

Stephen Joseph

From: Nick Taylor <NTaylor@jcnj.org>
Sent: Thursday, May 26, 2022 4:40 PM
To: Stephen Joseph; Tanya Marione; Matt Ward
Cc: Dennis Devino; Sharon Pagano
Subject: RE: Glenwood Avenue Properties - University Zone

Anything other than dorms will require a variance in my opinion.

From: Stephen Joseph <sjoseph@cqclaw.com>
Sent: Thursday, May 26, 2022 4:15 PM
To: Nick Taylor <NTaylor@jcnj.org>; Tanya Marione <tanyam@jcnj.org>; Matt Ward <MWard@jcnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>; Sharon Pagano <PaganoS@jcnj.org>
Subject: RE: Glenwood Avenue Properties - University Zone

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I think that is to be determined based on this conversation.

For example, the tax records show that 138 Glenwood has 43 units plus 1 super unit for a total of 44 units. Is a new owner able to get a new C/O and rent out those units as apartments? If not, that is going to change my client's plan.

Essentially my client is looking to keep the existing buildings and generally the same or similar unit county with building and fire code upgrades.

Regards,

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Stephen Joseph
Castano Quigley Cherami LLC
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From: Nick Taylor <NTaylor@jcnj.org>
Sent: Thursday, May 26, 2022 3:56 PM
To: Stephen Joseph <sjoseph@cqclaw.com>; Tanya Marione <tanyam@jcnj.org>; Matt Ward <MWard@jcnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>; Sharon Pagano <PaganoS@jcnj.org>
Subject: RE: Glenwood Avenue Properties - University Zone

How many units per structure?

From: Stephen Joseph <sjoseph@cqclaw.com>
Sent: Thursday, May 26, 2022 1:21 PM
To: Nick Taylor <NTaylor@jcnj.org>; Tanya Marione <tanyam@jcnj.org>; Matt Ward <MWard@jcnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>; Sharon Pagano <PaganoS@jcnj.org>
Subject: RE: Glenwood Avenue Properties - University Zone

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Thanks Nick,

We want to make sure we are proceeding appropriately.

St Peters is selling several of its buildings currently used as dorms to my client. I am trying to determine what can be done with the existing building without a variance. I suppose its possible that any use by an owner other than the university needs a use variance. But my client needs clarification before proceeding with construction drawings.

What my client would like to do is use the existing buildings as apartments with no exterior work or physical expansion proposed for the existing structures.

Regards,

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Stephen Joseph
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From: Nick Taylor <NTaylor@icnj.org>
Sent: Thursday, May 26, 2022 1:01 PM
To: Stephen Joseph <sjoseph@cqclaw.com>; Tanya Marione <tanyam@icnj.org>; Matt Ward <MWard@icnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>; Sharon Pagano <PaganoS@icnj.org>
Subject: RE: Glenwood Avenue Properties - University Zone

Dorms in the UNIVERSITY ZONE are accessory uses to the university. Now, to convert them to dwelling units, I believe a variance will be required. I'm bringing Planning into the conversation.

From: Stephen Joseph <sjoseph@cqclaw.com>
Sent: Thursday, May 26, 2022 12:47 PM
To: Nick Taylor <NTaylor@icnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: RE: Glenwood Avenue Properties - University Zone

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Nick,

Just following up on this.

Regards,

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Stephen Joseph
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From: Stephen Joseph
Sent: Wednesday, May 11, 2022 1:08 PM
To: Nick Taylor <NTaylor@icnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: RE: Glenwood Avenue Properties - University Zone

My client is maintaining the existing buildings and just wants to convert the dorms into apartments. No change in bulk is proposed.

Regards,

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Stephen Joseph
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From: Nick Taylor <NTaylor@icnj.org>
Sent: Wednesday, May 11, 2022 1:04 PM
To: Stephen Joseph <sjoseph@cqclaw.com>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: RE: Glenwood Avenue Properties - University Zone

Depending upon what is proposed, that may very well be the case.

From: Stephen Joseph <sjoseph@cqclaw.com>
Sent: Wednesday, May 11, 2022 1:03 PM
To: Nick Taylor <NTaylor@icnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: RE: Glenwood Avenue Properties - University Zone

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Thanks Nick,

They are all in the university zone. The college is selling the properties which are existing dorms. My concern is whether a use variance is needed due to the change in ownership.

Property Addresses below.

104 Glenwood Avenue
138 Glenwood Avenue
146 – 150 Glenwood Avenue
850 Westside Avenue

Regards,

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Stephen Joseph
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From: Nick Taylor <NTaylor@icnj.org>
Sent: Wednesday, May 11, 2022 12:58 PM
To: Stephen Joseph <sjoseph@cqclaw.com>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: RE: Glenwood Avenue Properties - University Zone

If these are below the Boulevard they would be in either the **University Zone** or the **R-3 Zone**. Please provide all addresses and we will take it from there.

From: Stephen Joseph <sjoseph@cqclaw.com>
Sent: Wednesday, May 11, 2022 11:24 AM
To: Nick Taylor <NTaylor@icnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: RE: Glenwood Avenue Properties - University Zone

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Nick,

I wanted to follow up on this meeting request.

Regards,

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Stephen Joseph
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From: Stephen Joseph
Sent: Friday, May 6, 2022 12:35 PM
To: Nick Taylor <NTaylor@icnj.org>
Cc: Dennis Devino <dennis@devinoaielloarchitects.com>
Subject: Glenwood Avenue Properties - University Zone

Nick,

Dennis and I represent the contract purchaser of several properties on Glenwood Avenue currently owned by St. Peter's University. I spoke with City Planning today and they recommended I reach out to you to discuss the project.

My client intends to convert the existing dorms into apartment units, and we had some questions about how we are classifying this.

Can we set up a call or meeting to talk about the proposal?

Regards,

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155 Passaic Ave #340
Fairfield, NJ 07004

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