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|----------------|------------|
| APPLICATION #  | _____      |
| DATE SUBMITTED | _____ 19__ |
| FEES \$        | _____      |

**ZONING BOARD OF ADJUSTMENT**  
**BOROUGH OF PALISADES PARK**  
 275 Broad Avenue  
 Palisades Park, New Jersey 07650

APPLICATION FOR SITE PLAN APPROVAL

PLEASE SUBMIT 17 TYPEWRITTEN, SIGNED COPIES

CHECK WHERE APPROPRIATE

1. Application is hereby made for
- Preliminary Site Plan Approval
  - Final Site Plan Approval
  - Conditional Use Approval

as herein described, and for the following relief in connection with Site Plan Review:

- Variance from strict application of zoning ordinance pursuant to N.J.S.A. 40:55D-70(c);
- Other USE VARIANCE (S) PURSUANT TO NJSA 40:55D-

2. Name of Applicant FAN ASSOCIATES Phone (973) 294-6224

MAILING Address P.O. BOX 39 LIVINGSTON N.J. 07039  
7 LOCKHEM DRIVE LIVINGSTON N.J. 07039

70 (1)  
 (2)  
 (6)

3. Present Owners of Land

Names TYCR L.L.C

Addresses 115 BROAD AVE. PALISADES PARK NJ  
07650

4. Subject Property 15 GRAND AVE.

Tax Assessment: Block 505 Lot(s) 3+4

Address 15 GRAND AVE Zoning District M-1/M-1  
MULTIFAMILY

5. Dimensions:

Frontage 150' Depth 500' Total Area 2.886 ACRES

Zoning District M-1 / M-1 MULTIFAMILY

6. If applicant is a corporation, list names and addresses of the following officers:

President FOCUS CHANGE FARM

Vice President \_\_\_\_\_

Secretary \_\_\_\_\_

Treasurer \_\_\_\_\_

7. If applicant is a corporation, partnership or limited liability company, list names and addresses of all stockholders owning at least 10% of the outstanding stock of the corporation or all partners holding at least 10% interest in the partnership, or of all members holding at least 10% interest in the limited liability company.

SEE ATTACHMENT  
LIST OF ALL OWNERS OF APPLICANT

# FAN ASSOCIATES L.L.C.

Foun-Chung Fan of 7 Lockhern Drive, Livingston, NJ 07039,  
Linda L. Fan of 14 Horseshoe Road, Guilford, CT 06437, USA,  
Robert L. Fan of 3900 22nd Street, San Francisco, CA 94114,  
Wen-ling Fan of 7 Lockhern Court, Livingston, NJ 07039, USA, and  
John L. Fan of 8749 The Esplanade Court, Orlando, FL, USA *unit 34*  
(individually the "Partner" and collectively the "Partners").

| PARTNER        | PROFIT/LOSS PERCENT |
|----------------|---------------------|
| Foun-Chung Fan | 58%                 |
| Linda L. Fan   | 9%                  |
| Robert L. Fan  | 9%                  |
| Wen-ling Fan   | 15%                 |
| John L. Fan    | 9%                  |

8. Names, titles, addresses, and telephone number of all attorneys involved in this application on behalf of the Applicant.

CARLIDE A. ALAMI

ONE UNIVERSITY PL SUITE 404

HACKENSACK N.J. 07601

9. Names, titles, addresses, and telephone number of all surveyors involved in this application on behalf of the Applicant.

BOWMAN CONSULTING LLC

54 HORSEHILL RD

CEDAR KNOLLS N.J. 07927

tel. # (973) 291 2919

10. Names, titles, addresses, and telephone number of all engineers involved in this application on behalf of the Applicant.

BOWMAN CONSULTING LLC

54 HORSEHILL RD

CEDAR KNOLLS N.J. 07927

ERIC L. KELLER P.E.

11. Names, titles, addresses, and telephone number of all architects involved in this application on behalf of the Applicant.

CHRIS HESSARD AIA

40 HESSARD DESIGN

8521 LEESBURG PIKE (SEVENTH FLOOR) VIENNA VA. 22182

TEL # (571) 830-1810

12. Names, titles, addresses, and telephone number of all planners involved in this application on behalf of the Applicant.

WILLIAM HAMILTON  
40 BOWMAN CONSULTANTS  
54 HORSEHILL RD.  
CEDAR KNOLLS, N.J. 07927

13. Do any protective covenants or deed restriction exist? NO  
If so attach copy.

TITLE REPORT ATTACHED

14. State proposed use: MULTIPLE DWELLING + EXISTING

Check one: permitted use  conditional use ( ) COMMERCIAL BLDG

Satisfaction of the requirements for conditional use approval should be demonstrated on the site plan.

15. State present use: COMMERCIAL RETAIL + SERVICE  
BUSINESS (S)

16. If applying for a variance, cite and briefly summarize the regulation from which relief is sought.

SEE ATTACHED

17. Briefly describe the proposed variance and the reason why the Planning Board should grant the relief requested.

SEE ATTACHED

18. If applying for a design waiver, cite and briefly summarize the design standard from which relief is sought.

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19. Briefly describe the proposed waiver of design standard and the reason why the Planning Board should grant the relief requested.

