

BRIAN M. CHEWCASKIE, Partner
bchewcaskie@cgajlaw.com

Reply to: Oakland Office

May 11, 2021

Borough of Moonachie
70 Moonachie Road
Moonachie, NJ 07074

RECEIVED
MAY 12 2021
BORO OF MOONACHIE

Attn: Supriya Sanyal, Borough Clerk

RE: Castremar, Inc.
Planning Board Application
Premises: 150 Moonachie Road a/k/a 145 Moonachie Road
Block 44 Lot 5
Moonachie, NJ

Dear Ms. Sanyal:

With respect to the above captioned matter, I am enclosing the following Planning Board application:

- Zoning letter of denial dated January 10, 2021
- Application Form 2
- Affidavit of proof of payment of taxes
- Survey of the property dated April 26, 2014
- Site Plan prepared by Cesar F. Badilla, R.A. dated November 23, 2020
- List of property owners
- Five photographs of property

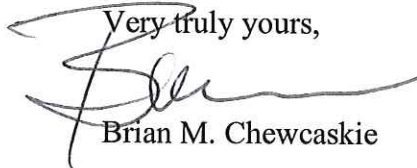
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 201 644-7601
Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753

- Check in the amount of \$450.00 representing application fee
- Check in the amount of \$400.00 representing professional escrow fee
- Client Fund Manager Third Party Set Up Form
- Form W-9

The application is for minor site plan for renovation of an existing patio area to install a mechanical pergola system. The area involved is 390 square feet and the fees were calculated based upon this area of disturbance.

A copy of the application will also be submitted electronically. If you require any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Brian M. Chewcaskie', written over the typed name below.

Brian M. Chewcaskie

BMC:cg
Enclosures
cc: Castremar, Inc.

Form #2

Docket No. _____

Filed _____

Borough of Moonachie, NJ

**APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS OF ZONING ORDINANCE
TO THE PLANNING BOARD:**

The undersigned hereby appeals for permission to (circle) erect alter move, convert, use a

ENCLOSE A PRE-EXISTING NONCONFORMING STRUCTURE WITH
AN OPERABLE METAL GLASS ENCLOSURE

Contrary to the requirements of Sections 21-17.2 of the Moonachie Zoning Ordinance, upon address known as 150 MOONACHIE ROAD in the Borough of Moonachie, NJ.
AKA 145 MOONACHIE ROAD

The proposed building or use thereof is contrary to Ordinance in the following particulars:

1. 21-17.2 - ADDITIONAL 20 SEATS REQUIRES 10 ADDITIONAL PARKING SPACES
2. _____
3. _____
4. _____
5. _____
6. _____

Has the Building Inspector examined the plans for the proposed building and refused a Building Permit (Letter of Denial) ?

On what grounds? OFF-STREET PARKING

On what date? JANUARY 10, 2021

Has there been any previous appeal involving these premises? _____

NOT TO APPELLANT'S KNOWLEDGE

If so, state the date of filing, character of appeal and disposition of same. _____

Applicant Signature

Address

Verification and Authorization

Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I hereby authorize members of the Land Use Board and its staff to conduct a site visit of the premises that are the subject of this application.

2-12-21

Date:

Antonio Treus

Property Owner
President of Trecamar, Inc.

Applicant's Statement: I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

2-12-21

Date:

Antonio Treus

Applicant
President of Castremar, Inc.

Sworn and Subscribed before me

12 Day of February, 2021
Month Year

Nancy M Sighitani
(Notary)

My commission expires
on October 25, 2025



AFFIDAVIT OF PROOF OF PAYMENT OF TAXES AND/OR LOCAL ASSESSMENTS

Case No. _____ Filed _____

PROOF THAT NO TAXES OR ASSESSMENT FOR LOCAL IMPROVEMENT ARE DUE OR DELINQUENT ON THE SUBJECT PROPERTY IS REQUIRED PURSUANT TO C.40:55D-38. 65. THIS AFFIDAVIT SHALL BE SUBMITTED AS A PART OF THE COMPLETE APPLICATION FILED WITH THE BOARD SECRETARY.

