



Borough Of Montvale

12 Mercedes Drive
Montvale, NJ 07645
(201) 391-5700

Planning Board Use Permit Application

Instructions:

1. Answer all questions on this application form
2. Return to the Planning Board Secretary:
 - Three (3) completed applications with original signatures on each
 - Seventeen (17) photocopies of the completed and signed application
 - Filing Fee (Zoning Ordinance Section 128-8.6H)
3. After submission, the applicant will be advised by the Board Secretary as to when this matter will be heard by the Montvale Planning Board
4. All applicants are required to appear at the scheduled meeting. If the applicant is a corporation and/or LLC, appearance and representation by a licensed NJ Attorney is required.
5. Taxes must be current on property in question in order for this application to be heard
6. A list of employee zip codes or name of town of employee origination must be included with application (absent this list, the application will be deemed incomplete)

Name, current address and phone number of the applicant (or tenant):

- 1a. Name of Applicant: Vinco Sports, Inc.
 1b. Street: 600 Sylvan Avenue, Suite 203
 1c. Town /State/Zipcode: Englewood Cliffs New Jersey 07632 -
 1d. Phone: 201 783 0728
 1e. Fax:
 1f. Email: maggieluo@vince sports.com

If the applicant is represented in this application by a NJ attorney, the attorney's name, firm, address, and phone number must be listed here:

- 2a. Name of Attorney: Francis A Uzzi
 2b. Firm: The Law Offices of Francis A. Uzzi
 2c. Street: 210 Summit Avenue
 2d. Town /State/Zipcode: Montvale New Jersey 07645 -
 2e. Phone: 201-391-1091
 2f. Fax:
 2g. Email: frankuzzilaw@gmail.com

Name, current address and phone number of the building owner/landlord:

- 3a. Name of Landlord/Owner: The 210 Summit Avenue Company, LLC
 3b. Street: 210 Summit Avenue, Suite A-5
 3c. Town /State/Zipcode: Montvale New Jersey 07645 -
 3d. Phone: 201 391-3100
 3e. Fax: 201 391-8642
 3f. Email: jmcmmc@optonline.net

The building intended to be occupied:

- 4a. Block #: 2602 4b. Lot #: 1
 4c. Street: 210 Summit Avenue 4d. Zone: OR1
 4e. Approximate size of entire building: (in square feet) 30,000
 4f. Size of premises within the building to be occupied: (in square feet) 1,000
 4g. Do you currently occupy any space in the subject building? YES NO
 4h. If yes, how much space currently: (in square feet)

4i. Date applicant intends to occupy the premises: September 1, 2020

4j. Nature of the present use of premises or, if vacant, use immediately prior to intended use proposed by applicant:
Currently vacant. Prior tenant was New Jersey Realty Management Company.

4k. Name of prior business occupying this space: New Jersey Realty Management Company

4l. Intended use of premises. Be specific.:

Executive office for Min Luo, President of Vinco Sports, Inc, a sports equipment wholesaler. Storage of inventory will not be in this building, just executive office. Inventory is at another location.

4m. Number of rooms or offices contained on premises: 4

4n. Nature of proposed alterations intended, if any:
Walls painted, vertical blinds repaired

4o. Proposed days and hours of operation:
Monday through Friday 9:00 am until 6:00pm

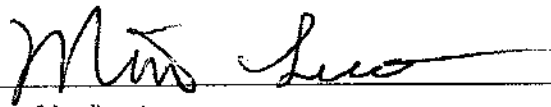
Employees, parking, and signs:

- 5a. Number of employees that will occupy the premises: 1
- 5b. Number of parking spaces required for employees: 1
- 5c. Number of parking spaces required for visitors: 1 on occ
- 5d. Total number of parking spaces provided for in lease: parking
(provide either the number of parking spaces or state 'parking in common' with other tenants)
- 5e. Number of parking spaces that are physically marked or assigned for your use only on site: 0
(i.e. sign that states Parking for ABC Company only)
- 5f. Total number of parking spaces on site: 110
(provide either the number of parking spaces or state 'parking in common' with other tenants)
- 5g. Will any outdoor signs be required by applicant? YES NO
- 5h. If yes when will the sign application be submitted?

Additional information, if any:

6a. Additional information, if any:

Min Luo will be in attendance to answer any questions that the Board may have on July 7th.


