

TOWN PLAN AND ZONING COMMISSION LAND USE APPLICATION

APPLICATION TYPE

Site Plan ☐ Special Permit ☒ Regulation Text Change ☐
Revised Site Plan ☐ Zone Map Change ☐ Other: _____ ☐

Applicant's Information

John Donovan, Pres.

Name: Tecta America New England LLC Date: 6/14/2024
Last First M.I.
Address: 1010 W. Chestnut St, Unit A Phone: 781-982-5684 ext 2837
Street address Apt/Unit #
Brockton, MA 02301 Email: jdonovan@tectaaamerica.com
City State Zip Code

Owner(s) of Record (if different from Applicant)

Sam Morreale

Name: 400S WDLD AVE OWNER II LLC Phone: 973-299-4000
Last First M.I.
Address: 1Bloomfield Ave. Email: smorreale@visionrep.com
Street address Apt/Unit #
Mountain Lakes, NJ 07046
City State Zip Code

Parcel Description

Location: 400 Woodland Ave Zone: I-2
Area (acres) 7.32 Area (sq. ft.) 255,094 MBL B 15, L 146
Current Use: vacant

Is the parcel within 500 ft. of a town boundary line? Yes ☐ No ☒

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s): Industrial - Roofing contractor

Applicable Section: 4.4.C.4.u To Permit: accessory outdoor storage of roof insulation

Applicable Section: 4.4.C.4.I To Permit: incidental fabricating of sheet metal roof edging

Applicable Section: 6.2.H To Permit: reduction of parking spaces

(see supporting documentation attached)

Zone Map Change Information (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: _____ Proposed Zone: _____

Proposed use(s) _____

Regulation Text Change Information (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: _____

Changes to existing Section(s): _____ Proposed New Section(s): _____

Amendment to Existing Text or New Proposed Text (Attach separate page if needed) _____

Use Determination

Existing Use: _____ Proposed Use: _____

Is the use legal non-conforming? Yes ☐ No ☐

Disclaimer and signature

The undersigned warrants the truth of all statements made in conjunction with this application and consents to inspection of the site.

Applicant's Signature (see attached) Date: _____

Print Name & Sign _____

The undersigned owner(s) of record consent(s) to the submission of this application and to inspections of the site.

Owner's Signature (see attached) Date: _____

Print Name & Sign _____

BLOOMFIELD TOWN PLAN AND ZONING COMMISSION

Type of Application

- | | | |
|-------------------------------------|---|-----------|
| <input type="checkbox"/> | Site Plan | \$ 210.00 |
| <input type="checkbox"/> | Revised Site Plan (addition or change to existing building or site) | \$ 210.00 |
| <input checked="" type="checkbox"/> | Special Permit (public hearing required)* | \$ 260.00 |
| <input type="checkbox"/> | Sign Permit** | \$ 110.00 |
| <input type="checkbox"/> | Flood Management | \$ 160.00 |

* A sign must be posted on the site for ten days prior to the public hearing.

**Only if not previously presented as part of a site plan or special permit application.

<u>Tecta America New Engand LLC</u>		<u>John Donovan</u>	<u>(860) 828-0380 781.982.5684 ex.2837</u>
<u>Applicant (to whom notices will be sent)</u>		<u>President</u>	<u>Daytime Phone #</u>
<u>1010 W. Chestnut Street, Unit A, Brockton, MA 02301</u>			<u>jdovonan@tectaaamerica.com</u>
<u>105 Cherry St, East Hartford, CT 06108</u>			<u>E-mail Address</u>
<u>Mailing Address</u>	<u>Sam Morreale</u>		<u>973-299-4000</u>
	<u>400S WDL D AVE OWNER II LLC</u>		<u>Daytime Phone #</u>
<u>Owner (if different from applicant)</u>			<u>smorreale@visionrep.com</u>
	<u>1 Bloomfield Ave, Mountain Lakes, NJ 07046</u>		<u>E-mail Address</u>
<u>Owner's Address</u>			


Applying as ☐ Owner ☐ Developer ☒ Agent ☐ Other

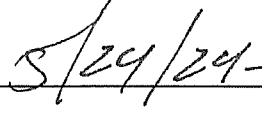
Location of Site 400 Woodland Ave Zone I-2

Applicable Section(s) of the Zoning Regulations: 4.4.C.4.t Accessory Use

Describe the proposed Special Permit: outdoor storage of roof insulation in piles or on racks
with a maximum height of 8 feet.

Is the property located within 500 feet of a town boundary line? ☐ Yes ☒ No

 John Donovan
Applicant's Signature President


Date


Owner's Signature (if different from applicant)

Owner: Sam Morreale (Authorized Signatory)
Phone: (973) 299-4000
Email: smorreale@visionrep.com

Read the attached list of procedures and complete the Disclosure Form for all applications.

Response to preliminary review.

The Special Permit Application Fee will be \$485.00, in addition to a separate Wetlands Application. The applicable Sections for a Special Permit Application for the proposed use are Sections:

- 4.4.C.4.l -Fabricating (see Special Permit application)
- 4.4.C.4.u – Outdoor Storage as an accessory use (see Special Permit application)
- 6.2.H – Reduction of Parking Facilities (up to 35% reduction provided you meet one of the requirements in said Section) (see Special Permit application)
- Any requirements exceeding the maximum permitted requirement will require a Variance Request (we do not believe a variance is required)

Please provide the following along with a completed Special Permit Application and related Site Plan:

- Provide dimensions of outdoor storage area to scale, including parking spaces for the trucks (see site plan)
- The proposed Outdoor Storage Area should be reviewed by the Center Fire District (we will get this to the Fire marshal)
- Provide screening in the form of a fence for outdoor storage of materials (roof enclosure?) and screening of refuse area (We will take a look at what might make sense)
- Provide a detailed list of outdoor materials being stored outdoor (types of insulation being stored outdoor) (see information provided with application)
- Provide a detailed dimensional floor plan of the warehouse, and indicate the use of each space (see plans included with application)
- Provide the I-2 district Zoning Table on the Site Plan–(bulk requirements Sec. 4.4B and parking requirement of Sec. 6.2) (see site plan)
- If increasing lot coverage to provide an interconnected driveway, the lot total lot coverage shall not exceed 60%. An aerial photo shows a connecting driveway that was not part of any previous approvals. (No connecting driveway is needed)
- Provide number of employees working on-site and off-site (5 office on site 18 operations employees mostly off site)
- Provide number of vehicles associated with the proposed business (5 office employee cars, most operations employees are off site with company vehicles, two GMC 2500 may be parked overnight or on weekends)
- Provide loading dock area (see site plan)
- Provide process of fabrication (Limited to a hand operated brake machine used to bend sheet metal for roof edging)
- Provide outdoor lighting plan if replacing any exterior lights or proposing new lighting (No change in the site lighting)
- Provide Sign Plan (Tenant will replace wall sign and may install a small free standing sign. Sign permit applications will be submitted)

For Wetlands:

- It will be an administrative review for Wetlands application (we agree)
- The outdoor storage area is in the Upland Review Area (we agree)

As far as getting on the June Agenda for TPZ, TPZ will not hear it until Wetlands review and approval. Your application will not make it on the TPZ Agenda until the July meeting.

(We are requesting that the Wetlands Agent issue an Agent approval and report that to the Wetlands commission, so that this application can be considered by the TPZ at the June meeting)

Special Permit Supporting Documentation
400 Woodland Avenue
Tecta America New England LLC

General description of use

Tecta America New England LLC is a commercial roofing contractor providing roofing services for new roof, re-roofs, repairs and maintenance. The facility at 400 Woodland Ave would be used for general operations in support of roofing projects including warehousing of materials and support of roofing teams with materials, supplies and equipment for use on projects. The facility will include an office area and an area for loading and unloading materials and supplies, an area for storing materials and supplies and a small fabricating area.

Section 4.4.C.4.u

Accessory to the main operation some insulation for use on projects would be stored outdoors. The insulation would be stored on pallets or racks less than eight feet high in an area about 2,700 s.f. The material is wrapped and does not present any significant safety or environmental hazard (see Safety Data Sheet)

Section 4.4.C.4.l

A small area of the building would include a manual brake machine used to bend sheet metal to form roof edging.

Section 6.2.H

The facility is estimated to employ 5 office workers and 18 operations personnel. The operations personnel primarily drive company vehicles which they drive some at night. As needed, they arrive at the facility, perform some activities in the building including loading and unloading roofing materials, supplies, tools and equipment into their vehicles and depart to a job site.

Based on the number of employees and the size of the building the zoning regulations would require 20 parking spaces (1 per 500 sf. For a building of 10,000 s.f.)

The site plan shows 13 parking spaces, a 35 % reduction from the 20 spaces. Based on the proposed operation of the facility by this tenant that is more than adequate.