Jose A. Treus, of full age being duly sworn according to law, deposes and says that s/he reside(s) at 150 Moonachie Rd in the Municipality of Moonachie, County of Bergen, and State of NJ, that s/he is (are) the applicant(s) in a proceeding before the Planning Board of Moonachie, New Jersey, being an application under the zoning and/or site plan and/or subdivision ordinances and which has the Docket No. _____ and related to premises Block 44, Lot 5; that no taxes or assessment for local improvement are due or delinquent on the subject property.

Antonio Treus
Applicant Signature

Sworn and subscribed before me this 12 day of February, 2021.

Nancy M. Sclitani
My Commission expires on October 25, 2025

ATTACH STATEMENT FROM MUNICIPAL TAX COLLECTOR CERTIFYING ABOVE STATEMENT.



January 10, 2021

Castremar Inc.
150 Moonachie Road
Moonachie NJ 07074

RE: Segovias Restaurant
150 Moonachie Road
Zone B-1 General business

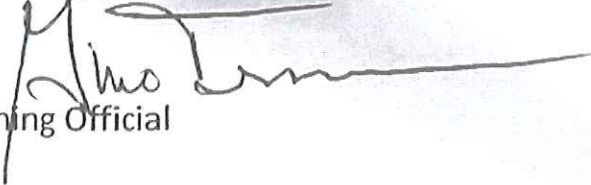
Your application to enclose a pre-existing nonconforming structure with an operable metal glass enclosure is denied for the following. The additional 20 seats would require an additional 10 parking spaces. You would need to apply to and receive the following variance/waiver for parking from the Land Use Board and any other variances deemed necessary by the board or board attorney.

21 – 17.2 Number of Parking Spaces Required

Table 1
Off-Street Parking Requirements

Use	Required Parking Spaces	Proposed	Variance/Waiver Required
Restaurants	1 parking space for each 2 seats	20 additional seats	Yes

Sincerely,



Zoning Official

BOROUGH OF MOONACHIE
BERGEN COUNTY, NEW JERSEY
200 FEET PROPERTY OWNER LIST

NAME OF APPLICANT: Castremar Inc., DATE: 2/8/2021

BLOCK: 44 LOT: 5

LIST OF UTILITIES AND TOWNS

Borough of Moonachie
70 Moonachie Road
Moonachie, NJ 07074

Moonachie Department of Public Works
Borough of Moonachie
70 Moonachie Road
Moonachie, NJ 07074

Department of Transportation
P.O. Box 600
Trenton, NJ 08625-0600

(SUEZ) United Water New Jersey
200 Old Hook Road
Harrington Park, NJ 07640

Verizon District Office
Right of Way Agent, 2nd Floor
1500 Teaneck Road
Teaneck, NJ 07666

Public Service Electric & Gas Co.
Manager-Corporation Properties
80 Park Plaza-T6B
Newark, NJ 07102

Spectrum
200 Roosevelt Place
Palisades Park, NJ 07650

Trans Continental Gas Company
99 Farber Road
Princeton, NJ 08540

Attn: Dominic L DiSalvo, P.E., BCEE
Director of Engineering
Bergen County Utilities Authority
Foot of Mehrhof Road
P.O. Box Nine
Little Ferry, NJ 07643

Bergen County Planning Board
One Bergen County Plaza-4th Floor
Hackensack, NJ 07601

New Jersey Sports and Exposition Authority
New Jersey Meadowlands Commission
One DeKorte Park Plaza
Lyndhurst, NJ 07071

I certified that the above is an accurate and complete list of property owners and addresses (**See attached sheet**). They must be given notice pursuant to the requirements of N.S.S.A. 40:55D-12. This list has been prepared from the most recent tax records.


