

APPLICATION FOR SITE PLAN REVIEW AND DEVELOPMENT PLAN  
BOROUGH OF HAWTHORNE, NEW JERSEY

TO: Zoning Administrator  
445 Lafayette Avenue  
Hawthorne, NJ 07506

Date: April, 2020

- a. Applicant's Name 204 Wagaraw Road, LLC  
Address 65 Harristown Road, Glen Rock, NJ 07652 Telephone (201) 612-8800
- b. Owner (of record) Name 204 Wagaraw Road, LLC  
Address 65 Harristown Road, Glen Rock, NJ 07652 Telephone (201) 612-8800
- c. Site Planner's Name Langan Engineering (Attn: Sean Moronski)  
Address 300 Kimball Drive, Parsippany, NJ 07054 Telephone (973) 560-4900
- d. Proposed Development Name 204 Wagaraw Road
- e. Location of Development 204 Wagaraw Road  
Zone R-11 Block 12 Lot 8
- f. Proposed Development Use Multifamily residential, general retail, gym and/or self-storage
- g. Land Area: Acreage 8.78 acres Square Feet 382456.8
- h. Building Area: Square Feet see plans filed with application % of Building Coverage of Land see plans filed with application
- i. Parking Space - Dimensions: Width see plans filed w/app. Length see plans filed w/app. Drive Aisle see plans filed w/app.
- j. Illumination Proposed see plans filed with app.; Visual Screening see plans filed with app.
- k. Date of Documents see attached Rider Revision Dates \_\_\_\_\_  
204 Wagaraw Road, LLC  
Signature of Applicant or Agent By: Paul Bedrin  
Gerald Bedrin PAUL BEDRIN  
For \_\_\_\_\_  
Date \_\_\_\_\_

TO BE SUBMITTED WITH 15 COPIES OF THE SITE PLAN SIGNED AND SEALED, BUSINESS PROFILE, FLOOR PLAN OF SPACE TO BE OCCUPIED, AND ANY OTHER ATTACHMENTS NECESSARY. ALL APPLICATIONS MUST BE TYPED OR LEGIBLY PRINTED AND SUBMITTED AT LEAST 14 DAYS BEFORE DESIRED HEARING DATE OR APPLICATION WILL NOT BE DEEMED COMPLETE.

**DISCLOSURE AFFIDAVIT**

Pursuant to the requirements of New Jersey statute 40:55D-48.1, et seq., I PAUL BEDRIN hereby certify that the following is a true and complete list of the names and addresses of all individuals who own ten percent (10%) or more stock or other interest in 204 Wagaraw Road, LLC, which is a limited liability company with development interests in the property located at 204 Wagaraw Road (Lot 8 Block 12), Hawthorne, New Jersey, for which an application has been filed with the Borough of Hawthorne Planning Board.

I fully understand that failure to disclose any and all ownership parties with ten percent (10%) or more interest in the company or deliberately misrepresenting any facts thereon is sufficient grounds for disapproval of the application by the Board and can result in a fine as provided for by the statute.

NAME	ADDRESS	% OF STOCK OR OTHER OWNERSHIP INTEREST
Gerald Bedrin Trust	c/o Pat Marchionda, CPA Marchionda & Ferrer, P.A. 950 Clifton Avenue Clifton, NJ 07013	50%
Paul Bedrin Trust	c/o Pat Marchionda, CPA Marchionda & Ferrer, P.A. 950 Clifton Avenue Clifton, NJ 07013	50%

204 Wagaraw Road, LLC

By: Paul Bedrin  
Gerald Bedrin PAUL BEDRIN

Sworn and subscribed before me  
this 29 day of April, 2020

Denise R. Munster

DENISE R. MUNSTER  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2453897  
My Commission Expires 11/5/2020

204 Wagaraw Road, LLC  
Block 12, Lot 8  
Hawthorne, New Jersey

**Owner/Applicant Consent**

204 Wagaraw Road, LLC is the owner/applicant of the property referenced above. 204 Wagaraw Road, LLC does hereby grant permission for the next ninety (90) days for the duly appointed members of the Borough of Hawthorne Planning Board and its professional staff, upon twenty four (24) hour prior notice to 204 Wagaraw Road, LLC, to enter upon the above referenced property to visually observe the property solely in connection with the pending application(s) before the Planning Board.

Prior notice seeking access to the properties shall be given to 204 Wagaraw Road, LLC's counsel whose contact information is provided below.

Any party making access to the properties does so at its own risk recognizing that the properties have not been maintained for public access pending the redevelopment of the properties.

Beattie Padovano, LLC Attorneys  
for 204 Wagaraw Road, LLC

By: Antimo Del Vecchio  
Antimo A. Del Vecchio, Esq.  
Member

Date: May 7, 2020

**Contact Information**

Beattie Padovano, LLC  
50 Chestnut Ridge Road  
Suite 208  
Montvale, New Jersey 07645  
Attention: Antimo A. Del Vecchio, Esq.  
201-799-2149

204 Wagaraw Road, LLC  
Block 12, Lot 8  
Wagaraw Road  
Hawthorne, NJ

Documents Submitted with Application

1. Ground Floor, Second, Third, and Fourth Floor, Mezzanine Floor and Roof, Elevations and Sign Detail plans prepared by Studio 5 consisting of eight (8) sheets and bearing the last revision date of April 17, 2020;
2. Self-Storage Floor Plans, Elevations and Perspectives full size plans prepared by Perry M. Petrillo Architects consisting of eight (8) sheets and bearing the date July 11, 2019;
3. Stormwater Operation and Maintenance Manual prepared by Langan Engineering and bearing the date of April 17, 2020;
4. Stormwater Management Report prepared by Langan Engineering dated April 17, 2020;
5. Preliminary and Final Site Plan for 204 Wagaraw Road prepared by Langan Engineering consisting of fifteen (15) sheets and bearing the date of April 17, 2020;
6. Traffic Impact Study prepared by Langan Engineering dated April 2, 2020; and
7. Alta/ACSM Land Title Survey prepared by Bertin Engineering dated September 30, 2011.