

BOROUGH OF TETERBORO PLANNING BOARD

APPLICATION FOR DEVELOPMENT

Application No. \_\_\_\_\_ Application perfected \_\_\_\_\_  
Filing date \_\_\_\_\_ Nature of disposition \_\_\_\_\_  
Time Limitation date \_\_\_\_\_ Date of disposition \_\_\_\_\_  
Notice of incomplete application \_\_\_\_\_

SECTION 1. APPLICANT HEREBY APPLIES FOR:

- \_\_\_\_\_ Concept review
- Preliminary site plan approval
- Final site plan approval
- \_\_\_\_\_ Sketch plan review and classification
- \_\_\_\_\_ Minor subdivision approval
- \_\_\_\_\_ Major Preliminary subdivision
- \_\_\_\_\_ Final Subdivision
- \_\_\_\_\_ Variance relief pursuant to 40:55D-60(c)
- \_\_\_\_\_ Subdivision or site plan deviation relief
- \_\_\_\_\_ Modification or waiver of subdivision or site plan details
- \_\_\_\_\_ Conditional use approval
- \_\_\_\_\_ Other (Please specify) \_\_\_\_\_

SECTION II.

A. APPLICANT INFORMATION:

1. Name of applicant: S-Platform Energen LLC Phone 201-835-9191  
Address of applicant: 50 Hollister Road, Teterboro, New Jersey 07608  
(If applicant is other than an individual, complete Appendix A - Disclosure Statement)
2. Name and address of applicant's attorney, if any:  
Mark D. Madaio, Esq., 29 Legion Drive, Bergenfield, New Jersey 07621; 201-385-3788
3. Name and address of owner of premises: \_\_\_\_\_
4. Correspondence is to be addressed and mailed as follows:  
50 Hollister Road, Teterboro, New Jersey 07608
5. The premises which are the subject of this application are known as:  
50 Hollister Road, Teterboro, New Jersey 07608 an  
are shown as Lot 17.01 in Block 303 on Sheet # \_\_\_\_\_ of  
\_\_\_\_\_ Tax Map.
6. The size of the premise is 24,941 square feet; 0.573 acres.  
Frontage: \_\_\_\_\_; Depth: \_\_\_\_\_.
7. The zone district in which premise are located is LID
8. Now located on premises is Repair and maintenance of Distribution Transformer. The  
Operations will include inspection, servicing, and minor repairs.
9. The date of the last deed of record is January 23, 192026 which deed  
was recorded in Deed Book 5708 at page 507.
10. The grantee(s) named in said deed were S-Platform Energen LLC
11. The interest of the applicant in premises, if other than the owner, is:  
Applicant is the Owner.

B - SUBJECT PROPERTY SITE DATA:

Location: 50 Hollister Road, Teterboro, New Jersey 07608  
(Street Address, Cross Streets or Other Identifications)

Tax Map: Page(s): 3 Block(s): 303 Lot(s): 17.01

Dimensions: \_\_\_\_\_

Frontage: 161 feet Depth: 152 feet Total Area: 24,925.80 s.f. /  
0.57 Ac. feet/acres

Present Zoning District: LID

Present Use of Subject Property: Wholesale trading & sales, storage of finished solar panels & bidets

Is the property located on a Municipal \_\_\_\_\_ County \_\_\_\_\_ or Private \_\_\_\_\_ Road?

Proposed Use/Change: Addition to create a 3rd floor office space.

Describe in detail the exact nature of the application and to the changes to be made to the subject property, including proposed use of premises.

Raise building to 35' (permitted); Remove existing mezzanine; provide 3 stories of office areas - no change in building footprint.

Proposed Number of Buildings: 1

Proposed Gross Floor Area of all Structures: 21,658 Sq.Ft.

Percentage of coverage by buildings: 58.7%

Percentage by impervious cover: 58.75%

Number of Existing Lots 1 Proposed Number of Lots 0

Proposed No. of Dwelling Units n/a

Proposed Area to be disturbed: \_\_\_\_\_ (Sq.Ft.)

Existing Building Height: 20'

Proposed Building Height: 35'

Anticipated Number of Employees Per Shift: 6 Hours of Operation: 8:30 a.m. - 5:30 p.m.