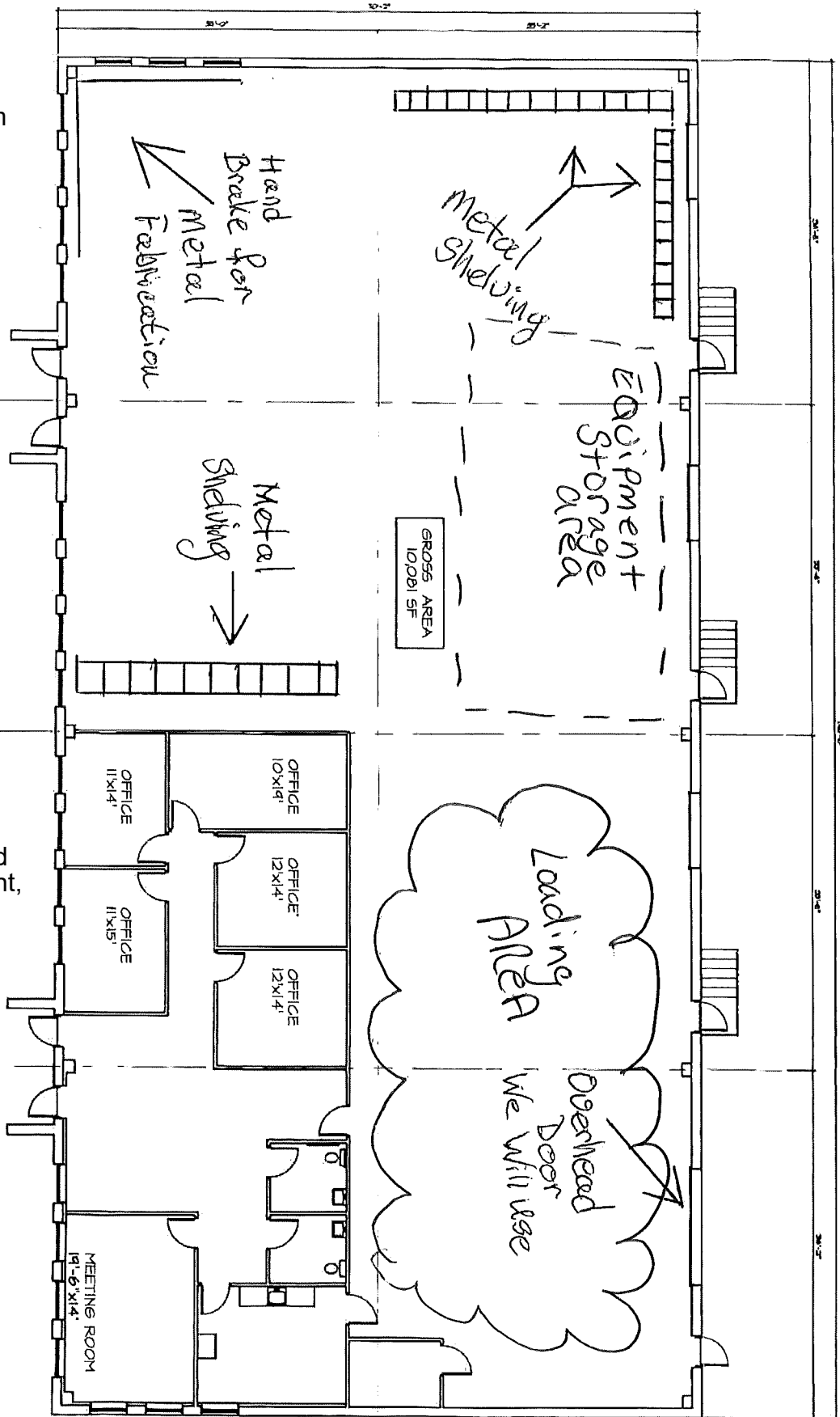
If this tenant were to leave the outdoor storage would be removed and the site could be striped to accommodate the 20 spaces.

hand brake is used to bend sheet metal to form roof edging

OPTION E-r

Shelves will be general roofing materials such as plates, screws, nails, rolled materials, safety equipment, rags, trash bags, and miscellaneous day to day materials.

the equipment to be stored are generators, smart karts, 4-wheel karts, hand tools, job boxes, and hand tools.



Safety Data Sheet

Material Name: SecurShield® Polyiso, SecurShield® Tapered Polyiso, SecurShield® CD Polyiso, SecurShield® Tapered Polyiso Hinged Target Sump, SecurShield® Tapered Polyiso Target Sump

Section 1 - PRODUCT AND COMPANY IDENTIFICATION

Material Name

SecurShield® Polyiso, SecurShield® Tapered Polyiso, SecurShield® CD Polyiso, SecurShield® Tapered Polyiso Hinged Target Sump, SecurShield® Tapered Polyiso Target Sump

Synonyms

Polyiso Foam with Coated Glass Facer

Chemical Family

POLYISOCYANURATE Foam

Product Description

This product is as an article in accordance with 29 CFR 1910.1200.

Product Use

Thermal Insulation foams

Manufacturer Information

Carlisle SynTec
1285 Ritner Highway
Carlisle, PA 17013 USA
Phone: +1-800-479-6832
Emergency Phone #: +1-800-424-9300 (Chemtrec)

Section 2 - HAZARDS IDENTIFICATION

Component Related Regulatory Information

The components listed above are part of a product that is considered an “article” as defined in the OSHA Hazard Communication Standard, 29 CFR 1910.1200 and are considered “manufactured articles” as defined by the Canadian Hazardous Products Act (R.S.C., 1985, c. H-3) and as such are exempt from the requirement for an SDS. Under normal conditions of use, these components do not pose a hazard in the workplace or to the building occupants. Since this “article” poses no health hazard under normal conditions of use, there is no requirement for an SDS. In addition, “articles” are not included in the scope of the Globally Harmonized System (GHS). For that reason, the GHS labeling elements are not included on this SDS. Although these products are not subject to the OSHA or Canadian standards or GHS labelling elements, Carlisle would like to disclose as much health and safety information as possible to ensure that these products are handled and used properly. This SDS contains information critical to the safe handling and proper use of the products. It is recommended that this SDS should be retained and made available to the users of these products. In addition, the recommendations for handling and use of these products should be included in worker training programs.

GHS Label Elements

Symbol(s)

None needed according to classification criteria.

Safety Data Sheet

Material Name: SecurShield® Polyiso, SecurShield® Tapered Polyiso, SecurShield® CD Polyiso, SecurShield® Tapered Polyiso Hinged Target Sump, SecurShield® Tapered Polyiso Target Sump

Signal Word

None needed according to classification criteria.

Hazard Statement(s)

None needed according to classification criteria.

Precautionary Statement(s)

Prevention

None needed according to classification criteria.

Response

None needed according to classification criteria.

Storage

None needed according to classification criteria.

Disposal

Dispose of contents/container in accordance with local/regional/national/international regulations.

Other Hazards

No additional information available.

Section 3 - COMPOSITION / INFORMATION ON INGREDIENTS

CAS	Component Name	Percent by weight
Not Available	Polyisocyanurate Foam	50-80
109-66-0	Pentane	< 10
65997-17-3	Fiberglass	1-5
471-34-1	Limestone	17-42

Section 4 - FIRST AID MEASURES

Description of Necessary Measures

Get medical advice/attention if you feel unwell.

Inhalation

If dust is inhaled, remove person to fresh air and keep comfortable for breathing. If experiencing respiratory symptoms: Get medical advice/attention if you feel unwell.

Skin

If skin irritation or rash occurs: Wash with plenty of soap and water. Get medical attention if irritation develops or persists.

Safety Data Sheet

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Eyes

Rinse cautiously with water for at least 15 minutes. Remove contact lenses, if present and easy to do, prior to rinsing. If eye irritation persists, get medical advice/attention.

Ingestion

Do NOT induce vomiting. Rinse mouth thoroughly with water. Get medical advice/attention if you feel unwell.

Indication of any immediate medical attention and special treatment needed

Treat symptomatically and supportively.

Most Important Symptoms/Effects

Acute

Direct contact with dust may cause mechanical irritation of the eyes, skin, respiratory tract. May cause allergic skin reaction. May cause allergy or asthma symptoms or breathing difficulties if inhaled.

Delayed

No information on significant adverse effects.

Section 5 - FIREFIGHTING MEASURES

Extinguishing Media

Suitable Extinguishing Media

Regular dry chemical, carbon dioxide, foam, water fog.

Unsuitable Extinguishing Media

None known.

Special Hazards Arising from the Chemical

Fumes from heating may cause irritation, allergic reactions.

Hazardous Combustion Products

Oxides of carbon.

Special Protective Equipment and Precautions for Firefighters

Wear full protective firefighting gear including self contained breathing apparatus (SCBA) for protection against possible exposure.

Section 6 - ACCIDENTAL RELEASE MEASURES

Personal Precautions, Protective Equipment and Emergency Procedures

Wear personal protective clothing and equipment, see Section 8.

Methods and Materials for Containment and Cleaning Up

Avoid generating dust in the air.

Environmental Precautions

Prevent environmental discharge consistent with regulatory requirements.

Safety Data Sheet

Material Name: SecurShield® Polyiso, SecurShield® Tapered Polyiso, SecurShield® CD Polyiso, SecurShield® Tapered Polyiso Hinged Target Sump, SecurShield® Tapered Polyiso Target Sump

Section 7 - HANDLING AND STORAGE

Precautions for Safe Handling

Minimize dust generation and accumulation. Eliminate all sources of ignition. Do not breathe dust. Do not eat, drink or smoke when using this product. Do not get foam dust in eyes. Wear protective gloves and eye/face protection. Wash hands thoroughly after handling. Use only outdoors or in a well-ventilated area. Refer to handling and storage guidelines provided by the manufacturer.