BOROUGH CLERK

200' Property Owner List
Block 44/Lot 5

Block	Lot	Qualifier	Owner Name	Owner Street	Owner City, St	Owner Zip	Property Location
29	1		CHARLES MOLINARI & SONS INC	15 EAST JOSEPH STREET	MOONACHIE NJ	07074	107 MOONACHIE ROAD
37	1.01		MAPLE NEST HOLDINGS LLC	225 HARVARD DRIVE	HACKETTSTOWN,NJ	07840	MOONACHIE RD& MAPLE ST HM
37	1.02		ESTEVEZ, EUGENIO	342 MAPLE ST	MOONACHIE,N.J.	07074	342 MAPLE ST. HM
37	2.01		PANZERA INVEST/UNITY BANK	64 OLD HIGHWAY 22	CLINTON, NJ	08809	141 MOONACHIE RD HM
38	1	-C0001-	MNV. LLC	175 MOONACHIE RD	MOONACHIE, NJ	07074	175 MOONACHIE RD
38	1	-C0002-	MOONACHIE REALTY GRP LLC C/O RODIA	163 E. MAIN ST, UNIT 151	LITTLE FALLS, NJ	07424	175 MOONACHIE RD
38	1	-C0003-	MOONACHIE REALTY GRP C/O RODIA	163 E. MAIN ST, UNIT 151	LITTLE FALLS, NJ	07424	185 MOONACHIE RD HM
44	1		BAZZARELLI, JOSEPH & COSTANZA	117 MOONACHIE ROAD	MOONACHIE, N.J.	07074	117 MOONACHIE ROAD
44	2		BOROUGH FIRST AID SQ	MOONACHIE RD	MOONACHIE NJ	07074	MOONACHIE RD
44	3		BOROUGH PUMP STATION	MOONACHIE RD	MOONACHIE NJ	07074	MOONACHIE RD
44	6		VINOD TAPIAVALA	7908 CASE DRIVE	PLANO, TX	75025-6003	155 MOONACHIE ROAD
44	7		28 ROONEY PLACE, LLC	150 MOONACHIE RD	MOONACHIE, NJ	07074	28 ROONEY PL
44	8		TUBITO, NICK & MARIA ESPOSITO, SALVATORE A & LINDA	24 ROONEY PL	MOONACHIE NJ	07074	24 ROONEY PL
44	9		SIGUENCIA, LIGIA	20 ROONEY PL	MOONACHIE, NJ	07074	20 ROONEY PL
44	10		MARTINEZ, JORGE AND SANDRA	16 ROONEY PL	MOONACHIE, NJ	07074	16 ROONEY PL
44	30		BAZZARELLI, GIUSEPPE	15 JOSEPH ST	MOONACHIE NJ	07074	15 JOSEPH ST
44	31		BOROUGH OF MOONACHIE	1035 DEARBORN RD	FORT LEE, NJ	07024	13 JOSEPH ST
44	32			MOONACHIE RD	MOONACHIE NJ	07074	MOONACHIE RD

BOROUGH OF MOONACHIE
70 MOONACHIE ROAD
MOONACHIE, NEW JERSEY 07074

TAX CERTIFICATION

Name: Segovias Restaurant - TRECAMA, Inc.
Address: 150 Moonachie Road / 145 Moonachie Road
Block: 44

Lot: 5

Certified this _____ day of _____, 20____

Date taxes were paid 2nd Qtr. 2021

Property tax & sewer remain open

unpaid

please see attached


Tax Collector

LISA J. CIANNAMEA, C.T.C.
Tax Collector
BOROUGH OF MOONACHIE

5/5/21

May 5, 2021
09:37 AM

Borough of Moonachie
Tax Account Detail Inquiry

Page No: 1

BLQ: 44. 5.
Owner Name: TRECAMAR, INC

Tax Year: 2021 to 2021
Property Location: 145 MOONACHIE RD

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,001.99	3,001.98	0.00	0.00	6,003.97
Payments:	3,001.99	0.00	0.00	0.00	3,001.99
Balance:	0.00	3,001.98	0.00	0.00	3,001.98

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
								6,003.97		6,003.97
								0.00	10.84	6,003.97
02/11/21	1	Payment	TAX	1003	CK	2515	47 RM	0.00	10.84	6,003.97
02/11/21	1	Payment	TAX	1002	CK	2515	48 RM	3,001.99	0.00	3,001.98