Restrictions, covenants, easements, association by-laws, existing or proposed on property:

Existing: Yes No Proposed:

Attach legible copies of deed restrictions. Attached Deed Easement

Does the within proposal affect a Municipal or State designated historic site and/or building? Yes No

C - ZONING DATA: SEE ZONING SCHEDULE ANNEXED AS APPENDIX C  
(State current zone in which lot(s) is located)

D - EXISTING CONDITIONS: (Attach additional sheets containing responses to the following):

1. Are there any buildings or signs now on the site? Yes No If yes, which if any, is the applicant proposing to remove.

2. Is the applicant proposing to erect new signs on the site? Yes No If yes, describe proposed sign locations, sign design, dimensions as depicted on plans and state whether the proposed sign(s) comply with the Borough sign ordinance.

3. Is the applicant proposing the removal of any existing fences? Yes No Does the applicant propose any new fences? Yes No Describe and state whether proposed fence(s) comply with the Borough Fence Ordinance.

4. Is the site in conformance with the Zoning Ordinance of the Borough?

5. Identify the soils at the site, using the U.S. SCS descriptions. What percentage of the site is covered by each soil type.

Soil Map Unit	Percentage Cover	Acidity	Erodibility	Drainage
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6. Describe dominant flora and fauna at the site. None

7. Are there threatened or endangered wildlife and/or vegetative species at the site? Yes \_\_\_\_\_ No X

8. What is the source of information leading to your conclusions about threatened or endangered wildlife or species?

Fully developed; 100% coverage

9. If endangered or threatened species are associated with the site, list them below.

N/A

10. Percentage of site with

0 to 10% slopes:	N/A
10 to 15% slopes:	
15 to 20% slopes:	
20% slopes:	

E. REVISIONS TO APPROVED PLANS: Please indicate prior Teterboro File or Docket Numbers, the original requirements of the approved plan and the requested change or revision (Attach separate sheet if necessary).

N/A

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### SECTION III. APPLICATION INFORMATION

A. Does the current owner or the applicant now own or have any interest in an other property which adjoins the premises which are the subject of this application? \_\_\_\_\_ Yes X No  
(If yes, describe the contiguous property by reference to the current tax map of Borough of \_\_\_\_\_)

B. Have the premises which are the subject of this application been the subject of Planning Board action? \_\_\_\_\_ Yes X No  
If yes, please attach a copy of the Planning Board resolution to this application). Not known to Applicant

C. Are the premises which are the subject of this application located within 100 feet of a brook or located on a county road? \_\_\_\_\_ Yes X No. Do the said premises consist of more than one acre in area? \_\_\_\_\_ Yes X No - Does the proposed improvement on said premises involve the installation of more than five parking spaces? \_\_\_\_\_ Yes \_\_\_\_\_ No

D. Is any portion of the premises which are the subject of this application intended to be dedicated or reserved for the public use? \_\_\_\_\_ Yes X No

E. If this application is for final subdivision approval, does the final plat follow exactly the preliminary plat in regard to details and area covered? \_\_\_\_\_ Yes \_\_\_\_\_ No If not, indicate material changes

F. If this application is for variance relief, has a decision been rendered an order issued by the Borough Director of Buildings and Inspections? X Yes  
\_\_\_\_\_ No

BOROUGH OF TETERBORO PLANNING BOARD

DISCLOSURE STATEMENT - APPENDIX A

NAME OF APPLICANT: S-Platform Energen LLC  
Address: 50 Hollister Road  
State: New Jersey zip: 07608 City: Teterboro  
Phone: (201) 835-9191

APPLICANT is a  Corporation  Partnership  Individual

Pursuant to N.J.S.A. 40-55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. List names, addresses and partnership interest here.

Name: Inseuk Youn Interest % 100%  
Address: 11 City: Cliffside Park State: New Jersey 07010

Name: \_\_\_\_\_ Interest % \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Name: \_\_\_\_\_ Interest % \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Name: \_\_\_\_\_ Interest % \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Name: \_\_\_\_\_ Interest % \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

INTEREST OF APPLICANT (Owner, Lessee, Etc.) \_\_\_\_\_

NAME OF OWNER: (If Different from Applicant) \_\_\_\_\_

NAME OF APPLICANT'S ATTORNEY: Mark D. Madaio Esq.  
Address: 29 Legion Drive City: Bergenfield  
State: New Jersey zip: 07621 Phone: (201) 385-3788

