



TOWNSHIP OF ROCHELLE PARK
 PLANNING BOARD
 151 WEST PASSAIC STREET
 ROCHELLE PARK, NJ 07662

Application for Minor Site Plan Tenant Review

Ordinance § 185-104

Name of Applicant:
 (Party to appear before the Board)

Stephony Mateus

Name of Company or Corporation:

Microfix LLC

Address of Applicant:

111 Hamilton Ave Lodi, NJ 07644

Name of Applicant's Attorney:
 (Needed if Applicant is a corporation)

N/A

Attorney's Address:

N/A

N/A

Attorney's phone number:

N/A

Address/Site of proposed tenant:

162 Rochelle Ave Rochelle park NJ 07652

Zone:

Block:

Lot:

Name of Proposed Business:

Microfix LLC

Type of Proposed Business:

Computer & cell phone repairs

Product or Material storage:
 (State is Material is flammable
 or toxic)

N/A

N/A

Hours of
 Operation:

Days of
 Operation:

Number of
 Employees:

Proposed Alterations to Site:

N/A

Proposed Interior Alterations:

N/A

Proposed Signage:

Signs with Company name & Services

Name of Former Business:

Microfix LLC

Nature of Former Business:

Computer and cell phone Repairs

Site Lot Vacant:

Yes:

No:

Variances and/or Waivers Requested:

Yes:

No:

I have received the Owners permission to
 make this application:

X

Applicant's Signature

I hereby consent to this Application:

Owner/Landlord Signature



TOWNSHIP OF ROCHELLE PARK
 PLANNING BOARD
 151 WEST PASSAIC STREET
 ROCHELLE PARK, NJ 07062

Form A

Minor Site Plan Tenant Review
 Parking Information

Total Number of Parking Spaces:

Total number of Handicap Parking Spaces:

Total number of handicap parking spaces, which are required by the state of New Jersey that are on the site. All handicap stalls are to meet the State of New Jersey requirements as to size and signs.

Size of all parking stalls:

Number of parking spaces assigned to the Applicant:

List of other tenants and parking spaces assigned to each:

	Tenant Name	Number of Stalls
1	N/A	—
2		
3		
4		
5		
6		
7		
8		
9		
10		

You must submit a site plan showing all parking stalls and indicate the stall dedicated to the new tenant. All parking stalls must be paved, striped and sized as per the Rochelle Park Zoning Code.

I hereby certify that the parking information above is accurate:

x Rio Demarco
 Landlord Signature

x [Signature]
 Applicant Signature



TOWNSHIP OF ROCHELLE PARK
PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07862

Form B

Minor Site Plan Tenant Review
Review by Zoning Official

This application is to be reviewed by the Zoning Code Official of the Township of Rochelle Park. Include this form with your application.

Applicants Name:

Stephany Mateus

Site Location Address:

162 Rochelle Ave Rochelle park NJ 07652

Zone:

Block:

00021

Lot:

00106

Comments:

Zoning Code Official, Township of Rochelle
Park

6/29/20

Date



TOWNSHIP OF ROCHELLE PARK
 PLANNING BOARD
 151 WEST PASSAIC STREET
 ROCHELLE PARK, NJ 07662

Form C

Minor Site Plan Tenant Review
 Certification of Payment of Taxes

Date: 06-19-2020

Applicant's Name: Stephany Morales

Site Location Address: 160¹⁶⁰ Rochelle Ave Rochelle Park NJ 07652

Zone: Block: 00821 Lot: 00106

This is to Certify that all property taxes due or delinquent have been paid on the above property.

Katay Succi 7/16/2020
 Tax Collector, Township of Rochelle Park Date

160 Rochelle Ave
 MNGA Holdings



TOWNSHIP OF ROCHELLE PARK
PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

Notification to Be Served on Owners of Proximity Properties

PLEASE TAKE NOTICE:

Date:

July 7, 2020

Applicants Name:

Stephany Natus

Site Location
Address:

162 Rochelle Ave - Rochelle park NJ 07652

Zone:

Block: Lot:

An application has been made by

Stephany Natus

(on behalf of)

Microfix LLC

for a variance and/or Minor Site Plan review as the requirements of the Local Land Use /

Zoning Ordinance to permit a

on the premises of

(address)

162 Rochelle Ave - Rochelle park NJ 07652

and this notice is sent to you as an owner of property in the immediate proximity.

A public hearing has been ordered for the day

July 23

of at

7:00

p.m., or as soon thereafter as it

can be heard at the Rochelle Park Municipal Building, 151 West Passaic Street, and Rochelle Park NJ.

When the case is called, you may appear in person, by agent or attorney to present any comments or documentation for or against, which may be relative to this application.

The Applicant by order of the Rochelle Park Planning Board is sending this notification to you.

The following described maps and papers are on file in the office of the Municipal Clerk and are available for inspection:

Respectfully submitted,

Applicant Name:

Applicant Address:



TOWNSHIP OF ROCHELLE PARK
PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

Newspaper Notification

Form of Notice to be Published in Official Newspaper of Rochelle Park

TAKE NOTICE that on the 23rd day of July at 7:00 p.m., a hearing will be held before the Township of Rochelle Park PLANNING BOARD, at the Municipal Building, 151 West Passaic Street, Rochelle Park, New Jersey, in the matter of the appeal or application of the undersigned for a Tenant Rev. or other relief so as to permit computer+cell phone on the premises located at 162 Rochelle Ave and designated as: repair bus.
Zone Block 21 Lot 106 on the Township of Rochelle Park map.

The following described maps and papers are on file in the office of the Municipal Clerk and are available for inspection:

Application

Any Interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.

Applicant Name:
Applicant Address:

Stephany Mateus
111 Hamilton Avenue
Lodi NJ 07644