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20. Has there been any previous request for relief from the Planning Board or the Board of Adjustment involving these premises? NO

If so, date filed \_\_\_\_\_ Disposition \_\_\_\_\_

21. Are there any existing violations of the Zoning Ordinance? EXISTING

If so, describe BUILDING EXCEEDS THE  
MAXIMUM BUILDING HEIGHT AND  
THE FRONT YARD SETBACK REQUIREMENT

22. Set forth all other approvals which may be required from other governmental agencies.

N.T. STATE DEPT OF TRANSPORTATION

23. Certification from Tax Collector that all taxes due on the property have been paid.

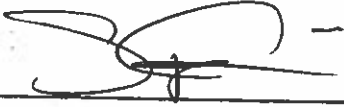
24. It is the responsibility of the applicant to deliver copies of the application and all supporting documents to the Board secretary. The documentation must be received by the professional staff at least 15 business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete.

CERTIFICATIONS

I certify that the foregoing statement in this Application and the materials, plans and documentation submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant or that I am a general partner of the partnership applicant or that I am the Manager of the limited liability company applicant (whichever is applicable) and that I am authorized to sign this Application on behalf of said entity. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partnership. If the applicant is a limited liability company, this must be signed by a Manager.)

BY: *Carmine R. Alampi*  
SIGNATURE OF APPLICANT  
*CARMINE R. ALAMPI*  
*ATTORNEY FOR APPLICANT*

Sworn to and subscribed before me this  
17 day of DECEMBER, 2021

  
\_\_\_\_\_  
NOTARY PUBLIC  
SANTO T. ALAMPI  
AN ATTORNEY AT LAW  
OF NEW JERSEY

## ATTACHMENT A

### POTENTIAL VARIANCES

#### D(1) Variance

Applicant seeks a variance for two principal uses on one lot, if required (Sec. 300 Schedule 1).

#### D(2) Variance

Applicant seeks to expand existing non-conforming use of gymnasium, if required (Sec. 300 Schedule 1)

#### D(6) Variance

Applicant seeks a variance if required for the height of the existing building (Sec. 300 Schedule 2)

#### C(2) Variances

Applicant proposes 55 foot high residential building where 50 foot is permitted (Sec. 300-41.5.D.(7))

Applicant proposed 2 freestanding signs wherein 1 is allowed (Sec. 300-31A(5))

Applicant proposes a non-residential sign of 45 square feet while 24 Square feet is allowed (Sec. 300-31A.(1))

Applicant proposed a residential sign where none is allowed (Sec 300-29C.).

#### C(1 and 2) Variances

Applicant proposes lot coverage in excess of 50% maximum for the M-1 zone and in excess of 80% for the M-1 Residential Zone Overlay (Sec. 300-41.5D.(9))

Applicant proposes lot open space less than 20% minimum and the 50% front yard requirement for residential use (Sec. 300-41.5D.(10))

#### Justification:

##### D Variances

##### Special Reasons for the Variance Relief

The applicant must prove special reasons in order to be granted a variance for the siting of two principal buildings on a single development parcel. Special reasons are (1) where the proposed use inherently serves the public good, such as a hospital or public housing facility; (2) where the property owner would suffer "undue hardship" if compelled to use the property in conformity with the permitted uses in the zone; and (3) where the use would serve the general welfare because the proposed site is particularly suitable for the proposed use. We believe that this use will serve the general welfare for the following reasons.



- Existing use is in place in an existing building and has established businesses that serve the community
- The proposed residential building will replace an auto salvage yard that is a visual detriment to the neighborhood

The Project Site is particularly suited for the proposed use for the following reasons:

- The property has direct access to Route 46
- Topography of the site planned for the residential building and site improvements is recessed and significantly below Grand Avenue.
- No disturbance of environmentally constrained land such as wetlands is necessary for the proposed use. In addition, there will be limited disturbance of vegetation as the site is covered in pavement.
- The site can accommodate the density with sufficient parking
- The site has access to utilities, including water and sewer sufficient to support the proposed development

The D(2) variance for the expansion of the non-conforming use and the D(6) variance on the height of the existing building, do not need to proof of special reasons,. The applicant must demonstrate that the change in the non-conforming use and the height can be accommodated on the site given the sites unusual topography. .

### **C Variances**

The C(2) variance relief for the various variances noted can be granted wherein a purpose of planning will be advanced by the granting of the deviation and the benefits of the deviation will outweigh any detriments. These purposes will be outlined in the testimony. .

### **Negative Criteria**

For all variance requested, the Board must find that each of the variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance. These proofs will be provided in testimony.

