

KOCH, KOCH, BENNETT & BUONO, LLC
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GARY D. BENNETT
PAUL V. BUONO

FRANK KOCH, 1898-1948
CALVIN S. KOCH, 1929-1991
CALVIN S. KOCH JR., 1963-2005

June 4, 2019

The Honorable Daniel Pronti and Members of the Council
North Arlington Borough Hall
214 Ridge Road
North Arlington, New Jersey 0703

RE: 1 Disposal Road (a/k/a 500 Schuyler Avenue), North Arlington, New Jersey
Block 174 Lot 1.01

Dear Mayor Pronti and Members of the Council:

Please be advised that I represent Transwestern who is a purchaser under contract of the above referenced property.

My clients are seeking to redevelop this former BCUA site with one of the three alternate development plans depicted in concept plans prepared by Maser Consulting dated 4-26-19 and revised 5-30-19. The site's location and size although unique and challenging are properly suited for the proposed development would dramatically improve the property as well restore it to the municipal tax rolls as a viable state of the art facility. My client is seeking to be designated as the redeveloper for the subject property with the three concepts submitted as alternate proposed re-development options.

In light of the property's existing zoning, which falls within the Porete Avenue/BCUA Redevelopment Zone, the proposed development requires the consent and approval of the Mayor and Council and possible referral to the Planning Board or Zoning Board for consideration thereafter. I would respectfully request an opportunity to address the full Council and answer any questions or concerns the Council may have. Since my client is a contract purchaser time is critical in ensuring designation as the redeveloper (subject to closing) so please let me know at your earliest convenience what date and time we may appear.

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I am providing twelve (12) copies of the proposed plans prepared by Maser Consulting which depict the proposed development. In the event that you should require or desire any further documentation for consideration please let me know.

Thank you for your anticipated cooperation and I await hearing from you.

Yours very truly,


Gary D. Bennett

cc: Client

Stephen LoIacono (Borough Administrator) via hand delivery
Randy T. Pearce, Esq. (Borough Attorney) via UPS overnight

GENERAL NOTES

THIS CONCEPT IS FOR TAX LOT 1.01 WITHIN BLOCK 174

1. AREA OF PARCEL IS 17.17 ACRES (219,841 SF)

2. ZONE - BCUA TRANSFER STATION SITE (PORETE AVENUE REDEVELOPMENT AREA)
PROPOSED USE - WAREHOUSE

3. ENGINEER - MASER CONSULTING P.A.
30 CHESTNUT RIDGE ROAD
SUITE 101
MONTVALE, NEW JERSEY 07058

4. BOUNDARY BASED ON SURVEY PREPARED BY P&A LLC DATED FEBRUARY 15, 2017

5. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION

ZONING TABLE

TABLE OF BULK REQUIREMENTS ZONE: BCUA TRANSFER STATION SITE (PORETE AVE/BCUA REDEVELOPMENT PLAN)				
ITEM	REQUIRED	EXISTING	PROVIDED	COMPLIES
MIN LOT SIZE*	30 ACRES	740,824 SF (17.17 AC)	NO CHANGE	YES
MAX LOT COVERAGE*	60%	49.11%	75.81%	NO (ENCL)
MAX BUILDING HEIGHT	60	239	TBD PER ARCH	YES
MIN FLOOR AREA	40,000 SF IN PRINCIPAL STRUCTURE	104,483 SF	343,000 SF	YES
MIN BUILDING SETBACK (FROM ALL PROPERTY LINES)	30	0	0	NO (ENCL)

NOTES

* - ASSUMES THE EXCLUSION OF PROPOSED PUBLIC UNDEVELOPED LOT
(ENCL - EXISTING NON-COMFORMITY)

PARKING AND LOADING

PARKING

EXISTING #1 SPACES

REQUIRED WAREHOUSE USE: 1 SPACE PER 1,500 SF OF GROSS FLOOR AREA
323,802 SF / 1,500 SF = 215.87 - 216 SPACES REQUIRED

OFFICE USE: 1 SPACE PER 300 SF OF GROSS FLOOR AREA
17,150 SF / 300 SF = 57.17 - 58 SPACES REQUIRED

WAREHOUSE + OFFICE = 216 + 58 = 274 TOTAL SPACES REQUIRED

PROVIDED: 242 TOTAL SPACES PROVIDED (PARKING RELIEF REQUIRED)