Conditions for Safe Storage, Including any Incompatibilities

None needed according to classification criteria. Store on flat foundation. Elevate 3-4" above foundation to prevent contact with moisture. Keep only in original packaging. If packaging is opened, place waterproof but breathable tarp on product. Refer to handling and storage guidelines provided by the manufacturer.

Incompatible Materials

Acetone, methyl ethyl ketone, tetrahydrofuran, chlorine, chloroform, hydrogen peroxide, ethylene dichloride, dimethyl sulfoxide, dimethyl formamide.

Section 8 - EXPOSURE CONTROLS / PERSONAL PROTECTION

Component Exposure Limits

Pentane	109-66-0
OSHA (US):	This component has exposure limits. However, this component is present in what is considered an "article" as defined in the OSHA Hazard Communication Standard, 29 CFR 1910.1200 and a "manufactured article" as defined by the Canadian Hazardous Products Act (R.S.C., 1985, c. H-3). Therefore, the exposure limits for this component are unnecessary to provide safe exposure controls. This component will not be released from the product under normal working conditions.

Biological limit value

There are no biological limit values for any of this product's components.

Engineering Controls

Provide local exhaust ventilation where dust may be generated. Ventilation equipment should be explosion-resistant if explosive concentrations of material are present. Ensure that dust-handling systems (such as exhaust ducts, dust collectors, vessels, and processing equipment) are designed in a manner to prevent the escape of dust into the work area (i.e., there is no leakage from the equipment). Ensure compliance with applicable exposure limits.

Individual Protection Measures, such as Personal Protective Equipment

Eye/face protection

Safety glasses or goggles are recommended when there is a potential for eye contact.

Skin Protection

Work clothes with long sleeves and pants are recommended, but not required.

Safety Data Sheet

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Respiratory Protection

If respirable dusts are generated, respiratory protection may be needed. Consult with a health and safety professional for specific respirators appropriate for your use.

Glove Recommendations

Protective gloves are not required, but recommended.

Protective Materials

Recommended equipment: Provide emergency eye wash supplies in the immediate work area.

Section 9 - PHYSICAL AND CHEMICAL PROPERTIES

Appearance	light yellow foam	Physical State	solid
Odor	odorless to slight odor	Color	light yellow
Odor Threshold	Not available	pH	Not available
Melting Point	Not available	Boiling Point	Not applicable
Freezing point	Not applicable	Evaporation Rate	Not applicable
Boiling Point Range	Not applicable	Flammability (solid, gas)	Not available
Autoignition	Not available	Flash Point	Not applicable
Lower Explosive Limit	Not applicable	Decomposition	Not available
Upper Explosive Limit	Not applicable	Vapor Pressure	Not applicable
Vapor Density (air=1)	Not applicable	Specific Gravity (water=1)	1.5 - 2.5
Water Solubility	Insoluble	Partition coefficient: n-octanol/water	Not applicable
Viscosity	Not applicable	Solubility (Other)	Not available
Density	1.5 - 2.5 lbs/ft3	VOC	contains Pentane

Other Information

No additional information available.

Section 10 - STABILITY AND REACTIVITY

Reactivity

No reactivity hazard is expected.

Safety Data Sheet

Material Name: SecurShield® Polyiso, SecurShield® Tapered Polyiso, SecurShield® CD Polyiso, SecurShield® Tapered Polyiso Hinged Target Sump, SecurShield® Tapered Polyiso Target Sump

Chemical Stability

Stable under normal conditions of use.

Possibility of Hazardous Reactions

Hazardous polymerization will not occur.

Conditions to Avoid

Avoid dust generation and accumulation. Avoid heat, flames, sparks and other sources of ignition. Avoid contact with water or incompatible materials.

Incompatible Materials

Acetone, methyl ethyl ketone, tetrahydrofuran, chlorine, chloroform, hydrogen peroxide, ethylene dichloride, dimethyl sulfoxide, dimethyl formamide.

Hazardous decomposition products

Oxides of carbon.

Section 11 - TOXICOLOGICAL INFORMATION

Information on Likely Routes of Exposure

Inhalation

Dust may cause irritation of the nose, throat and upper respiratory tract. May cause allergy or asthma symptoms or breathing difficulties if foam dust is inhaled.

Skin Contact

Dust may cause mechanical irritation. May cause allergic skin reaction.

Eye Contact

Direct contact with dust may cause mechanical irritation of the eyes.

Ingestion

No information on significant adverse effects.

Acute and Chronic Toxicity

Component Analysis - LD50/LC50

The components of this material have been reviewed in various sources and the following selected endpoints are published:

Pentane (109-66-0)

Non-hazardous acute toxicity values

Immediate Effects

Direct contact with dust may cause mechanical irritation of the eyes, skin, respiratory tract. May cause allergic skin reaction. May cause allergy or asthma symptoms or breathing difficulties if foam dust is inhaled.

Delayed Effects

No information on significant adverse effects.

Irritation/Corrosivity Data

Direct contact with dust may cause mechanical irritation of the eyes, skin, respiratory tract.

Respiratory Sensitization

May cause allergy or asthma symptoms or breathing difficulties if foam dust is inhaled.

Safety Data Sheet

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Dermal Sensitization

May cause allergic skin reaction.

Component Carcinogenicity

Germ Cell Mutagenicity

No data available.

Tumorigenic Data

No data available.

Reproductive Toxicity

No data available.

Specific Target Organ Toxicity - Single Exposure

No target organs identified.

Specific Target Organ Toxicity - Repeated Exposure

No target organs identified.

Aspiration hazard

No data available.

Medical Conditions Aggravated by Exposure

May cause allergic reactions.

Section 12 - ECOLOGICAL INFORMATION

Component Analysis - Aquatic Toxicity

No LOLI ecotoxicity data are available for this product's components.

Persistence and Degradability

No studies have been established for this product.

Bioaccumulative Potential

No studies have been established for this product.

Mobility

No studies have been established for this product.

Other Toxicity

No additional information available.

Section 13 - DISPOSAL CONSIDERATIONS

Disposal Methods

Product is not an EPA hazardous waste. Dispose of contents/container in accordance with local/regional/national/international regulations.

Safety Data Sheet

Material Name: SecurShield® Polyiso, SecurShield® Tapered Polyiso, SecurShield® CD Polyiso, SecurShield® Tapered Polyiso Hinged Target Sump, SecurShield® Tapered Polyiso Target Sump

Section 14 - TRANSPORT INFORMATION

US DOT Information:

UN/NA #: Not regulated

IATA Information:

UN#: Not regulated

IMDG Information:

UN#: Not regulated

TDG Information:

UN#: Not regulated

Section 15 - REGULATORY INFORMATION

U.S. Federal Regulations

None of this products components are listed under SARA Sections 302/304 (40 CFR 355 Appendix A), SARA Section 313 (40 CFR 372.65), CERCLA (40 CFR 302.4), TSCA 12(b), or require an OSHA process safety plan.

U.S. State Regulations

The following components appear on one or more of the following state hazardous substances lists:

Component	CAS	CA	MA	MN	NJ	PA
Pentane	109-66-0	Yes	Yes	Yes	Yes	Yes
Fiberglass	65997-17-3	No	No	Yes	No	No

The following statement(s) are provided under the California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65):

WARNING! This product contains a chemical known to the state of California to cause cancer

Canadian WHMIS Ingredient Disclosure List (IDL)

Components of this material have been checked against the Canadian WHMIS Ingredients Disclosure List. The List is composed of chemicals which must be identified on MSDSs if they are included in products which meet WHMIS criteria specified in the Controlled Products Regulations and are present above the threshold limits listed on the IDL

Pentane	109-66-0
	1 %

Component Analysis - Inventory

Pentane (109-66-0)

US	Yes
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Safety Data Sheet

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Fiberglass (65997-17-3)

US	Yes
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Section 16 - OTHER INFORMATION

Summary of Changes

Revision Date: September 25, 2019

Revision Note: General Update

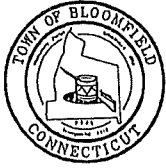
Key / Legend

ACGIH - American Conference of Governmental Industrial Hygienists; BOD - Biochemical Oxygen Demand; C - Celsius; CAS - Chemical Abstracts Service; CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act; CLP - Classification, Labelling, and Packaging; CPR - Controlled Products Regulations; DOT - Department of Transportation; DSD - Dangerous Substance Directive; DSL - Domestic Substances List; EPA - Environmental Protection Agency; EU - European Union; F - Fahrenheit; IARC - International Agency for Research on Cancer; IATA - International Air Transport Association; ICAO - International Civil Aviation Organization; IDL - Ingredient Disclosure List; IDLH - Immediately Dangerous to Life and Health; IMDG - International Maritime Dangerous Goods; Kow - Octanol/water partition coefficient; LEL - Lower Explosive Limit; LLV - Level Limit Value; LOLI - List Of Lists™ - ChemADVISOR's Regulatory Database; MAK - Maximum Concentration Value in the Workplace; MEL - Maximum Exposure Limits; NFPA - National Fire Protection Agency; NIOSH - National Institute for Occupational Safety and Health; NJTSR - New Jersey Trade Secret Registry; NTP - National Toxicology Program; OSHA - Occupational Safety and Health Administration; RCRA - Resource Conservation and Recovery Act; REACH- Registration, Evaluation, Authorisation, and restriction of Chemicals; SARA - Superfund Amendments and Reauthorization Act; STEL - Short-term Exposure Limit; TDG - Transportation of Dangerous Goods; TSCA - Toxic Substances Control Act; TWA - Time Weighted Average; UEL - Upper Explosive Limit; US - United States.