Total Principal Balance for Tax Years in Range: 3,001.98

2nd Qtr. Due. Slitai grace period
ends Monday 5/10/21

LISA J. CIANNONEA, C.T.C.
Tax Collector
BOROUGH OF MOONACHIE

 5/5/21

Account Id: 88 - 2 Type: CW Sector: 88
 Prop Loc: 145 MOONACHE RD Location Id: 88
 Sew Loc: 138 MOONACHE RD
 City Id: Block: 44 5
 Notes Ext: Owner: TRECAYR, INC
 SSI To: CASTREAR, INC / SECVTA
 Alternate Id: C-44-000003-00

SEWER TAX

Services Types	Billing Date	Due Date	Amount Billed	Account Due	Usage	Principal Balance	Interest
Sewer	04/13/21	05/10/21	3943.68	3943.68	S: 378	3943.68	0.00
Sewer	02/05/21	03/05/21	3693.29	0.00	S: 354	0.00	0.00
Sewer	11/02/20	11/30/20	2495.06	0.00	S: 335	0.00	0.00
Sewer	09/04/20	10/02/20	1325.00	0.00	S: 127	0.00	0.00
Sewer	08/03/20	08/28/20	4682.96	0.00	S: 441	0.00	0.00
Sewer	07/01/20	07/31/20	2587.33	0.00	S: 268	0.00	0.00
Sewer	03/12/20	04/13/20	3433.33	0.00	S: 331	0.00	0.00
Sewer	06/23/19	09/23/19	6113.74	0.00	S: 585	0.00	0.00

Recent Payments & Adjustments:

Type	Date	Amount	Info
Payment	03/29/21	54.05	CX 1009/CX 24881
Payment	02/26/21	3,639.29	CX 1005
Payment	11/13/20	3,495.06	CX 294
Payment	10/02/20	1,325.00	CX 1212


Current Balances:
 Principal: 3,943.68
 Interest: 00
 Total: 3,943.68
 Deposit: 00

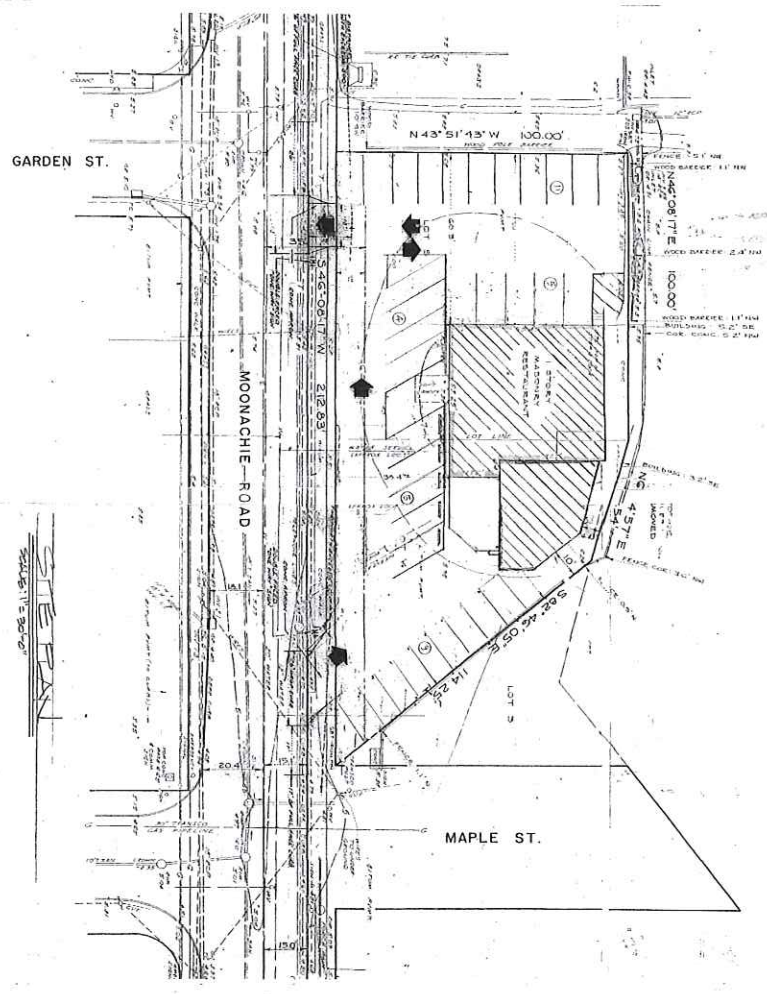
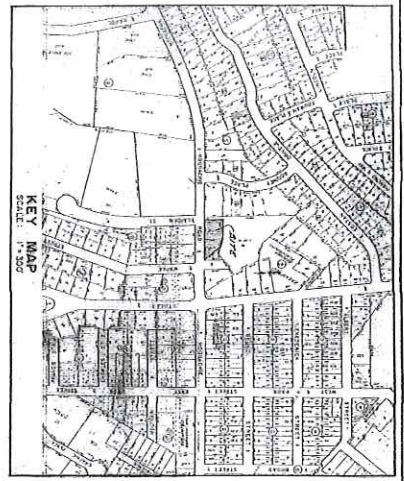
Due 5/10/21

