land use zoning district
- () () G) Existing & proposed setback dimensions, landscaped areas, trees over 6 in. diameter and fencing within 30 ft. of County R.O.W.
- () () H) Existing & proposed traffic control devices, signs, lighting standards and utility poles within 25 ft. of County R.O.W.
- () () I) Existing & proposed structures with finished grade elevations at corners and indication of structures to be retained and demolished
- () () J) Existing & proposed contours based on NJ Geodetic Control Survey Datum at 2 ft. intervals
 - () () K) Existing and proposed utilities and drainage structures & facilities with supporting design documentation
- () () L) Existing & proposed curbs, sidewalks, driveways, fences, retaining walls, signs, parking spaces, off-street loading areas and layouts
- () () M) Existing & proposed R.O.W. and easements with description of proposed County dedications
- () () N) Location, size and nature of entire lot(s) in question and contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest
- () () O) Existing & proposed streets with name, pavement and R.O.W. widths within 200ft. of tract
- () () P) Existing & proposed profiles and cross-sections of access drives, existing streets and highways abutting the site
- () () Q) Existing water courses with:
 - 1) NJDEP water course alteration, improvement application if or relocation proposed or if fill or structures proposed at stream
 - 2) Cross-sections of water courses within NJDEP guidelines including flood plain, top of bank, mean water level and bottom elevations at the following locations:
 - a) at intersection of site boundary
 - b) at 50 ft. intervals for 300 ft. upstream/downstream of proposed bridge/culvert
 - c) upstream/downstream of the confluence of all water courses
 - d) along all water courses within or adjacent to the site at maximum of 500 ft. intervals
 - 3) method of slope stabilization & soil & erosion control if water course to be altered

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- 4) Flood plain boundaries within & upstream of the site
- 5) Wetlands

- () () R) Total acreage of drainage basin of all water courses within & adjacent to the site
- () () S) Total drainage basin acreage to the nearest downstream structure and the acreage of the site to the structure
- () () T) Drainage, utility and conservation easements and stream encroachment lines
- () () U) Existing & proposed storm drainage plans within and adjacent to the site
- () () V) Existing & proposed sanitary sewerage facilities

- () () W) Existing & proposed water mains
- () () X) Existing & Proposed underground utilities and easements

Section 500. Design Standards Section 501. Design Standards - General 501.3

Sidewalks

May be required at the discretion of the County Planning Board.

- () () A) Sidewalks – 4000psi Portland cement concrete, 6% air-entrained Class B, 4” thick, 6” thick at residential driveways, 12” thick at commercial/industrial driveways

- () () B) Sidewalks – minimum 4 ft. width and located within R.O.W., placed 1 foot from the property line, except in commercial areas where can extend from bldg. line to curb line

- () () C) Sidewalks-Minimum cross slope ¼” per foot rising from top of curb

501.4 Curbs

- () () Each site plan shall install curbs in conformance with County standards along the entire frontage of the County road.

501.5 Driveways

At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.

- () () A) Openings with depressed curb design; radius curbing prohibited
- () () B) Openings as nearly as possible to 90 degrees at County road
- () () C) Driveways designed to prevent necessity of vehicles backing out onto County road

- () () D) Single lane driveways- 10 feet minimum width
Double lane driveways – 24 feet minimum width

- () () E) Driveway gradients within County R.O.W. - 5% maximum;
maximum gradient change-7%; Grades greater than 7% designed with vehicle templates

- () () F) Non-residential driveways in conformance with County Design Standards Specific to Site Plans section of the Land Developments ordinance
 - () () G) Driveway intersecting County road requires County Road Opening Permit
 - 1) Number of Driveways- frontage less than 300 ft. – Two (2)
frontage 300 ft. & greater – by County Engineer
 - 2) Location of Driveways- as per Section 501.5(G) of the County Land Land Development Standards. **Sight Triangle** required with minimum sight distance as per Section 501.5(G)2(b) of County Land Development Standards
 - 3) Driveway Angle - a) two way operation- 90 degrees, minimum 60 degrees
b) one way operation- right turn only, minimum 45 deg. 4)
Driveway Dimensions as per Section 501.5(G)4 5) Driveway Surfacing as per Section 501.5(G)5

Section 502. Design of Off Street Parking Areas

502.1 Off Street Parking

- () () Off Street Parking located behind the existing or proposed County R.O.W. including sidewalk areas.

- () () Off street parking areas designed to prevent the necessity of vehicles backing into County Road

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502.2 Off Street Loading Spaces and Areas

- () () Off Street Loading Spaces and Areas located behind the existing or proposed County R.O.W. including the sidewalk area. Graphic proof furnished demonstrating truck movement compliance.

502.3 Customer Service Areas

- () () Customer Service Areas located behind the existing or proposed County R.O.W.

502.4 Curbing

Curbing is required along the entire property frontage of the county road.

- () () A) Alignment and grade
- () () B) Depressed Curbs
 - 1) Existing curbs
 - 2) New depressed curb
 - 3) Height above pavement – 1 in.
- () () C) Horizontal Transition

502.6 Shoulder Paving

- () () Proposed paving for area between existing edge of pavement and new curb

502.7 Right Of Way Encroachment

- () () County R.O.W. clear of all private purpose uses.

502.8 Dumpsters

- () () Dumpsters located behind County R.O.W.