NAME OF APPLICANT'S ARCHITECT: Sung Park K.I.R.A.  
Address: 560 Sylvan Ave. (#1290) City: Englewood Cliffs  
State: New Jersey zip: 07632 Phone: (201) 923-5660

NAME OF APPLICANT'S SURVEYOR: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

NAME OF APPLICANT'S ENGINEER: Michael Hubschman, P.E.  
Address: 263A S. Washington Avenue City: Bergenfield  
State: New Jersey zip: 07621 Phone: (201) 384-5666

NAME OF APPLICANT'S PLANNING CONSULTANT: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

NAME OF APPLICANT'S TRAFFIC ENGINEER: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

BOROUGH OF TETERBORO PLANNING BOARD  
VARIANCE OR WAIVER RELIEF - APPENDIX B

SECTION 1 - APPLICATION FOR VARIANCE RELIEF

In connection with your application for variance relief, please set forth:

1. The section(s) of the ordinance regulations of the Borough of \_\_\_\_\_ from which variance relief is requested: \_\_\_\_\_

2. The nature of the variance relief requested: FRONT YARD, SIDE YARD, REAR YARD SETBACKS. ALL EXISTING AND INCREASING BUILDING HEIGHT WILL BE INCREASED TO NON-COUPON STRIPS OF THE AREA TO CONTAIN 3 EMPLOYEES. FRONT -

3. In what manner, in this particular case, the strict application of the foregoing ordinance regulations will result in practical difficulties or undue hardship upon you inconsistent with the general purpose and intent of said regulations:

ALL SETBACK VARIANCES ARE EXISTING AND CAN NOT BE RECORDED. ENTIRELY OFFER ALL (S) DEMANDS AND DOES NOT IMPACT UTILITY OF ZONING DISTRICT

4. In what manner, in this particular case, there exist exceptional circumstances or conditions applicable to the premises which are the subject of this application, which do not apply generally to other premises located in the same zone district or neighborhood: \_\_\_\_\_

5. In what manner, in this particular case, the granting of the variance relief requested will not be substantially detrimental to the public welfare or injurious to the premises in the area in which the premises which are the subject of this application are located:

STRENGTHEN FRONT FRONT DEMANDS "AS IS"; AREA AND LOCATION WARRANTS  
DEEM

SECTION 2 - APPLICATION FOR SUBDIVISION OR SITE PLAN RELIEF FROM DESIGN STANDARDS

In connection with your application for preliminary subdivision deviation relief or preliminary site plan deviation relief, please set forth:

1. The section(s) of the Residential Site Improvement Standards (RSIS) of the Borough of TETERBORO Land Subdivision or Site Plan Ordinances from which deviation relief is requested: Setbacks; STAIRS

2. In what manner, in this particular case, the literal enforcement of the provisions of said sections is impracticable and will exact undue hardship because of peculiar conditions pertaining to the premises which are the subject of this application: \_\_\_\_\_

SECTION 3 - APPLICATION FOR MODIFICATION OR WAIVER OF SITE PLAN AND/OR SUBDIVISION DETAILS.

In connection with your application for modification or waiver of site plan and/or subdivision details, please set forth:

1. The Borough Ordinances or RSIS provision of requiring site plan and/or subdivision details which are purposely omitted from your development plan and the reasons for such omission: \_\_\_\_\_

2. The peculiar conditions applicable to the premises which are the subject of this application or applicable to the proposed construction thereon, which render the omitted site plan and/or subdivision details unnecessary to properly evaluate your site plan and/or subdivision: \_\_\_\_\_

I. The details of the within application are shown on a certain plan entitled " Site Plan; Proposed Addition, 50 Hollister Road

Said plan is comprised of  3  sheets.

SECTION IV. INFORMATION TO BE SET FORTH IN APPENDIX B

- i. If this application is for variance relief, pursuant to 40:55D-60(c), please set forth in Appendix B, Section 1, hereof, all of the information requested.
- ii. If this application is for subdivision or site plan standards relief, please set forth in Appendix B, Section 2 hereof, all of the information requested.
- iii. If this application is for modification or waiver of site plan or subdivision details, please set forth in Appendix B, Section 3 hereof, all of the information requested.

SECTION V. AUTHORIZATION BY OWNER.

S-Platform Energen LLC  is hereby authorized to file the within application with the Borough Clerk of the Borough of Teterboro.