LISA J. CANNARA, C.T.C.

Tax Collector

BOROUGH OF MOONACHE


 5/15/21



GENERAL NOTES

- All work to comply with the regulations of the state code and the codes of all local agencies having jurisdiction.
- All structural work to conform to the latest editions of applicable codes. All detailing to be in accordance with the applicable codes.
- Contractor to verify all field conditions and dimensions before proceeding with the work and to notify the architect of any discrepancies.
- All work to be done by experienced mechanics.
- Contractor to obtain and remove all debris upon completion of the work.
- Wood members in contact with masonry and/or the exterior to be varnished lumber.
- Architect not responsible for job supervision, methods of construction or workmanship.
- Contractor to apply for all required construction permits and of completion of the work to give the owner a Certificate of Occupancy.
- Contractor to identify and hold harmless the owner and architect.

CONTRACTOR VERIFY ALL DIMENSIONS AND CONDITIONS CONFIRM WITH DESIGNER.

- Contractor to be responsible for furnishing, installation of and maintenance of all equipment and devices required for the completion of the work.
- Contractor to be responsible for the safety of all workers, pedestrians, and property within the site and adjacent areas.
- Contractor to obtain and hold harmless the owner and architect.
- Do not scale drawings.
- Contractor to maintain liability insurance and workers compensation insurance.
- Contractor is responsible for provision of temporary services and all expenses incurred.
- Perform all required excavation and backfilling as required, compact all fill.
- Concrete to be 3000 P.S.I. in 28 days; footings to rest on undisturbed soil.
- Contractor to protect existing facilities, structures and utilities.
- Contractor to provide adequate hoarding and shoring of all structural members and non-structural items during construction.

FOUNDATION NOTES

- Foundation design is based on an allowable soil bearing capacity of 2.0 tons per square foot. This bearing value shall be verified by a soils engineer before placing concrete in the footings.
- All footings shall be placed directly on undisturbed soil.
- Check all footings under their respective columns or walls unless otherwise shown on plans.
- Reinforcing steel for foundations shall conform to ACI 302 as follows:
 - A. Footings: 3000 PSI
 - B. Slab on grade: 4000 PSI
 - C. Aggregate shall be clean and well graded, maximum size 3/4\"/>
- All concrete shall be placed, transported and placed in accordance with ACI standards 191, 201 and 202.
- All reinforcing bars shall be of new billet steel conforming to ASTM A615, grade 60.
- Use plain cold drawn, electrolytically welded steel wire mesh for foundations. This meshing shall be installed by a soils engineer before placing concrete in the footings.
- Provide the following minimum concrete cover for all reinforcing steel:
 - I. Slab on grade: 1-1/2 inch
 - II. Footings: 3 inches
 - III. Provide all excavations to allow installation of footings in dry atmosphere.
- Expansion anchors shall be "NITE NITE" or approved equal.

