

**BOROUGH OF WALDWICK
APPLICATION FORM****Site Plan Tenant Review****Completed by Board:**Application No. SR 589Date Received by Board 8-22-25Hearing Date: 9-3-25**COMPLETED BY APPLICANT:**Name of Applicant: Aden Waldwick Rail Terminal, LLCAddress of Applicant: 574 State Rt. 416 / PO Box 217 Montgomery, NY 12549Telephone: (845) 422-8293 E-Mail: tgatsonis@cmabulk.comApplicant's Attorney's Name: Colin M. Quinn, EsqTelephone: (201) 599-2000*(Attorney is needed if Applicant is a Corporation)*Address of Premises: 40 Hewson Ave, Waldwick, New Jersey 07463Name of Owner of Premises: NJ Transit CorporationBlock 117 Lot 1.01 / 1.0124 Zone I, VC-2Square footage of leased area/building 48,000 sf

1. Name of Proposed Business: Aden Aggregates - Waldwick Yard
2. Type of Proposed Business: Bulk sale materials yard
3. Type of product and/or material storage: Sand, stone, gravel, salt
Specify if material is flammable or toxic.
4. Hours of Operation: 7am - 5pm
5. Days of Operation: Monday-Saturday
6. Number of Employees: 5

7. Proposed Exterior Alterations to Site:

Paint walls, repave existing blacktop and remove aboveground storage tanks

8. Proposed Interior Alterations to Site: N/A

9. Proposed Signage: 4' x 8' Metal sign attached to wall, in place of existing sign

10. Name of Former business: C.M. & Son Trucking, Inc.

11. Nature of Former Business: Bulk sales yard for salt, sand, gravel, liquid brine, and magnesium sulfate

12. Parking Information:

A sketch of the parking area is to be submitted with the Application

a. Total Number of on-site Parking Spaces: 4

b. Total Number of Handicap Parking Spaces: 1
(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.)

c. Size of all Parking Stalls: 10' x 20'

d. Number of Parking Spaces assigned to the Applicant: 5

e. List other tenants and parking spaces allocated to each:

Tenant Name	# of Stalls	Previous Application # of Stalls	Date	Spaces
N/A				

f. Submit a Site Plan showing all parking stalls and indicate the stalls that are dedicated to the existing and new tenant. All parking areas are to be paved, stripped and sized as per the current Waldwick Zoning Code.

13. **Authorization by Owner:**

_____ is hereby authorized to file this application with the
Waldwick Planning Board.

Owner: _____ Date: _____
(Printed)

Owner: _____
(Signature)

14. **Certification by Applicant:**

The undersigned applicant does hereby certify that all of the statements contained in this application are true, and that all taxes on the property which is the subject of this application have been paid.

Applicant: Aden Waldwick Rail Terminal, LLC Date: 08/21/2025
(Printed)

Applicant: _____
(Signature)

Nick Fitzpatrick

Please Note: After your hearing and upon receipt of a favorable Resolution prepared by the Board Attorney, Application for Certificate of Occupancy must be made with the Building Department. Do not take occupancy of any space without receiving the certificate of occupancy and tenant space inspection. Additional inspection fees may be required at that time.

Updated April 2011

Form C

BOROUGH OF WALDWICK
Bergen County, New Jersey

Zoning Officer's Report

(This portion to be completed by Applicant):

Aden Waldwick Rail Terminal, LLC
Applicant's Name: _____

574 St Rt. 416 Montgomery, NY
Address: _____ **Telephone**
(845) 422-8293

40 Hewson Ave, Waldwick NJ 07463
Site Location Address: _____

117 1.01/1.0124 I, VC-2
Block: _____ **Lot** _____ **Zone** _____

Comments by Zoning Officer:

Dated:

Zoning Officer

**Borough of Waldwick
Bergen County, New Jersey
PUBLIC WORKS AND WATER REPORT**

(This portion to be filled out by Applicant):

Applicant's Name: Aden Waldwick Rail Terminal, LLC

Applicant's Address: 574 St Rt. 416 Montgomery, NY **Telephone:** (845)422-8293

Site Location: **Address:** 40 Hewson Ave, Waldwick, NJ 07463

Block 117 **Lot** 1.01 / 1.0124 **Zone:** I, VC-2

Water Requirements in gallons per day for proposal: 30

How was this number derived Number of employees

Types of waste water generated: N/A

Will fire sprinkler system be installed in any structure covered by this Application?
No

Please note that a separate service must be put in for each unit. The Water Department will approve the service connections for each unit. All business properties must have service connection for sewer and water for each unit applied for. ***Please note that additional fees as required by the Water Department will be imposed for service connections.***

Comments by Public Works Department:

Dated: _____

Department of Public Works

Comments by Water Department:

Dated: _____

Water Department

Form F

**Borough of Waldwick
Bergen County, New Jersey**

Traffic Report

(This portion to be completed by Applicant):

Aden Waldwick Rail Terminal, LLC
Applicant's Name: _____

574 State Rt. 416 Montgomery, NY
Applicant's Address: _____ **Telephone:** (845) 422-8293 _____

Site Location:

40 Hewson Ave, Waldwick NJ 07463
Address: _____

117 1.01/ 1.0124 I, VC-2
Block _____ **Lot** _____ **Zone** _____

Comments by Police Department:

Dated: _____

Traffic Division
Waldwick Police Department