DATED: \_\_\_\_\_ OWNER \_\_\_\_\_

SECTION VI. CERTIFICATION BY APPLICANT:

The undersigned applicant does hereby certify that all of the statements contained in this application are true.

DATED:  3/30/2026

[Signature]   
 APPLICANT  
 Mark D. Madraio, Esq.  
 Attorney for the Applicant

BOROUGH OF TETERBORO PLANNING BOARD

ZONING DATA - APPENDIX C

SCHEDULE	EXISTING	REQUIRED	PROVIDED				
			LOT #	LOT #	LOT #	LOT #	LOT #
Lot Area (Sq. Ft.)	24,925.80	1 Ac.	No Change				
Lot Width (Sq. Ft.)	161.54	100 ft.	No Change				
Lot Depth (Sq. Ft.)	152.88	150 ft.	No Change				
Max. Coverage (%)	58.75%	50%	58.75%				
Improved Lot Coverage (%)							
Max. Bldg. Height (Stories/Feet)	2 sty. / 20 ft.	2.5 sty. / 35ft	3 sty. / 35 ft.				
Min. Front Depth (Ft.)	32.20	35 ft	32.20 ft.				
Min. Rear Depth (Ft.)	13.80 ft	15 ft	13.80 ft.				
Min. Side Sum-Both Each-Min. (Ft.)	5 ft.	15 ft.	5 ft.				
Floor Area Ratio	16,643 s.f		21,658 s.f				
Parking Stalls	27	20					
Handicapped Stalls	2		2				
Loading Spaces	600	600	1,200 s.f.				
Garage(s)/Stalls							
Distance of the nearest part of the lot(s) to the nearest residential zone							

You may attach extra sheets for additional lots

# BOROUGH OF TETERBORO

250 HOLLISTER ROAD, 2<sup>ND</sup> FLOOR  
TETERBORO, NJ 07608

TEL: 201-288-7204 · FAX: 201-288-4832

Planning Board  
Construction Code Enforcement

[code@teterboronj.org](mailto:code@teterboronj.org)

March 9, 2026

Mark D. Madaio  
29 Legion Drive  
Bergenfield, NJ 07621

RE: 50 Hollister Road  
Block 303 Lot 17.01  
Teterboro, NJ 07608

Dear Sir:

Please be advised that your proposed development requires a Planning Board appearance and zoning approval from the Teterboro Planning Board.

Very truly yours,



Susan Krause  
Zoning Official

## WITNESSES

NAME	AREA OF EXPERTISE
Martin Santini, FAIA	Architect – as to plans submitted
Sung Park, K.I.R.A.	Architect – as to plans submitted
Michael Hubschman, P.E.	Engineer – as to plans submitted
Tina Lee	Representative of Applicant
Sam Youn	Representative of Applicant

Schedule A

**CHECKLIST FOR SUBMISSIONS OF DEVELOPMENT APPLICATIONS**

PLANNING BOARD OF THE BOROUGH OF TETERBORO

NAME OF APPLICANT: S-Platform Energen LLC,  
 NAME OF OWNER OR DEVELOPMENT NAME: same as above,  
 LOT 17.01, BLOCK 303,  
 DATE OF APPLICATION: 3/27/2026.

An application for development shall not be considered complete until all the material and information specified below has been submitted unless, upon receipt of written request from the applicant, a specific requirement is waived by the municipal agency, or the agency otherwise deems a requirement inapplicable to the application. Certification of completeness or a Notice of Deficiencies shall be made, and any request for waiver shall be granted or denied, within 45 days of the filing of the application with the municipal agency.

No public hearing shall be scheduled for an application until the same has been deemed complete by the appropriate administrative officer or otherwise as permitted by law.

Schedule "A" - General Requirements.  
 (Applicable to all applications.)

1. Fifteen copies of the appropriate application form(s), completely filled in and filed with the appropriate administrative officer. If any item is not applicable to the Applicant, it should so be indicated on the application form(s).
2. Certificate of Borough Tax Collector that all taxes and assessments on the property are paid.
3. Receipt indicating that fees and escrow deposits are paid pursuant to schedule.
4. Fifteen copies of any required plot plan, site plan, or subdivision plan, clearly and legibly drawn at a scale of not smaller than 1 inch = 100 feet. Said plans to be prepared by a

Complies	Def- icient	Waiver request
X		
X		
X		
X		

licensed engineer or land surveyor of the State of New Jersey as applicable, with name address and seal of preparer placed on plat. Entire tract to be shown on one sheet.