Other Information

Disclaimer:

The information contained herein is based upon data and information available to us, and reflects our best professional judgment. This product may be formulated in part with components purchased from other companies. No warranty of merchantability, fitness for any use, or any other warranty is expressed or implied regarding the accuracy of such data or information. The results to be obtained from the use thereof, or that any such use does not infringe any patent, since the information contained herein may be applied under conditions of use beyond our control and with which we may be unfamiliar, we do not assume responsibility for the results of such application. This information is furnished upon the condition that the person receiving it shall make his own determination of the suitability of the material for his particular use.



Inland Wetlands and Watercourses Commission

APPLICATION FOR PERMIT WETLANDS AGENT PERMIT

- Applicant's Name, Address, Phone Number and E-mail Address: Tecta America New England LLC
105 Cherry St. East Hartford, CT 06108 781-982-5684, jdonovan@tectaamerica.com
1010 W. Chestnut Street, Unit A, Brockton, MA 02301
- Applicant's interest in the property: ☐ Owner ☐ Lessee ☐ Optionee ☒ Other, Explain: Tenant
- Property Owner(s) Name, Address, Phone Number and E-mail Address: 400S WDL AVE OWNER II LLC
1 Bloomfield Ave, Mountain Lakes, NJ 07046 973-299-4000, smorreale@visionrep.com
- Location of Property, including street address, and Assessor's lot and map number: 400 Woodland Ave., Block 15, Lot 146
- Description of proposed activity and location on property: New tenant for existing building with proposed accessory outdoor storage on existing pavement

Check all that apply: ☐ Excavation ☐ Filling ☐ Grading ☐ In Wetlands ☐ In Watercourse or pond
☒ In Upland Review Areas ☐ Subdivision ☒ Commercial/ Industrial Site ☐ New House ☐ Addition
☐ Culvert Maintenance ☐ Clearing/ Forestry/ Logging ☐ Road Construction ☐ Utility Construction

- Total Area of the Property 7.32 Ac SF
- Total Area of Wetlands on the Property from the Official Map: 29,200 Ac SF
- Total Length and Area of Watercourses from the Official Map: 550 LF Ac SF
- Total number of Vernal Pools and area of 500-foot VP Habitat Area 0 0 Ac SF
- Wetlands Area Altered or Disturbed: 0 Ac SF
- Watercourse Area Altered or Disturbed 0 Ac SF
- Watercourse Length or Shoreline Length Altered or Disturbed 0 LF
- Area of Wetlands Created, Enhanced or Restored (excl. open water) 0 Ac SF
- Area of Upland Review Areas on site and disturbed: 0 Ac SF
- Area of Vegetated Buffer Zones on site and disturbed: 0 Ac SF
- Area of Vernal Pool Habitat Area disturbed: 0 Ac SF
- Total Land Area disturbed for the project: 0 Ac SF

The undersigned warrants the truth of all statements contained in this application according to the best of his or her knowledge and belief, and is aware of the penalties for obtaining a permit through deceptive information. The property owner grants permission to the Commission and its Agent to enter the subject property for the purposes of inspection, evaluation and enforcement.

John Donovan, Pres.

Signature of Applicant: [Signature] Date: 5/30/24

Signature of Property Owner: [Signature] Sam Morreale Date: 5/29/24

(TOWN USE ONLY BELOW THIS LINE)

Received at Bloomfield Town Hall by: _____ Date: _____

This application is scheduled for Official Receipt by the Wetlands Commission at the Regular

Meeting of: _____

Public Hearing ☐ No ☐ Yes date: _____ Wetlands Agent Permit ☐

ALL APPLICATIONS SHALL INCLUDE THE ORIGINAL SIGNATURES OF THE APPLICANT AND PROPERTY OWNER, PAYMENT OF THE FEE, PLANS OR MAPS SHOWING THE PROPOSAL AND HIGHLIGHTING THE PROPOSED REGULATED ACTIVITIES AND SUPPORTING DOCUMENTATION, ALL SUBJECT TO COMPLIANCE WITH THE REGULATIONS; AND THE SITE PLAN INCLUSION REQUIREMENTS. USE ADDITIONAL SHEETS IF NECESSARY. REVISED MAY 15, 2023

Owner: Sam Morreale (Authorized Signatory)⁵⁸
Phone: (973) 299-4000
Email: smorreale@visionrep.com

CONFLICT OF INTEREST DISCLOSURE FORM

(This form is required for all applications and must be notarized. Complete all sections, indicate N/A if not applicable and use additional sheets if necessary. Full disclosure is required for a complete application. Incomplete applications will not be scheduled for a hearing).

LOCATION OF PROJECT: 400 Woodland Ave

NAME OF APPLICANT: Tecta America New England LLC

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY ____ YEARS ____ MONTHS

NAMES AND ADDRESSES OF ALL PARTIES KNOWN TO HAVE AN INTEREST IN THIS APPLICATION/PROPERTY

OWNERS: 400S WDL D AVE OWNER II LLC

OPTIONEES: NA

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

NA

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: NA

TENANTS/PROSPECTIVE TENANTS: Tecta America New England LLC

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: NA

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: NA

ENGINEERS, SURVEYORS: F. A. Hesketh & Assoc., Inc.

ARCHITECTS: NA

BUILDERS: TBD

CONSULTANTS: NA

OTHERS: _____

To the best of my knowledge, no one except those listed below has a financial interest in this application or the subject property who is an employee of the Town of Bloomfield, or an elected or appointed official of the Town of Bloomfield: _____

Tecta America New England LLC, John Donovan, Pres.

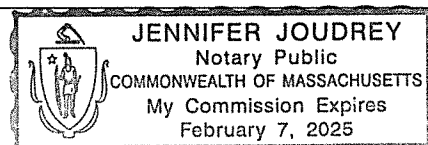
NAME OF APPLICANT

APPLICANT'S SIGNATURE

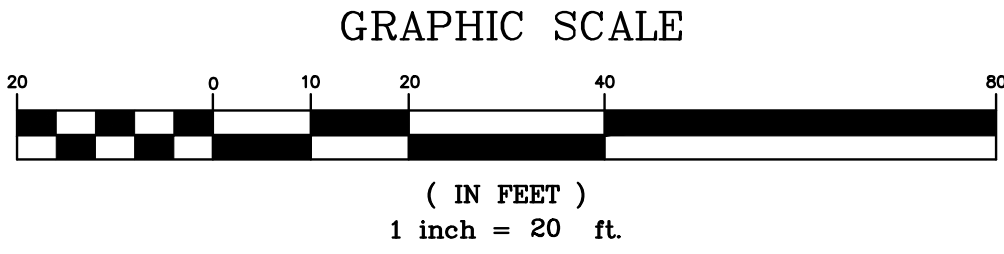
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF June, 2024

NOTARY PUBLIC Jennifer Joudrey

Revised



9/10/09



ZONING DATA TABULATION - Block 15, Lot 146

Zone:Restricted Industry Zone (I-2)				
Requirement	Section	Required	Existing *	Proposed
Minimum Lot Area	4.4B	40,000 Sq.Ft.	255,094 Sq. Ft.	no change
Minimum Front Yard Setback	4.4B	40 Feet	122.0 Feet	no change
Minimum Side Yard Setback	4.4B	20 Feet	24.9 Feet	no change
Minimum Rear Yard Setback	4.4B	(10% Lot Depth) 44.0 Feet	134.9 Feet	no change
Minimum Lot Width	4.4B	125 Feet	708± Feet	no change
Maximum Building Height (Stories)	4.4B	N/A	1 Story	no change
Maximum Building Height (Feet)	4.4B	60 Feet	35± Feet	no change
Minimum Parking	6.2.D.1	111 Spaces	111 Spaces (including 63 reserved)	48 Spaces **
Impervious Coverage	4.4B	50 Percent	46± Percent	no change

* Site plan approved 2009.