**List of Professionals**  
Tower and 122 Apartment Units Project

15 Grand Ave. Palisades Park  
973-294-6224

**Applicant:**

Fan Associates LLC. PO Box 39, Livingston, NJ 07039, 973-294-6224  
Foun-chung Fan, [fcfan1@gmail.com](mailto:fcfan1@gmail.com)

**Professionals**

1) Attorney:

Carmine Alampi: [calampi@alampi-law.com](mailto:calampi@alampi-law.com) ;201-343-4600

2) Architect:

a. Chris Lessard: [clessard@lessarddesign.com](mailto:clessard@lessarddesign.com); 571-830-1800

Luz Del Mar Rosado: [lrosado@lessarddesign.com](mailto:lrosado@lessarddesign.com); 571-830-1800

3) Site & Traffic Engineer:

a. Bill Hamilton: [whamilton@bowmanconsulting.com](mailto:whamilton@bowmanconsulting.com); 973-291-2910  
Planner and Site Engineer of Bowman.

b. Eric Keller: [ekeller@bowmanconsulting.com](mailto:ekeller@bowmanconsulting.com); 973-291-2910  
Traffic Engineer of Bowman

c. Jaryd Moran: [jmoran@bowmanconsulting.com](mailto:jmoran@bowmanconsulting.com);973-291-2910  
Landscaping Engineer of Bowman

4) MEP Engineer:

LKU Bruce Bonelli: [BBonelli@lkugroup.com](mailto:BBonelli@lkugroup.com); 201-791-1085

5) Structure Engineer:

Rich Christie; [richc@christieengineering.com](mailto:richc@christieengineering.com); 908-470-1919

6) Environment:

Mike Schweizer: [mschweitzer@ecolsciences.com](mailto:mschweitzer@ecolsciences.com); 937-366-9500  
of Ecolsciences, Inc.

**Marketing and Renting:**

Glenn Bartlett: [glennbartlettrm@gmail.com](mailto:glennbartlettrm@gmail.com) ;201-637-7477.  
of Exp World Holdings, Inc.

| <b>REDEVELOPMENT</b>                                   | <b>File No.</b>                                                                    |                   |
|--------------------------------------------------------|------------------------------------------------------------------------------------|-------------------|
| <b>Palisades Park</b>                                  | <b>1230-001</b>                                                                    |                   |
| <b>15 Grand Ave.</b>                                   |                                                                                    |                   |
| <b>CLIENT</b>                                          | <b>BUSINESS ADDRESS</b>                                                            | <b>TELEPHONE</b>  |
| <b>Fan, Foun Chang</b>                                 | 79 Lockhern Drive                                                                  | 973-294-6224 cell |
| <a href="mailto:fcfan1@gmail.com">fcfan1@gmail.com</a> | Livinston, NJ 07039                                                                | 973-533-1959 (W)  |
|                                                        | or                                                                                 | 973-533-1612 (H)  |
| <b>Fan Associates LLC</b>                              | P.O. BOX 39                                                                        |                   |
|                                                        |                                                                                    |                   |
| Eric Keller                                            | <a href="mailto:ekeller@bowmanconsulting.com">ekeller@bowmanconsulting.com</a>     | 973-879-4510 cell |
|                                                        |                                                                                    | 973-291-2919 W    |
| Lance Blake                                            | <a href="mailto:lblake@rb-arc.com">lblake@rb-arc.com</a>                           | 973-865-2877 cell |
|                                                        |                                                                                    | 973-740-9755 W    |
| William Hamilton                                       | <a href="mailto:whamilton@bowmanconsulting.com">whamilton@bowmanconsulting.com</a> | 201-264-0557 cell |
|                                                        |                                                                                    | 973-291-2910 W    |
| Richard Hoff                                           | <a href="mailto:rhoff@bjsgaierhoff.com">rhoff@bjsgaierhoff.com</a>                 | 856-278-2463 cell |
| Barry Mandelbaum                                       | <a href="mailto:bmandelbaum@lawfirm.ms">bmandelbaum@lawfirm.ms</a>                 | 973-303-0203 cell |
|                                                        |                                                                                    | 973-736-4600 W    |
| Chris Lessard                                          | <a href="mailto:clessard@lessarddesign.com">clessard@lessarddesign.com</a>         | 571-274-3129 cell |
|                                                        |                                                                                    | 571-830-1810 W    |
| <b>MAILING ADDRESS</b>                                 | 79 Lockhern Drive                                                                  |                   |
|                                                        | Livinston, NJ 07039                                                                |                   |
| <b>Fan Associates LLC</b>                              | P.O. BOX 39                                                                        |                   |
|                                                        | Livinston, NJ 07039                                                                |                   |
| <b>Palisade Park Bldg. Dept</b>                        |                                                                                    |                   |
| <b>Gloria Aligo</b>                                    | <b>201-585-4108 Ext. 1</b>                                                         |                   |
|                                                        |                                                                                    |                   |
|                                                        |                                                                                    |                   |

**PLEASE TAKE NOTE**

**PLEASE BE ADVISED THAT IF YOU ARE SUBMITTING AN APPLICATION TO THE BOARD, YOUR APPLICATION MUST BE COLATED INTO 17 COMPLETE PACKAGES.**

**PLEASE DO NOT LEAVE 17 UNCOLATED COPIES OF EACH DOCUMENT AND EXPECT THE BOARD TO COLATE IF FOR YOU.**

YOUR APPLICATION WILL NOT BE ACCEPTED UNLESS COLATED.

**Secretary of the Board**