5. Affidavit of ownership. If Applicant is not the owner, Applicant's interest in land; e.g., tenant, contract/purchaser, lienholder, etc.

6. One of the following:

(a) A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands, or,

(b) a letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protections Act, and regulations promulgated thereunder, or,

(c) a copy of any application made to the N.J.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands.

The Planning Board may waive the above requirements where it can be established by applicant and verified by the board and its professionals that no wetlands exist on site or on contiguous property owned by the applicant.

7. If Applicant is a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S. 40:55D-48.1 et seq.

8. Number and name(s) of witnesses and their expertise, if any.

X		
X		
		X
X		
X		

9. Statement as to any requirements for which waiver is sought together with statement of reasons why waivers should be granted.

10. In subdivision and site plan applications for residential construction, a certification of the applicant or the applicant's engineer that the application complies with all requirements of the Residential Site Improvement Standards or other applicable regulations adopted by the Department of Community Affairs. If exceptions or waivers from such standards are sought, a statement of the hardship claimed the reasons and conditions justifying the same and identification of any danger to health, safety or welfare resulting from adherence to said standards.

X		
		X

**Schedule "B" - Plat Specifications For Site Plans  
And Subdivisions**

**General Information on Plat**

1. Metes and bounds description of parcel in question based upon current land survey information.
2. Property line shown in degree, minutes and seconds.
3. Key map showing location of tract to be considered in relation to surrounding area, within 500 feet.
4. Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.
5. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.
6. Scale of map, both written and graphic.
7. North arrow giving reference meridian.
8. Space for signatures of Chairman and Secretary of the Municipal Agency.
9. Names of owner and all property owners within 200 feet of subject property.
10. Location of existing and proposed property and structures with dimensions in feet to the nearest two decimal places, with setback, side yard and rear yard distances for existing structures and with building envelope of each proposed lot formed by minimum front, rear and side yard distances.
11. Schedule of Zone Requirements for

Complies	Def-icient	Waiver request
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		

zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed.

12. Acreage of affected parcel to the nearest hundredth of an acre.

13. Delineation of proposed lots, specifying areas of lots in acres, if one acre or over, and in square feet.

14. Provide a Polaroid or other similar photograph of the premises in question taken from the opposite side of the street.

**Natural Features And Topography**

Topography of the site and within 200 feet thereof.

15. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% grade-2 feet; over 10% grade-5 feet.<sup>1</sup>

16. Cliffs and rock outcroppings.<sup>1</sup>

17. Location of flood plains or flood hazard areas.

18. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.

19. Aquifer recharge areas, including safe sustained ground water yield.

20. Wooded areas indicating predominant species and size.<sup>1</sup>

21. Location of trees 6 inches or more in diameter, as measured one foot above ground level, outside of wooded area, designating species of each. (Preliminary Site Plans and major subdivision only.)<sup>1</sup>

X		
X		
X		
X		
X		
N/A	N/A	N/A
X		
		X - None on site
X		
		X - None on site
		X - none on site

<sup>1</sup>. Not necessary for Final Site Plan or Subdivision.

22. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.<sup>1</sup>

23. All areas to be disturbed by grading or construction.<sup>1</sup>

**Man-made Features On Site And Within 200 Feet Thereof**

24. Location of existing structures and their setbacks from existing and proposed property lines.<sup>1</sup>

25. Location of existing easements or rights of way including power lines.

26. Location of existing railroads, bridges, culverts, drain pipes, water and sewer mains and other man-made installations affecting the tract.

27. Location of existing wells and septic systems on the property and within 100 feet.

28. Plans and profiles of proposed utility layouts such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems. (Major site plans and subdivisions only.)

29. Location and description of monuments, whether set or to be set. (Not necessary on preliminary major site plans or subdivisions.)

30. Location, names and widths of all existing and proposed streets and private roadways on the property and within 200 feet of the tract.

30A. Plans, profiles and cross-sections of all proposed new streets and/or access to proposed streets.

31. Indication of required road dedication.

32. Road orientation (as it relates

X		
X		
X		
X		
X		
X		
X		
N/A	N/A	N/A
X		
N/A	N/A	N/A

to energy conservation).

33. Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.