LOADING

REQUIRED WAREHOUSE USE: 1 LOADING SPACE FOR FIRST 100,000 SF OF GROSS FLOOR AREA

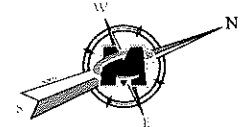
1 LOADING SPACE FOR EACH 100,000 SF AFTER THE FIRST 100,000 SF

343,000 SF - 100,000 SF = 243,000 SF

(243,000 SF / 100,000 SF) + 1 = 2 + 1 = 3 - 3 + 3 = 6 LOADING SPACES REQUIRED

PROVIDED: 59 LOADING SPACES PROVIDED

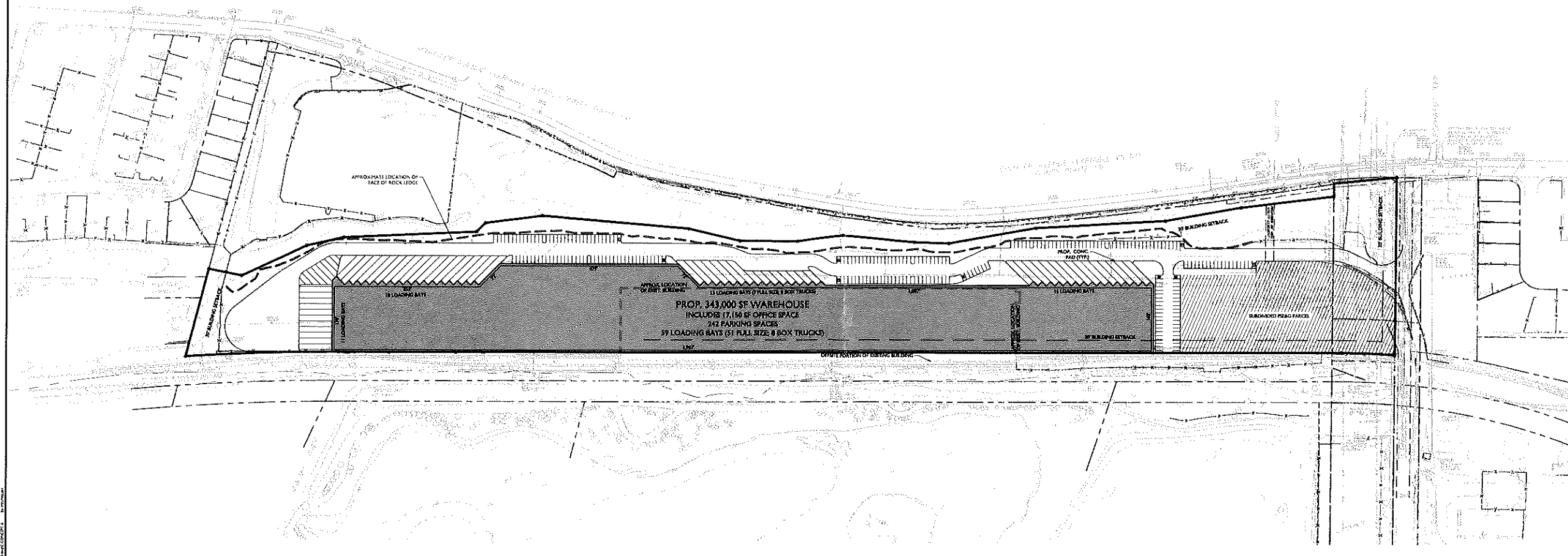
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• Trenton, NJ • Wilmington, DE
• Vineland, NJ
State of NJ: Certificate of Registration: 0696821 / 099002
State of PA: Certificate of Registration: 0696821 / 099002
Professional Engineer: License No. 000000000
Professional Landscape Architect: License No. 000000000
Professional Engineer: License No. 000000000
Professional Engineer: License No. 000000000



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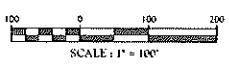


CONCEPT PLAN FOR TRANSWESTERN

BLOCK 174
LOT 1.01
500 SCHUYLER AVENUE
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY
NEW JERSEY

MONTVALE OFFICE
30 Chestnut Ridge Road
Suite 101
Montvale, NJ 07640
Phone: 865.203.8411
Fax: 865.203.8411

SCALE	SHEET	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	04/18/18	04/18/18	MWZ	PK	PK
PROJECT NAME	CLIENT	DATE	PROJECT NO.		
17002718	CONFIA				
CONCEPT PLAN A					
1 of 1					