A-1

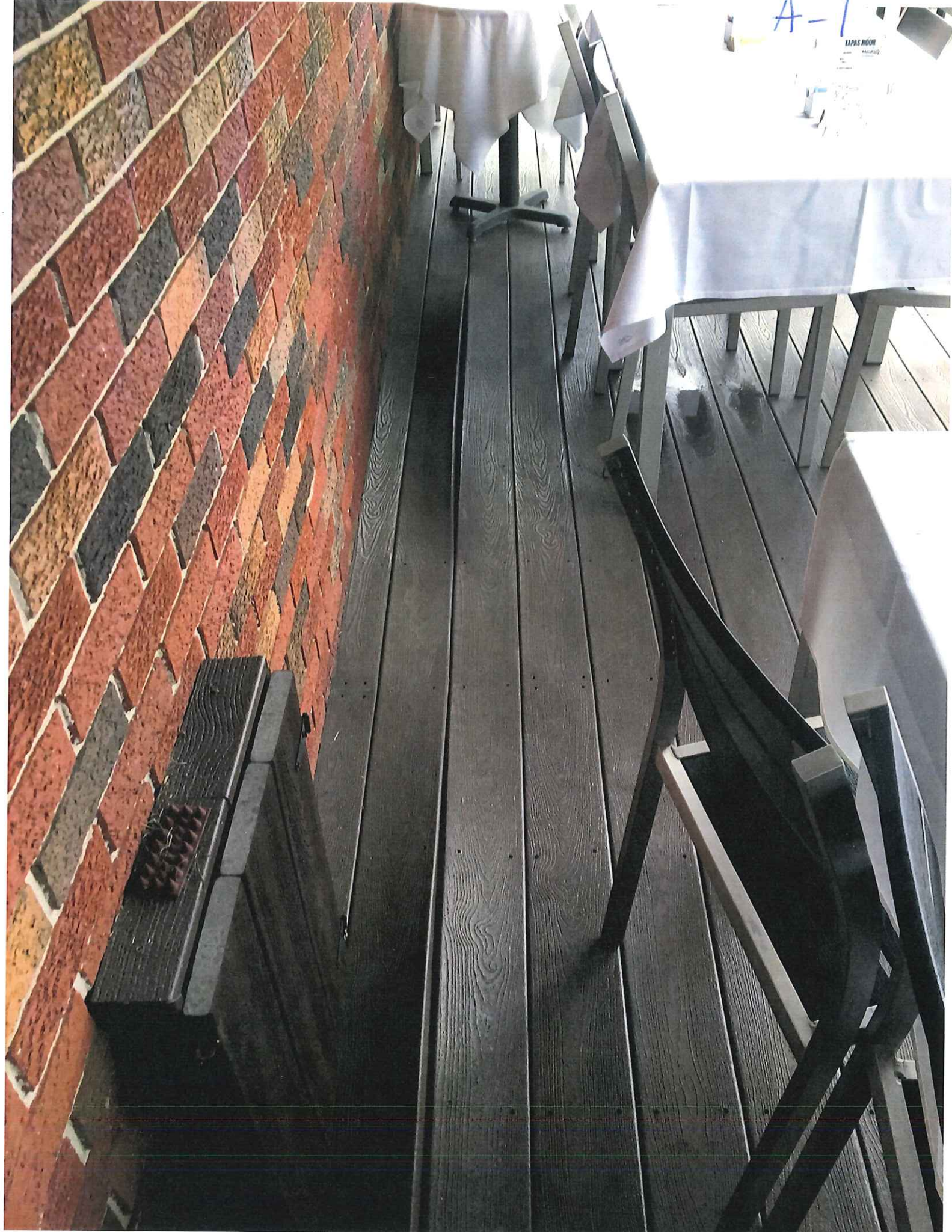
14-033

AS-NTB
 Date: 10/15/04
 Scale: 1/4\"/>

Cesar F. Padilla
 Civil Engineer, P.E.
 No. 1091

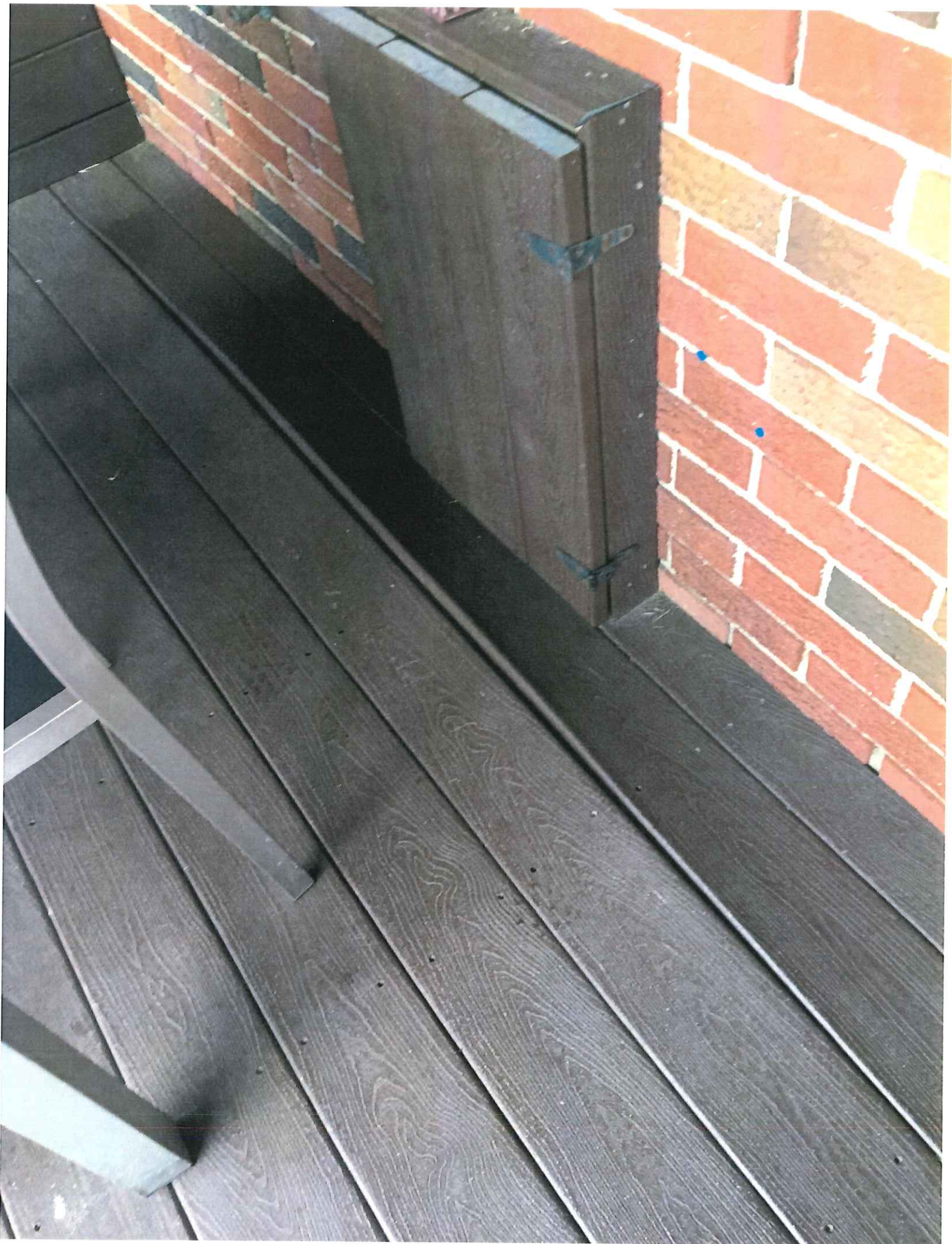
SEE KEY MAP, SITE PLAN, GENERAL NOTES
 Project: PATIO
 FOR: BOSQUIAS RESTAURANT
 109 MOONACHE ROAD
 MOONACHE, NJ 07074

CESAR F. PADILLA, R. A.
 109 ELLSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452
 Phone/Fax • (201) 612-8386











KOHLER