**Miscellaneous**

34. Proposed sign easements where required.

35. Proposed drainage easements where required.

36. Natural resource inventory information including:  
(Preliminary major site plan or subdivision only.)

a. Soil types as shown by the current Soil Conservation and Survey Maps.

b. Soil depth to restrictive layers of soil.

c. Soil depth to bedrock.

d. Permeability of the soil by layers.

e. Height of soil water table and type of water table.

f. Flood plain soil (status).

g. Limitation for foundation.

h. Limitation for septic tank absorption field (only where septic tank is proposed to be used.)

i. Limitation for local road and streets.

j. Agricultural capacity classifications.

k. Erosion hazard.

37. Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.<sup>2</sup>

X		
N/A	N/A	N/A
X - No sign requested		
X		
X		
X		

<sup>2</sup>. Preliminary major site plan or subdivision only

38. Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.<sup>1</sup>

39. Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.<sup>2</sup>

40. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.

41. Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the Applicant is entitled to such waiver.

42. Proof that application has been made to the Bergen County Planning Board.

43. Proof that a Soil Erosion and Sediment Control Plan has been submitted to the Bergen County Soil Conservation District. if more than 5,000 square feet of ground is to be disturbed.

44. An environmental impact statement if required.

X		
X		
X		
X		
		X
		X
N/A	N/A	N/A

Law Office of  
**Mark D. Madaio**  
29 Legion Drive  
Bergenfield, New Jersey 07621  
Phone (201) 385-3788  
Fax (201) 385-3191  
[Mark.Madaio@MadaioLaw.com](mailto:Mark.Madaio@MadaioLaw.com)

April 6, 2026

Susan Krause  
Planning Board Secretary  
Borough of Teterboro  
250 Hollister Rd. 2<sup>nd</sup> Floor  
Teterboro, New Jersey 07608

RE: Block 303, Lot 17.01  
50 Hollister Road (the "Property")  
Applicant: S-Platform Energen LLC  
**REQUESTED WAIVERS**

Dear Ms. Krause:

This office represents the above referenced Applicant. The Applicant requests the following Waivers pursuant to their Application for Development.

**Schedule A**

6. Applicant requests a Waiver regarding the N.J.D.E.P. Freshwater Wetlands Protection Act as the Applicant's licensed Engineer has stated on his Plans that the Property does not have any water courses, streams, water boundaries, or encroachments on site. Additionally, there are no wells within 100' of site.

10. Application is for Commercial Use in the LID district, not residential use. Properties within 200' of the Property are all industrial.

**Schedule B**

16. There are no natural and artificial watercourses, streams, shorelines, and water boundaries and encroachment lines on site. This is noted on the Engineering Plans.

20. There are no wooded sites on the Property.

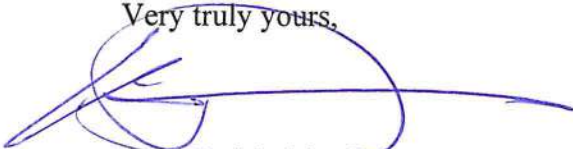
21. There are no trees located on the Property.

42. An application has not been submitted to the Bergen County Planning Board as the Property is not on a County Road. An application has been submitted to the FAA as it is within 200' of Teterboro Airport. Proof of submission is enclosed with the Application.

43. A Soil Erosion and Sediment Control Plan is not required for this Property, and one has not been submitted to the Bergen County Soil Conservation Project.

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Mark D. Madaio, Esq.

Enc.

Cc: Client

DEED

Consid: 1600000.00 R  
Rty: 7775.00 Cnty: 1600.00  
Fees: 20.00 State: 4000.00  
Tot: 7795.00 MPRF: 2175.00

PREPARED BY  
*[Signature]*  
William J. Morrison

This Deed is made on the 12<sup>th</sup> day of MAY, 1999,

**BETWEEN**

Raymond Rogers and Grace M. Rogers, husband and wife and George E. Rogers and Helen M. Rogers, husband and wife, having an address of P.O. Box 1567, Teterboro, NJ, hereinafter referred to as the Grantor,

**AND**

Frebl, LLC, having an office at 830 Broadway, Norwood, NJ, hereinafter referred to as the Grantee.

**Transfer of Ownership.** The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE MILLION SIX HUNDRED THOUSAND DOLLARS AND NO/100 (\$1,600,000.00), the Grantor acknowledges receipt of this money.