Signature of Applicant

Min Luo
Print/Type Applicant Name


Signature of Owner/Landlord Consenting to Application

JoAnne M. McCoy
Print/Type Owner/Landlord Name

I certify this to be a true copy of the Use Permit application approved by the Planning Board of the Borough of Montvale, at its meeting held on Tuesday, _____, 20____.

Secretary of the Montvale Planning Board

Within 30 days of the approval, the applicant or his representative must deliver a copy of this use permit form, signed by the Secretary of the Board, to the Montvale Building Department for final processing and issuance of a certificate of occupancy, along with the payment of all required fees. Failure to deliver a signed copy within the prescribed time period may result in a denial of a certificate of occupancy and reappearance before the Montvale Planning Board may be required.



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4. All applicants are required to appear at the scheduled meeting. If the applicant is a corporation and/or LLC, appearance and representation by a licensed NJ Attorney is required.
5. Taxes must be current on property in question in order for this application to be heard
6. A list of employee zip codes or name of town of employee origination must be included with application (absent this list, the application will be deemed incomplete)

Name, current address and phone number of the applicant (or tenant):

1a. Name of Applicant: General Plumbing Supply, Inc
 1b. Street: 144 N. Kinderkamack Road
 1c. Town /State/Zipcode: Montvale New Jersey 07645
 1d. Phone: (201) 391-5000
 1e. Fax: (201) 391-2744
 1f. Email: mattf@generalplumbingsupply.net

If the applicant is represented in this application by a NJ attorney, the attorney's name, firm, address, and phone number must be listed here:

2a. Name of Attorney: Richard Schkolnick
 2b. Firm: Brown Moskowitz & Kallen, PC
 2c. Street: 180 River Road
 2d. Town /State/Zipcode: Summit New Jersey 07901
 2e. Phone: 973-467-7371
 2f. Fax: 973-376-0903
 2g. Email: rschkolnick@bmk-law.com

Name, current address and phone number of the building owner/landlord:

3a. Name of Landlord/Owner: Hartel Holdings I LLC
 3b. Street: 144 N. Kinderkamack Road
 3c. Town /State/Zipcode: Montvale New Jersey 07645
 3d. Phone: (201) 391-5000
 3e. Fax: (201) 391-2744
 3f. Email: tthartel@mhartel.com

The building intended to be occupied:

4a. Block #: 702 4b. Lot #: 30 & 33
 4c. Street: 144 N. Kinderkamack Road 4d. Zone: B1
 4e. Approximate size of entire building: (in square feet) 22,300
 4f. Size of premises within the building to be occupied: (in square feet) 22,300
 4g. Do you currently occupy any space in the subject building? YES NO
 4h. If yes, how much space currently: (in square feet)

4i. Date applicant intends to occupy the premises: Pending

4j. Nature of the present use of premises or, if vacant, use immediately prior to intended use proposed by applicant:
sale of plumbing and heating supplies

4k. Name of prior business occupying this space: JM Hartel

4l. Intended use of premises. Be specific:
sale of plumbing and heating supplies

4m. Number of rooms or offices contained on premises:

4n. Nature of proposed alterations intended, if any:
no proposed alterations

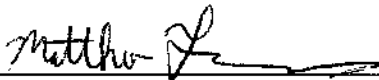
4o. Proposed days and hours of operation:
7am-5pm, Monday through Friday

Employees, parking, and signs:

- 5a. Number of employees that will occupy the premises: 13
- 5b. Number of parking spaces required for employees: 10
- 5c. Number of parking spaces required for visitors: 10
- 5d. Total number of parking spaces provided for in lease: 25
(provide either the number of parking spaces or state 'parking in common' with other tenants)
- 5e. Number of parking spaces that are physically marked or assigned for your use only on site: 25
(i.e. sign that states Parking for ABC Company only)
- 5f. Total number of parking spaces on site: 25
(provide either the number of parking spaces or state 'parking in common' with other tenants)
- 5g. Will any outdoor signs be required by applicant? YES NO
- 5h. If yes when will the sign application be submitted? after occupancy

Additional information, if any:

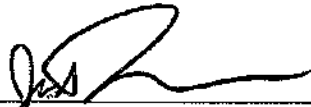
6a. Additional information, if any:



Signature of Applicant

Matthew Freedman

Print/Type Applicant Name



Signature of Owner/Landlord Consenting to Application

General Plumbing Supply, Inc

Print/Type Owner/Landlord Name

I certify this to be a true copy of the Use Permit application approved by the Planning Board of the Borough of Montvale, at its meeting held on Tuesday, _____, 20____.

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