PARKING CALCULATION #400

Use / Activity Served	Required Parking Spaces
Industrial/Commercial:	1 space for every 2 employees on any 1 shift, and in no case less than 1 Space per 500 SF of building area

Employees	
Number of Employees = 23	12 space required

Floor Areas	
Industrial/Commercial:	10, 000 SF

Parking Required	
Industrial/Commercial:	10,000 SF @ (1 space per 500 SF) = 20 Spaces
35% Parking Reduction	20 x .65 = 13 Spaces

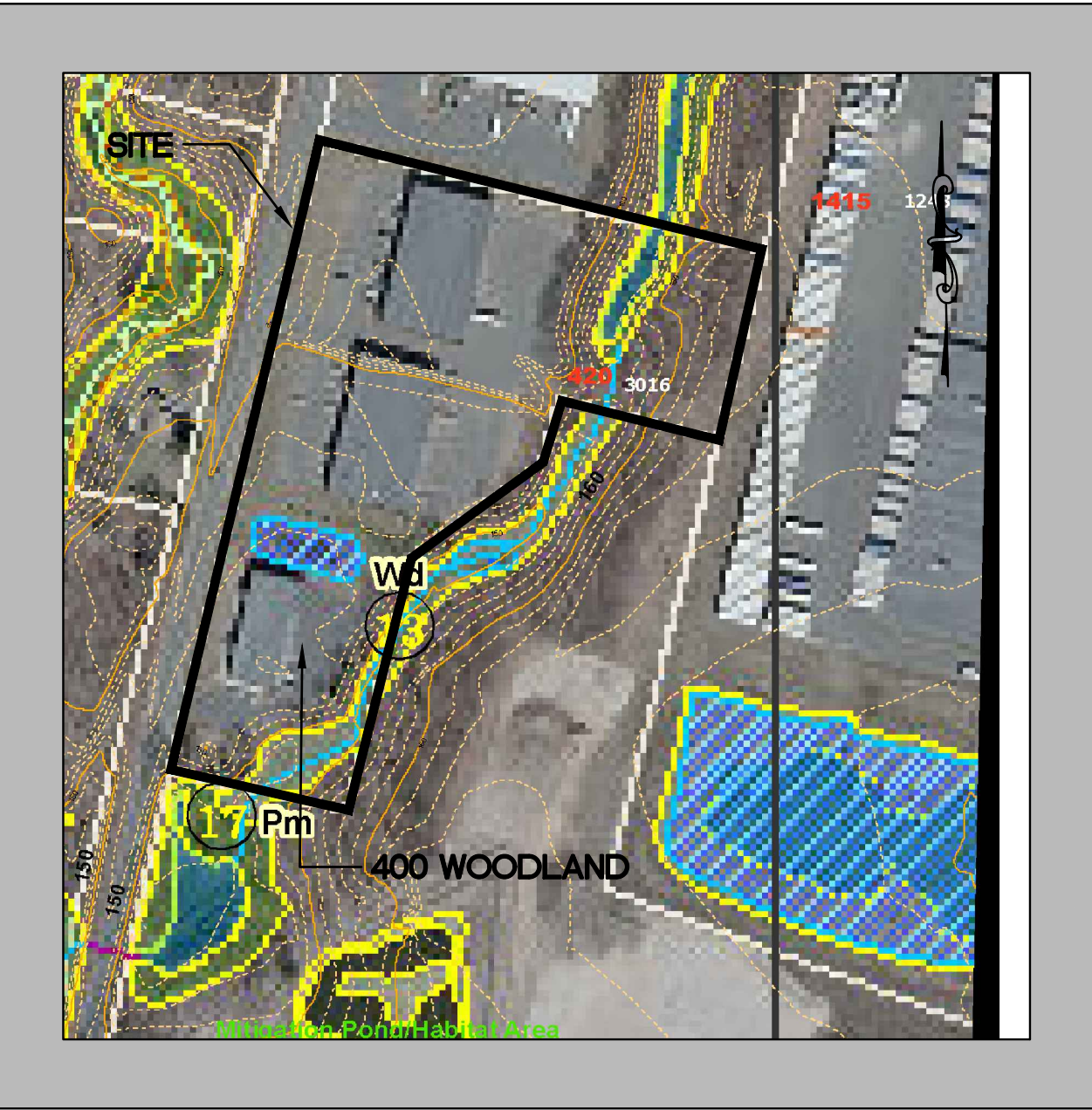
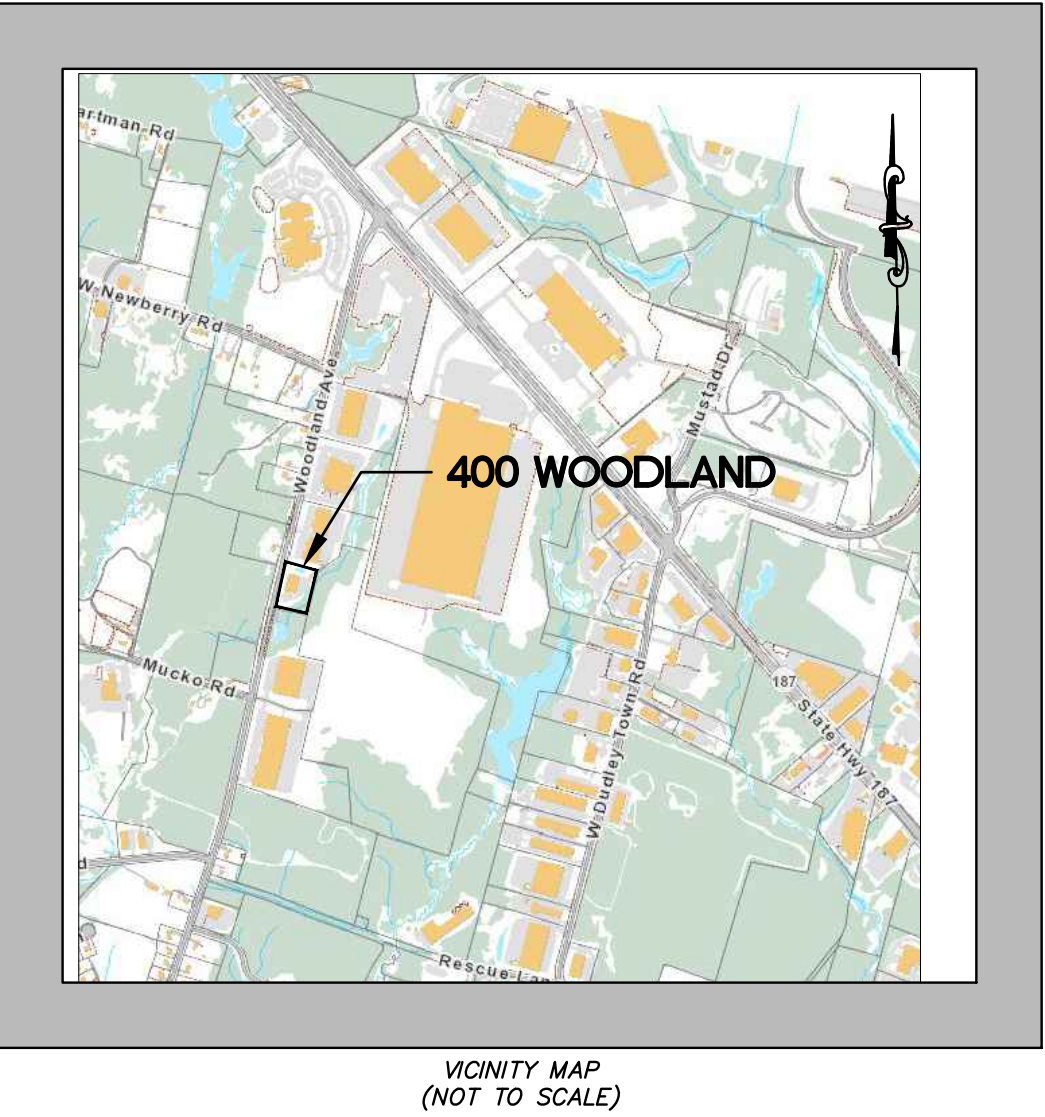
Proposed Parking	
Standard Parking Spaces:	12 Spaces
Accessible Parking Spaces:	<u>1 Spaces</u>
Total Spaces Proposed:	13 Spaces

SPECIAL PERMIT REQUEST

Requirement	Section	Request
Accessory Use	4.4.C.4.t	Outside storage as as an accessory use.
Parking	6.2.H	35% Reduction
Fabrication	4.4.C.4.I	Incidental fabrication

OUTDOOR STORAGE

The outdoor storage area will be used for the storage of roof insulation on pallets or on racks with a maximum height of 8 feet.



SP-1

OWNER:

400S WOLD AVE OWNER II LLC

PROPERTY:

400 Woodland Avenue
Bloomfield, CT 06002
Block 15 Lot 146

APPLICANT:

Tecta America New England, LLC

105 Cherry St.

East Hartford, CT 06108

DATE: 05-24-2024

Drawn by: RJK

Checked by: JSC

Scale: 1" = 20'

Job no: 24032

Sheet no: 1 OF 1

SPECIAL USE PERMIT

PREPARED FOR

Tecta America New England LLC

400 WOODLAND AVENUE

BLOOMFIELD, CONNECTICUT

Revisions:

No.	Date	Description
1	06-14-2024	Town comments

F.A.H.

