

**Land Use Application Packet**  
**Borough of Emerson Land Use Board**

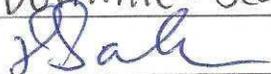
**PROPERTY LIST REQUEST**

Submit Request to: Borough of Emerson, Tax Assessor's Office.

I am requesting a certified list of property owners within two-hundred (200) feet of the below listed property. I have included the required fee of ten dollars (\$10).

Date: 9/16/20 Application Number: \_\_\_\_\_  
Address: 89 Kinderkamack Road Emerson  
Owner: Dominick Scala  
Lot: 5.01 Block: 610

Requestor's Name: Dominick Scala  
Requestor's Address: 89 Kinderkamack Road  
Email: domjscala@gmail.com  
Phone Number: 201 916 9841  
Fax Number: \_\_\_\_\_

Print Name: Dominick Scala  
Signature:  Date: 9/16/20

**FORM A**

713155

**BOROUGH OF EMERSON**  
**Appeal to the Municipal Land Use Board**

Date: 9/10/20

Application of Marlene Aguilar for Cork & Keg Liquors of 89 Kinderkamack Road for a Multi-panel Freestanding Sign has been denied because this sign would represent a second sign to an existing legal Wall Sign when only one sign may be permitted on this CBD interior lot. A variance and compliance are required from section 290-24 Sign Regulations and to Schedule 290c, a site plan approval, and any other variance or relief that might be necessary.

Nelson Fullam, Zoning Official

**TO THE MUNICIPAL LAND USE BOARD:**

The undersigned does hereby make application for a permit to Install a multipanel free standing sign Displaying my business name. Sign to be installed inground with a concrete foundation not to exceed 5' height total. (See sketch) on premises known and designated as 89 Kinderkamack Rd., Borough of Emerson, Bergen County, New Jersey.

The proposed building or use thereof is contrary to the Zoning Ordinance as to the following respects: (state specifically)

Only one sign permitted onsite, currently there is (one) sign mounted on storefront.

**THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED BUILDING AND PREMISES:**

|                                      |   |       |        |
|--------------------------------------|---|-------|--------|
| Name of Owner:                       | La casa Real Estate LLC                   |       |        |
| Address of Owner:                    | 400 Adolphus Ave, Cliffside Park NJ 07010 |       |        |
| Location of Premises:                | 89 Kinderkamack Road Emerson NJ 07630     |       |        |
| Block & Lot Numbers:                 |   |       |        |
| Name of Lessee, if any:              | Cork & Keg                                |       |        |
| Use of Proposed Building & Premises: | Liquor Store                              |       |        |
| Size of Lot:                         | Front:                                    | Rear: | Depth: |
| Size of Proposed Building:           |   |       |        |
| Type of Construction:                | ONE lawn sign as per sketch               |       |        |
| Number of Stories:                   | 1 story                                   |       |        |

Has there been any previous application involving these premises? No

If yes, state full particulars concerning said application and disposal of same: \_\_\_\_\_

**THE FOLLOWING REASONS ARE URGED WHY THIS APPLICATION SHOULD BE GRANTED**

The Cork & Keg storefront is setback 50' from Kinderkamack Rd. My existing storefront sign is only visible when standing directly in front of store. It's imperative to my businesses growth that I have a double sided sign clearly visible to all traffic passing by my establishment. 2019 Studies show 20% of consumers report being drawn into a business because of their signage. If patrons cannot see my signage, it puts us in a difficult position. Please review sketch for further details.

I, the undersigned, do hereby state that all of the above statements and statements contained in the paperwork submitted herewith are true and correct:

Applicant 

Home Phone # 201-916-9841

Work Phone # 201-262-4667



# Borough of Emerson

Land Use Board  
Emerson Borough Hall  
Second Floor Council Chambers  
146 Linwood Avenue  
Emerson, New Jersey 07042

Marie Shust  
Land Use Board Secretary  
Boardsec@emersonnj.org  
(201) 262-6086 Ext. 1351

## APPLICATION FOR DEVELOPMENT

Date Filled: \_\_\_\_\_  
Application Number: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Completeness Date: \_\_\_\_\_

### 1. PROPERTY INFORMATION

Address: 89 Kinderkamack Road Zone: CBD  
Tax Map Number: \_\_\_\_\_ Block: 1010 Lot(s): 5.02

### 2. APPLICANT'S INFORMATION

Name: Dominick Scale  
Address: 89 Kinderkamack Road  
City/State/Zip: Emerson NJ 07630  
Phone Number: 201 916 9841 Fax Number: \_\_\_\_\_  
E-Mail: domjscale@gmail.com  
Applicant is a(n):  Individual  Corporation  LLC  Partnership

### 3. OWNER'S INFORMATION

If the Recorded Owner on the date this application is filled is someone other than the applicant, provide the following information for the Recorded Owner(s):

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

\*If the Applicant is not the Recorded Owner, describe the Applicant's interest in the subject property, giving the date that the Applicant will become owner of record. \_\_\_\_\_

### 4. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 5% of the stock in a corporate applicant or 5% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 5% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 5% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_

**14. ORDINANCE REQUIREMENTS:**

Does this application comply with all requirements of the Zoning Ordinances?

( ) Yes ( ) No

If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

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Does this application conform to all requirements of the Subdivision and Site Plan Review Ordinances?

( ) Yes ( ) No

If not, state sections for which waivers are required. Use a separate sheet if necessary.

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**15. SUBMITTED MATERIALS:** List all plans, drawings, documents, reports, and other information that are being submitted as part of this application. Use a separate sheet if necessary.

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By submitting this application, the Applicant agrees to provide a copy of any transcript of any meeting of the Emerson Planning Board taken by a stenographer, if requested by the Emerson Land Use Board, without any cost to the Emerson Planning Board.

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Name of Applicant or Agent: DOM SCALA

Signature of Applicant or Agent: 

Date: 9/20/20

Double Sided  
Lawn Sign

6'

Materials: Aluminum box, acrylic face and vinyl graphics.