**Tax Map Reference.** Municipality of Teterboro Block 6 Lot No.17.

**Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Teterboro County of Bergen and State of New Jersey. Being more particularly described as follows:

BEGINNING at a point formed by the intersection of the westerly sideline of Hollister Road (50 feet wide) and the northerly sideline of New Jersey State Highway Route No. 46 and running thence;

1. North 51 degrees 55 minutes 58 seconds West, along the northerly sideline of New Jersey State Highway Route No. 46, a distance of 131.16 feet to a point, thence;
2. Continuing along the northerly sideline of New Jersey State highway Route No. 46 North 45 degrees 01 minutes 36 seconds West, a distance of 25.24 feet to a point, thence
3. North 38 degrees 04 minutes 02 seconds East, a distance of 165.91 feet to a point, thence;
4. South 52 degrees 30 minutes 17 seconds East, a distance of 154.51 feet to the westerly sideline of Hollister Road (50 feet wide), thence;
5. South 37 degrees 29 minutes 27 seconds West, along the westerly sideline of Hollister Road (50 feet Wide), a distance of 170.50 feet to the point or place of BEGINNING.

BEING a portion of the same premises conveyed to the Grantor by Deed dated October 18, 1965 and recorded October 21, 1965 in the Office of the Clerk of Bergen County, in Book 4844 of Deeds for said County at Page 172.

The above described premises is conveyed subject to a 24 foot wide easement for ingress and egress along the 4<sup>th</sup> course for the benefit of Lot 17.01 Block 6, and other Easements, Conditions and Restrictions of record.

**Promises by the Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called "a Covenant as to grantor's acts". This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

BK 8766 PG 970

RECORDED - BERGEN COUNTY  
99 MAY 12 PM 4:03

COUNTY CLERK  
078847

Witnessed by:

[Signature]  
WILLIAM J. MORRISON  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

[Signature]  
Raymond Rogers

[Signature]  
Grace M. Rogers

[Signature]  
George E. Rogers

[Signature]  
Helen M. Rogers

STATE OF NEW JERSEY:  
: S.S.  
COUNTY OF BERGEN, :

I certify that on MA 12, 1999,

Raymond Rogers, Grace M. Rogers, George E. Rogers and Helen M. Rogers, personally came before me stated to my satisfaction that these persons:

- (a) were the makers of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) the full and actual consideration paid for the transfer of title is \$1,600,000.00.

[Signature]  
WILLIAM J. MORRISON  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

RECORD AND RETURN TO:

Herten, Burstein, Sheridan, Cevasco,  
Bottinelli & Litt, L.L.C.  
25 Main Street  
Hackensack, NJ 07601-7032

ABSTRACTED

BK 8166 PG 971

END OF DOCUMENT

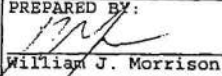
Consideration \$  
 Realty Transfer Fee  
 Recording Fee  
 By *RG* Total

DEED

*Kathleen J. Morrison*  
 COUNTY CLERK  
 110606  
 110606

RECORDED-BERGEN COUNTY

97 SEP -9 PM 12:47

PREPARED BY:  
  
 William J. Morrison

This Deed is made on the 4th day of September, 1997,

**BETWEEN**

Raymond W. Rogers and George E. Rogers  
 having an office at Hollister Rd. Teterboro, NJ, hereinafter  
 referred to as the Grantor,

**AND**

Raymond W. Rogers and George E. Rogers  
 having an office at Hollister Rd. Teterboro, NJ, hereinafter  
 referred to as the Grantee,

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$1.00, the Grantor acknowledges receipt of this money.

**Tax Map Reference.** Municipality of Teterboro Block 6 Lots No. 17 & 17.01

**Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Teterboro, County of Bergen and State of New Jersey. Being more particularly described as follows:

**TRACT I**

BEGINNING at a point formed by the intersection of the westerly sideline of Hollister Road (50 feet wide) and the northerly sideline of New Jersey State Highway Route No. 46 and running thence;

1. North 51 degrees 55 minutes 58 seconds West, along the northerly sideline of New Jersey State Highway Route No. 46, a distance of 131.16 feet to a point, thence;
2. Continuing along the northerly sideline of New Jersey State Highway Route No. 46 North 45 degrees 45 minutes 01 seconds West, a distance of 25.24 feet to a point, thence;
3. North 38 degrees 04 minutes 02 seconds East, a distance of 165.91 feet to a point, thence
4. South 52 degrees 30 minutes 17 seconds East, a distance of 154.51 feet to the westerly sideline of Hollister Road (50 feet wide, thence;
5. South 37 degrees 29 minutes 27 seconds West, along the westerly sideline of Hollister Road, a distance of 170.50 feet to the point or place of BEGINNING.