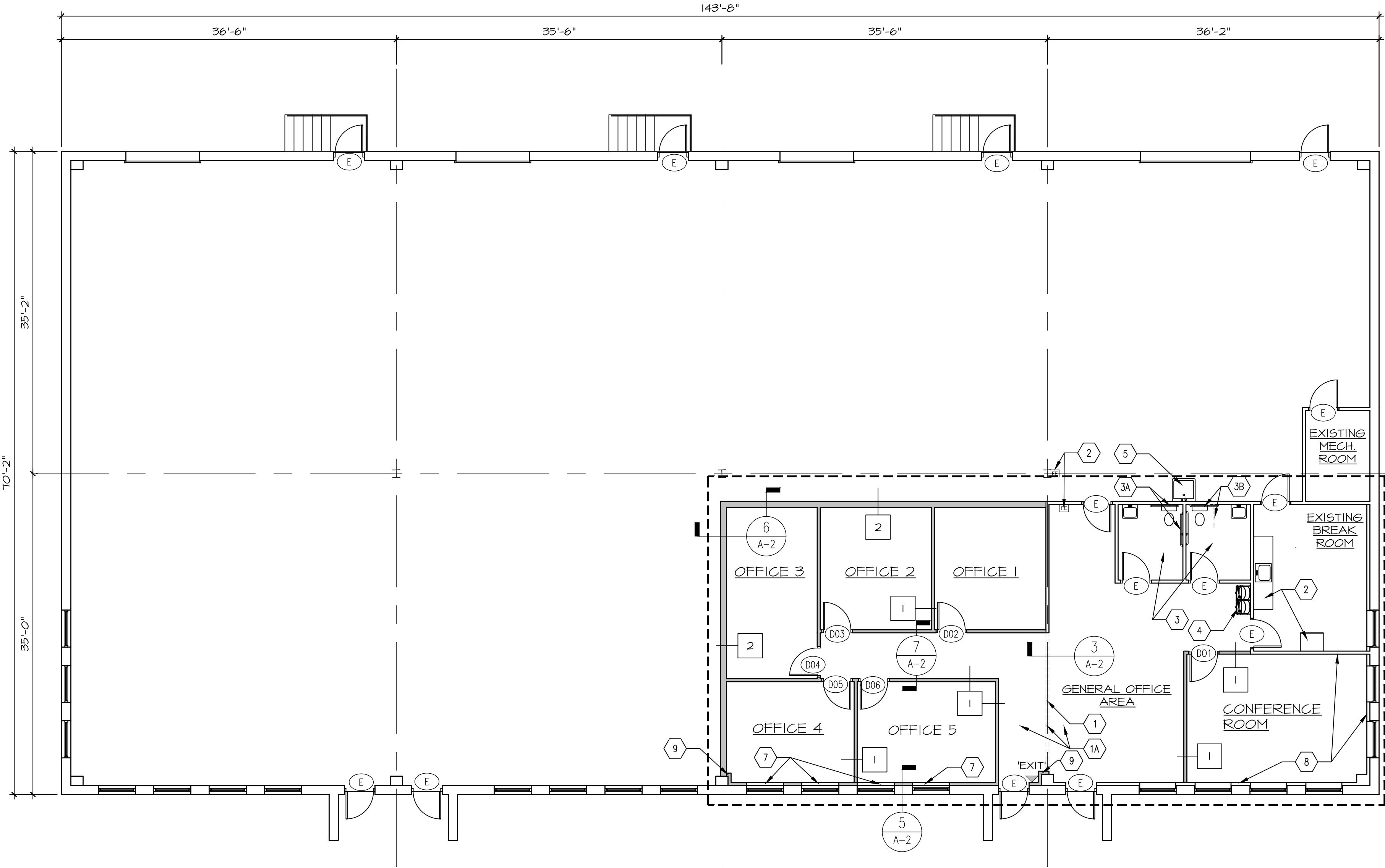
F. A. Hesketh & Associates, Inc.

6 Creamery Brook, East Cranby, CT 06026

Phone (860) 653-8000 Fax (860) 844-8600

www.fahesketth.com mail:fahesketth.com

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects



LEGEND

- EXISTING PARTITION TO REMAIN (E) EXISTING DOOR, FRAME AND HARDWARE - NO CHANGE
- EXISTING TO BE REMOVED (DI) NEW DOOR, FRAME AND HARDWARE
- 'EXIT' ADA COMPLIANT WALL-MOUNTED EXIT SIGN WITH TEXT AS NOTED (2) WALL TYPE
- NEW OR EXISTING FIRE EXTINGUISHER EXISTING ELECTRICAL PANEL
- DRAWING NOTE AREA OF NEW CONSTRUCTION
- CONTRACT LIMIT LINE

GENERAL DEMOLITION NOTES:

- EXISTING WALLS, DOORS, AND FRAMES TO BE REMOVED ARE SHOWN DASHED.
- AT ALL PARTITIONS TO BE REMOVED, PATCH AND REPAIR FLOOR AND WALL SURFACES TO PROVIDE AN EVEN SURFACE AS REQ'D. FOR NEW FINISHES.
- PROTECT ALL EXISTING SURFACES SCHEDULED TO REMAIN DURING ALL CONSTRUCTION PHASES.
- PRIOR TO BEGINNING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY ITEMS SCHEDULED FOR REMOVAL WHICH SHALL BE SALVAGED AND RETURNED TO THE OWNER.
- EXISTING SUSPENDED CEILINGS ARE TO REMAIN WHERE EVER POSSIBLE EXCEPT IN SPACES AS NOTED.
- REMOVE ALL FLOOR FINISHES THROUGHOUT, PREPARE FLOOR FOR NEW FINISHES.

GENERAL CONSTRUCTION NOTES

- G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE SCHEMATIC. THEY DO NOT REPRESENT ALL DETAILS AND CONDITIONS.
- ALL DIMENSIONS TO BE FROM FACE OF EXISTING GWB, OR TO CENTERLINE OF NEW STUD, UNLESS NOTED AS 'CLEAR' WHICH IS FROM FACE OF GWB.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS AND STATUES AS REQ'D. STRICTLY ADHERE TO MANUFACTURERS PRINTED INSTRUCTIONS.
- ALL DOOR HARDWARE TO COMPLY WITH THE CT STATE BUILDING CODE OF CONNECTICUT.
- ALL DOORS TO BE 3'-0" X 7'-0" PLACED 4"-6" FROM CORNER OR CENTER OF WALL UNLESS OTHERWISE NOTED.
- RE-USE AS MUCH EXISTING CEILING GRID & TILES, LIGHT & MECHANICAL FIXTURES AS POSSIBLE. NO SUBSTANTIVE CHANGES TO TRUE EXISTING CEILING ASSEMBLY IS INTENDED.
- PROVIDE NEW FINISHES AS DIRECTED BY TENANT.

DRAWING NOTES

- REMOVE EXISTING WALL AS INDICATED
- 1A) EXTEND NEW FLOOR FINISHES INTO AREA OF NEW CONSTRUCTION
- EXISTING FIRE EXTINGUISHER
- EXISTING NEAR ACCESSIBLE TOILET AND LAVATORY FACILITIES
- 3A) INSTALL NEW, CODE-COMPLIANT GRAB BARS
- 3B) REMOVE EXISTING SHING DOWN GRAB BAR AND BAR BEHIND TOILET. REPLACE WITH NEW, CODE-COMPLIANT GRAB BARS.
- PROPOSED LOCATION FOR NEW BI-LEVEL DRINKING FOUNTAIN
- APPROXIMATE LOCATION FOR NEW SERVICE SINK. FINAL LOCATION TO BE DETERMINED IN THE FIELD.
- EXISTING MILLWORK AND APPLIANCES
- NEW WINDOW SILL, JAMBS AND HEAD DETAILS TO MATCH EXISTING WINDOW CONSTRUCTION AND FINISHES.
- REFINISH EXISTING WALLS AND AND FLOOR SURFACES TO MATCH NEW DESIGN PALETTE AS SELECTED BY THE TENANT.
- FINISH AROUND EXISTING COLUMNS AS REQUIRED.