GENERAL NOTES

- 1. THIS CONCEPT IS FOR TAX LOT 1.B1 WITHIN BLOCK 174.
- 2. ZONE: BCUA TRANSFER STATION SITE (PORETE AVE/BCUA REDEVELOPMENT AREA). PERMITTED USE: WAREHOUSE. PROPOSED USE: WAREHOUSE.
- 3. ENGINEER: MASER CONSULTING P.A. 300 CHERRY HILL ROAD SUITE 101 MOUNTAIN VIEW, NEW JERSEY 07094
- 4. BOUNDARY BASED ON SURVEY PREPARED BY PMS, LLC DATED SEPTEMBER 15, 2017.
- 5. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.

ZONING TABLE

TABLE OF BULK REQUIREMENTS ZONE: BCUA TRANSFER STATION SITE (PORETE AVE/BCUA REDEVELOPMENT PLAN)				
ITEM	REQUIRED	EXISTING	PROVIDED	COMPLIES
MIN. LOT SIZE*	20 ACRES	241,864 SF (7.17 AC)	NO CHANGE	YES
MAX. LOT COVERAGE†	60%	89.11%	75.63%	NO (THC)
MAX. BUILDING HEIGHT	40'	139'	180 PER ARCH	YES
MIN. FLOOR AREA	40,000 SF OF RESIDENTIAL STRUCTURE	168,483 SF	240,000 SF	YES
MAX. BUILDING STORAGE (FROM ALL PROPERTY LINES)	30	0	0	NO (THC)

NOTES:
* - ASSUMES THE EXCLUSION OF PROPOSED PILING SURROUNDED LOT (ENC) - EXISTING NONCONFORMITY

PARKING AND LOADING

PARKING:
 REQUIRED - WAREHOUSE USE: 1 SPACE PER 1,500 SF OF GROSS FLOOR AREA.
 330,000 SF / 1,500 SF = 220.00 = 220 SPACES REQUIRED
 OFFICE USE: 1 SPACE PER 200 SF OF GROSS FLOOR AREA.
 10,000 SF / 200 SF = 50.00 = 50 SPACES REQUIRED
 WAREHOUSE + OFFICE = 220 + 50 = 270 TOTAL SPACES REQUIRED
 PROVIDED: 254 TOTAL SPACES PROVIDED (COMPLIES)

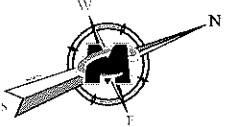
LOADING:
 REQUIRED - WAREHOUSE USE: 3 LOADING SPACES FOR FAST 100,000 SF OF GROSS FLOOR AREA.
 1 LOADING SPACE FOR EACH 40,000 SF AFTER THE FIRST 100,000 SF.
 340,000 SF - 100,000 SF = 240,000 SF
 (240,000 SF / 40,000 SF) + 3 = 24 + 3 = 27 + 3 = 30 LOADING SPACES REQUIRED
 PROVIDED: 56 LOADING SPACES PROVIDED

MASER CONSULTING P.A.
 300 CHERRY HILL ROAD SUITE 101 MOUNTAIN VIEW, NJ 07094
 TEL: 908.332.8411 FAX: 908.332.7411
 WWW.MASERCONSULTING.COM
 ENGINEER • ARCHITECT • INTERIOR ARCHITECT
 LANDSCAPE ARCHITECT • ENVIRONMENTAL SCIENTIST

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• Montclair, NJ	• Charlotte, NC
• Newark, NJ	
• New York, NY	
• Paramus, NY	
• Princeton, NJ	
• Summit, NJ	
• Teaneck, NJ	
• Westfield, NJ	
• Woodbridge, NJ	

State of NJ, Certificate of Authorization #000817 (2008)
 State of NJ, Certificate of Authorization #000817 (2008)
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 State of NJ, Certificate of Authorization #000817 (2008)



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NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

CONCEPT PLAN FOR TRANSWESTERN

BLOCK 174 LOT 1.01 500 SCHUYLER AVENUE BOROUGH OF NORTH ARRLINGTON BERGEN COUNTY NEW JERSEY

MOUNTAIN VIEW OFFICE
 300 CHERRY HILL ROAD SUITE 101 MOUNTAIN VIEW, NJ 07094
 TEL: 908.332.8411 FAX: 908.332.7411

DATE	BY	CHECKED BY

CONCEPT PLAN B