The first tract above is subject to a 24 foot wide easement for ingress and egress along the 4th course for the benefit of the second tract, following.

**Tract II**

BEGINNING at a point in the westerly sideline of Hollister Road (50 feet wide) distant 170.50 feet on a bearing of North 37 degrees 29 minutes 27 seconds East from the intersection of the westerly sideline of Hollister Road (50 feet wide) and the northerly sideline of New Jersey State Highway No. 46 and running thence;

1. North 52 degrees 30 minutes 17 seconds West, a distance of 154.51 feet to a point, thence;
2. North 38 degrees 04 minutes 02 seconds East, a distance

BR 00 02 P6 3 17

of 162.82 feet to a point, thence;

3. South 52 degrees 01 minutes 46 seconds East, a distance of 152.88 feet to the westerly sideline of Hollister Road (50 feet wide), thence

4. South 37 degrees 29 minutes 27 seconds West, along the westerly sideline of Hollister Road a distance of 161.54 feet to the point or place of BEGINNING.

Together with a 24 foot wide easement for ingress and egress along the first course and encumbering tract I.

The aforesaid tracts are delineated on minor subdivision of lots 17 & 17.01 in Block 303, tax map of the Borough of Teterboro, Bergen County, New Jersey, prepared by Schwane-wede / Hals Engineering, professional engineers & Land Surveyors, dated June 6, 1997, and approved by the Planning Board of the Borough of Teterboro on August 12, 1997.

WE HEREBY CERTIFY pursuant to N.J.S 40:55D-45 that the subdivision of the premises set forth herein were approved as a minor subdivision by the Planning Board of the Borough of Teterboro on August 12, 1997 and subject to the conditions contained in the Resolution of the Board dated August 12, 1997.

Teterboro Planning Board

BY: Gregory J. Stein  
Gregory Stein, Chairman

Margaret J. Cahill  
Margaret J. Cahill, Secretary

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Christine R. Conroy

Raymond W. Rogers  
Raymond W. Rogers

Christine R. Conroy

George E. Rogers  
George E. Rogers

STATE OF NEW JERSEY, COUNTY OF BERGEN, S.S.:

I certify that on 3rd <sup>Sept.</sup>, 1997,

Raymond W. Rogers and George E. Rogers, personally came before me stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) the full and actual consideration paid for the transfer of title is \$1.00.

Lina A. Shelat

LINA A. SHELAT  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Mar. 27, 2000

RECORD AND RETURN TO:  
Raymond W. Rogers and George Rogers  
C/O Wortmann Machine Works  
P.O. Box 1657  
Hollister Rd,  
Teterboro, NJ 07608

ABSTRACTED

BK 8002 PG 3-78

END OF DOCUMENT



## Ashley McGovern

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**From:** Tina Lee <tina@s-platform.com>  
**Sent:** Wednesday, March 18, 2026 9:23 AM  
**To:** Martin Santini; psj0517; Sam Youn; HJ Park; Mark Madaio; Mike Hubschman; Ashley McGovern  
**Subject:** FW: Status of FAA Filing 2026-AEA-3560-OE

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**From:** noreply@faa.gov <noreply@faa.gov>  
**Sent:** Wednesday, March 18, 2026 9:19 AM  
**To:** mike@hubschmanengineering.com; Tina Lee <tina@s-platform.com>  
**Subject:** Status of FAA Filing 2026-AEA-3560-OE

Your filing is assigned Aeronautical Study Number (ASN): 2026-AEA-3560-OE.

To review your electronic record, go to our website [oeaaa.faa.gov](http://oeaaa.faa.gov) and Search to locate your case using the assigned Aeronautical Study Number (ASN).

The FAA verified your filing and an aeronautical study has been initiated. Please allow a minimum 45 days for the FAA to complete the study. Please refer to the assigned ASN on all future inquiries regarding this filing.

For Wind Turbine proposals only, please ensure Wind Turbine Data as described on the project summary page in your registered e-filing account has been uploaded to your filing.

*To ensure e-mail notifications are delivered to your inbox please add [noreply@faa.gov](mailto:noreply@faa.gov) to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review.*