1

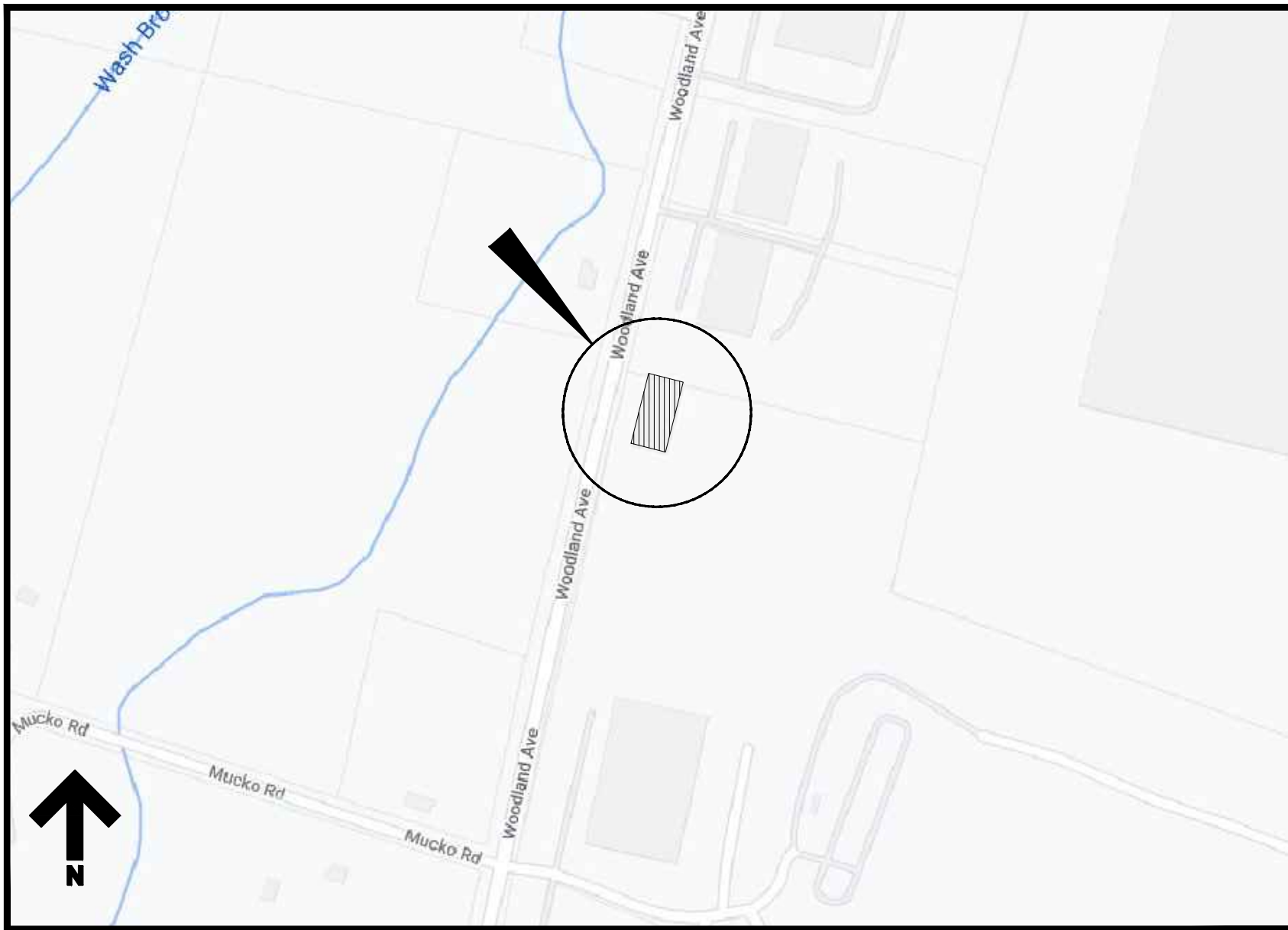
2

PROVIDE 4' HIGH, 3/4" CDX PLYWOOD IMPACT PROTECTION BOARD ON WAREHOUSE SIDE IF REQUIRED BY THE TENANT.

WALL TYPES
NTS

ALSO SEE WALL SECTIONS ON SHEET A-2

GENERAL NOTES:
1. CROSS BRACE ALL CORNERS TO ADJACENT PARTITIONS.
2. ALL PARTITION HEIGHTS TO MATCH EXISTING CONSTRUCTION.
3. USE MOISTURE RESISTANT GWB IN ALL AREAS SUBJECT TO MOISTURE INTRUSION.



KEY MAP
NTS

APPLICABLE CODES

- 2022 CT STATE BUILDING CODE - 2021 INTERNATIONAL BUILDING CODE (IBC) W/2022 CT AMENDMENTS
2022 CT STATE EXISTING BUILDING CODE - 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) W/2022 CT AMENDMENTS
2022 CT FIRE SAFETY CODE - 2021 INTERNATIONAL FIRE CODE (IFC) W/2022 CT AMENDMENTS
2022 CT FIRE PREVENTION CODE - 2021 NATIONAL FIRE PROTECTION ASSOCIATION - UNIFORM FIRE CODE 2021 (NFPA 1) W/ 2022 CT REGULATIONS SECTION 29-291a-1a TO 29-191a-10a
2022 CT STATE MECHANICAL CODE - 2021 INTERNATIONAL MECHANICAL CODE (IMC) W/ 2022 CT AMENDMENTS
2022 CT STATE PLUMBING CODE - 2021 INTERNATIONAL PLUMBING CODE (IPC) W/ 2022 CT AMENDMENTS
2022 CT STATE ELECTRICAL CODE - NATIONAL ELECTRICAL CODE - NFPA 70/2020 NEC W/ 2022 CT AMENDMENTS
2022 CT STATE ENERGY CODE - 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ 2022 CT AMENDMENTS
2022 CT ACCESSIBILITY CODE - 2017 ICC A117.1 W/ 2022 CT AMENDMENTS

BUILDING DATA

CONSTRUCTION TYPE - IIB - UNPROTECTED/NONCOMBUSTIBLE (EXTERIOR MASONRY WALLS)
BUILDING IS NOT PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING OCCUPANCY GROUP - MIXED USE - NON SEPARATED
B-BUSINESS (OFFICE AREA)
S1-MODERATE HAZARD STORAGE (WAREHOUSE AREA)

- B-BUSINESS - ALLOWED BUILDING AREA / HEIGHT / NUMBER OF STORIES -
19,000 SF / 55' / 3 STORIES - CTSCB TABLES 504.3, 504.4 & 506.2
S1-STORAGE - ALLOWED BUILDING AREA / HEIGHT / NUMBER OF STORIES -
17,500 SF / 55' / 2 STORIES - CTSCB TABLES 504.3, 504.4 & 506.2
S1-STORAGE IS THE MOST RESTRICTIVE

ACTUAL GROSS BUILDING AREA / HEIGHT / STORIES - 10,080 SF / <30' / 1 STORY

CODE COMPLIANCE STRATEGY:

- THE WORK DESCRIBED IN THESE DOCUMENTS IS THE RECONFIGURATION AND ENLARGEMENT OF THE EXISTING OFFICE AREA TO ACCOMMODATE THE NEEDS OF THE NEW TENANT. BASED ON A REVIEW OF THE ON THE CTSEBC - 2021 IBC W/2022 CT AMENDMENTS, THIS WORK IS BEST DESCRIBED UNDER CHAPTER 6, CLASSIFICATION OF WORK, SECTION 603, ALTERATION - LEVEL 2 (LESS THAN 50% OF THE BUILDING AREA). THE COMPLIANCE METHOD WILL FOLLOWS CHAPTER 8, ALTERATIONS - LEVEL 2, PARAGRAPH 801.1 - COMPLIANCE.
- ACCESSIBILITY ALTERATIONS SHALL FOLLOW CTSEBC - 2021 IBC, CHAPTER 3 - 'PROVISIONS FOR ALL COMPLIANCE METHODS', PARAGRAPH 306.7 - 'ALTERATIONS', SUBPARAGRAPH 306.7.1, EXCEPTION #1 (20% RULE). ITEMS FOR ACCESSIBILITY UPGRADES ARE:
NEW AND MODIFIED GRAB BARS IN THE TWO EXISTING, NEAR ACCESSIBLE BATHROOMS,
NEW ACCESSIBLE DRINKING FOUNTAIN,
NEW ACCESSIBLE HARDWARE THROUGHOUT.

OCCUPANT LOAD CALCULATIONS

BUILDING AREA:	9,657 SF NET	
OCCUPANT LOAD:	B-BUSINESS - 1,660 SF @ 1 OCC./ 150 SF = 11 OCC.	
	B-BUSINESS - ASSEMBLY ACCESSORY SPACES 467 SF @ 1 OCC./ 15 SF = 31 OCC.	
	S1-STORAGE - 7,463 SF @ 1 OCC./ 300 SF = 25 OCC.	
		67 OCC.

EXIT CAPACITY

8 EXIT DOORS - 8 x 36" DOORS (34" CLEAR)/ .2 PER OCC. =1,360 OCC.

TENANT PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY TYPE	OCC.	WC FACTOR	WC NUMBER	LAV FACTOR	LAV NUMBER	DF FACTOR	DF NUMBER
B - BUSINESS	42	1/25	1.68	1/40	1.68	1/100	.42
S1 - STORAGE	25	1/100	.25	1/100	.25	1/1000	.025
	TOTAL REQUIRED		1.93		1.93		.445
	TOTAL PROVIDED		2		2		2 (1 BI-LEVEL)

LOCATION TO BE DETERMINED

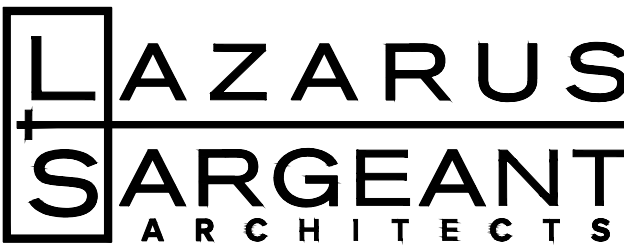
ALSO PROVIDED - 1 SERVICE SINK - LOCATION TO BE DETERMINED

GENERAL NOTES

SHEET REV.	DESCRIPTION	DATE
--	FOR REVIEW	4-25-24

REV.	DESCRIPTION	DATE
------	-------------	------

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ARCHITECTS - PLANNERS - INTERIOR DESIGNERS
50 North Main Street, Wallingford, CT 06492
203-265-3194 www.lazarusandsargeant.com

PROJECT TITLE:

TECTA AMERICA
FACILITY

400 WOODLAND AVE.

BLOOMFIELD

CT.

DRAWING TITLE:

BUILDING INFORMATION
FLOOR PLAN
NOTES

SCALE: AS NOTED

DWN. BY: J.D.

CHECKED: S.C.S.

DATE: 04/24

DRAWING No.