502.9 Signs

- () () A) Directional, Regulatory and Advisory Signs
- () () B) Advertising Signs

502.10 Clear Sight Areas (at roadway intersections)

At the proposed intersections of roads and driveways, sight triangles shall be clearly

indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.

Established on the Site Plan

Sight Triangle Easement

Section 600. Drainage Requirements

Submission of Design calculations

Section 601. Drainage Runoff Requirements

Submission of Stormwater Management Plan

Section 700. Traffic Impact Analysis 701. Criteria Governing the Need

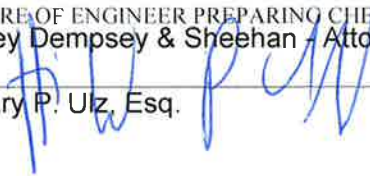
for Traffic Impact

Submission of Traffic Impact Study

Completion of Check List

SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE
Dempsey Dempsey & Sheehan - Attorney for Applicant/Owner

By: Hilary P. Uz, Esq.



DEVELOPMENT REVIEW APPLICATION FORM

COUNTY OF UNION, NEW JERSEY

NOTICE TO APPLICANT: Please forward by mail (no hand delivery is accepted unless by appointment) one paper copy of the plan, supporting documentation and this application form & checklist along with one electronic (PDF) copy of the plans and associated reports on a compact disk /USB drive to the Union County Bureau of Planning & Economic Development, Department of Economic Development, Administration Building, Elizabethtown Plaza, Elizabeth, NJ, 07207; Telephone: (908) 527-4268.

1. TYPE OF DEVELOPMENT: (check one)

- A. Subdivision: _____
_____ Minor Exempt Subdivision
_____ Minor Subdivision
_____ Major Subdivision

B. Site Plan: _____

Is this a revised plan/plat? Yes () or No (✓) Circle One: Plan or Plat

2. LOCATION OF DEVELOPMENT: Municipality: City of Summit

Street or Road: 115 Summit Avenue

Tax Map: Block # 2608 Lot # 9

3. APPLICANT: Everfast Inc. d/b/a Calico

Address: c/o Dempsey Dempsey & Sheehan, 387 Springfield Avenue, Summit, NJ 07901

Telephone # (908) 277-0388 Email Address: hulz@ddsrlaw.com

4. PROPERTY OWNER: KQS Co., A Partnership

Address: c/o Dempsey Dempsey & Sheehan, 387 Springfield Avenue, Summit, NJ 07901

Telephone # (908) 277-0388 Email Address hulz@ddsrlaw.com

5. ATTORNEY: Hilary P. Ulz, Esq.

Address: Dempsey, Dempsey & Sheehan, 387 Springfield Avenue, Summit, NJ 07901

Telephone # (908) 277-0388 Email Address hulz@ddsrlaw.com

6. ENGINEER: N/A

Address: _____

Telephone # _____ Email Address _____

7. ARCHITECT: Anthony Guzzo, AIA

Address: Guzzo + Guzzo Architects, L.L.C., 608 Ridge Road, Lyndhurst, N.J. 07071

Telephone # (201) 939-1446 Email Address _____

8. LAND SURVEYOR: Gregg A. Gaffney

Address: Control Layouts, Inc., 271 Cleveland Avenue, Highland Park, N.J. 08904

Telephone # (732) 846-9100 Email Address _____

9. DEVELOPMENT INFORMATION:

a. Project Name (if any): _____

b. No. of existing lots* _____ No. of proposed lots* _____

c. Area of entire tract 6,202 sf. _____

d. Area conveyed by present owner or other * _____

e. Area of impervious surface (sq. ft.) approximately 6,122 sf. _____

f. No. of parking spaces Existing up to 8 (4 conforming parallel spaces and 4 stacked spaces)
No new parking proposed.

g. Zoning district B Zone _____

h. Existing use Commercial _____

i. Proposed use Retail Service/Sales _____

j. No. of housing lots for sale* _____

h. No. of multi-family residential units N/A _____

i. Sq. ft. of building area for commercial use N/A _____

j. Sq. ft. of building area for industrial use N/A _____

k. Sq. ft. of building area of other use entire building to be used for retail service/sales use (3,264 sf.)

l. When did you apply to the municipality for this development? Simultaneously


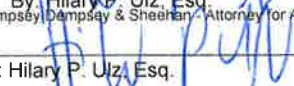
m. Status of Municipal Review: Approved ___ ; Pending ; Denied ___

n. Municipal Site Plan/Subdivision Approval (Resolution) Date: _____

o. Has the Applicant or Developer previously applied to the Union County Planning Board for approval of the proposed development? Yes () or No () If so, when _____ and what was the County Application# _____

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10. Signatures

APPLICANT SIGNATURE:  DATE: 5-31-22
Dempsey Dempsey & Sheehan - Attorney for Applicant/Owner
By: Hilary P. Ulz, Esq.
OWNER SIGNATURE:  DATE: 5-31-22
Dempsey Dempsey & Sheehan - Attorney for Applicants/Owners
By: Hilary P. Ulz, Esq.

Any additional information, which the applicant may wish to note may be provided on a separate sheet.

NOTE: Submission of this application to Union County does not exclude the possibility for the need of any technical studies or reports to support or substantiate the proposed development identified in this application. Any application information requested would be provided by the applicant. Our acknowledgement of the application as complete does not exclude the possibility of a need for any future technical studies.

***Subdivision applications only.**

Please call the Union County Bureaus of Planning & Economic Development at (908) 527-4268 or (908) 527- 4197.