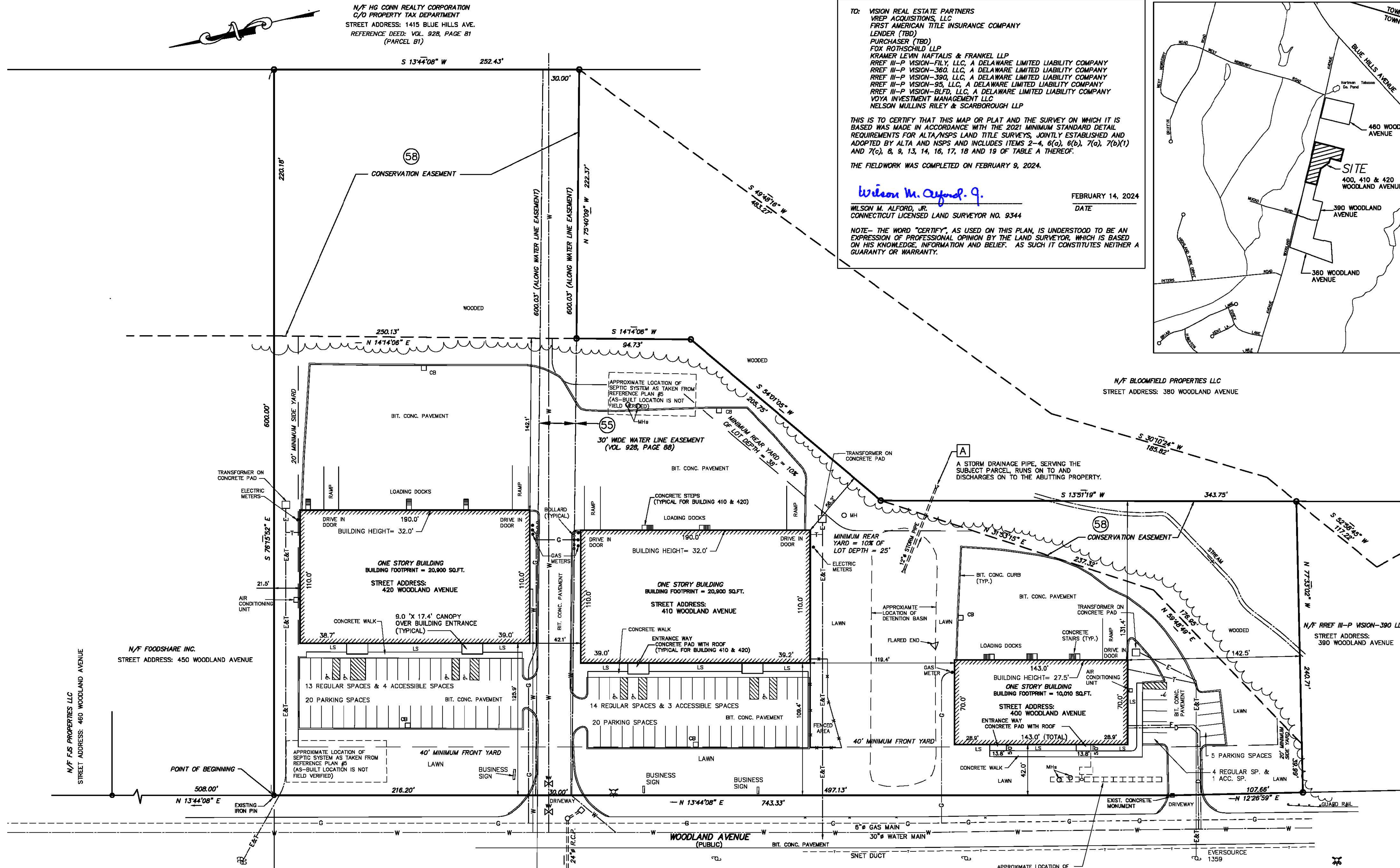
A-1

BUILDING PLAN

1/8" = 1'-0"

BUILDING DATA

N/A



SURVEYOR'S CERTIFICATION -

TO: VISION REAL ESTATE PARTNERS
VREP ACQUISITIONS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
LENDER (TBD)
PURCHASER (TBD)
FOX ROTHSCHILD LLP
KRAMER LEVIN NAFTALIS & FRANKEL LLP
RREF III-P VISION-360, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RREF III-P VISION-360, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RREF III-P VISION-390, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RREF III-P VISION-390, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RREF III-P VISION-BLFD, LLC, A DELAWARE LIMITED LIABILITY COMPANY
VOYA INVESTMENT MANAGEMENT LLC
NELSON MULLINS RILEY & SCARBOROUGH LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2-4, 6(a), 6(b), 7(a), 7(b)(1) AND 7(c), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 9, 2024.

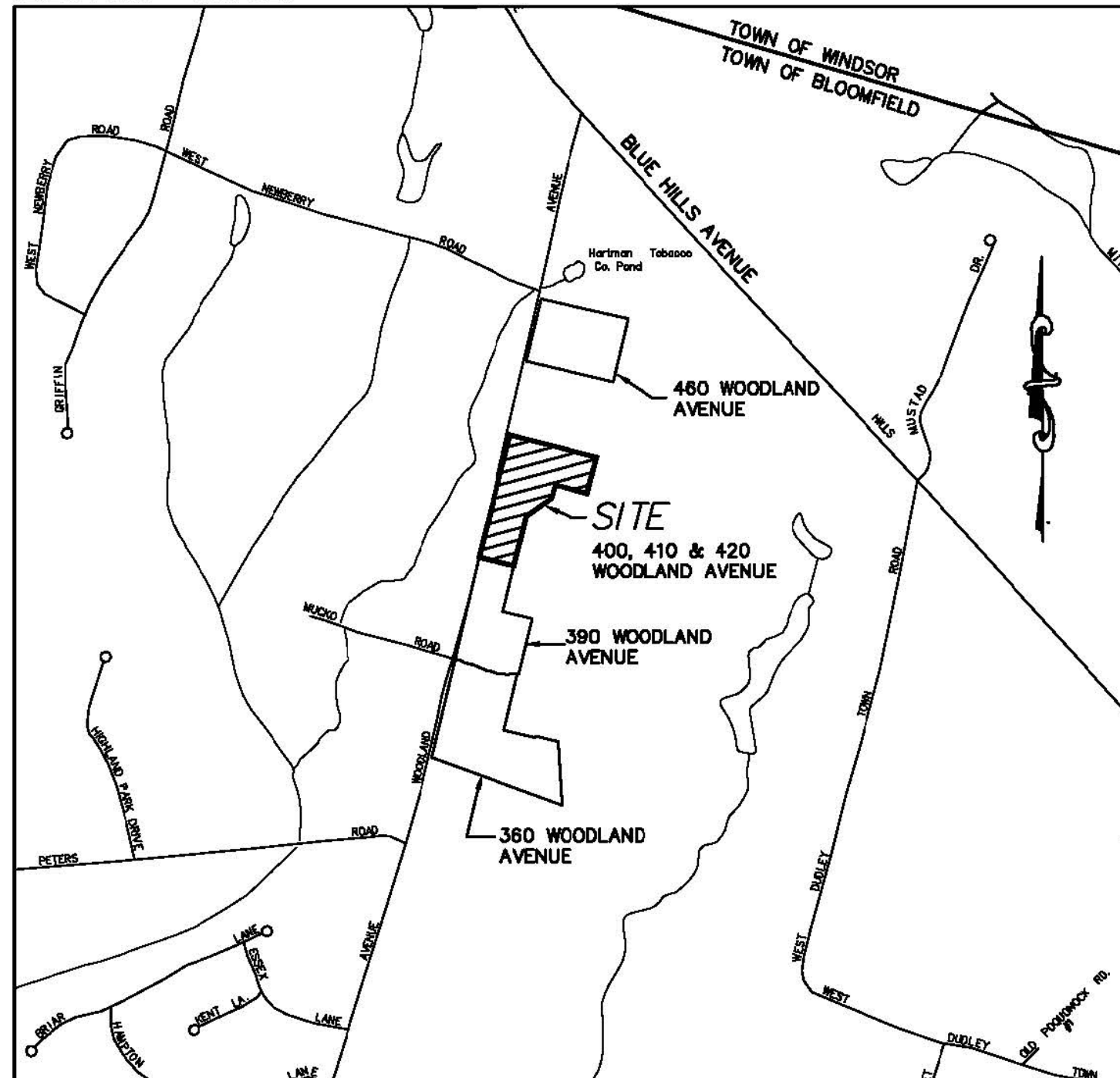
Wilson M. Alford, Jr.

FEBRUARY 14, 2024

WILSON M. ALFORD, JR.
CONNECTICUT LICENSED LAND SURVEYOR NO. 9344

NOTE - THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR, WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

VICINITY MAP
SCALE: 1 INCH = 1000 FEET



N/F BLOOMFIELD PROPERTIES LLC
STREET ADDRESS: 380 WOODLAND AVENUE



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford
ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: OCTOBER 20, 2020

SCALE: 1 IN. = 40 FT.

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
VREP ACQUISITIONS, LLC
BLOOMFIELD, CONNECTICUT
400, 410 AND 420 WOODLAND AVENUE

SURVEYOR'S INFORMATION:
ALFORD ASSOCIATES, INC.
WILSON M. ALFORD, JR.
ADDRESS: P.O. BOX 484,
WINDSOR, CT 06095
TEL. NO. 860-688-7288
EMAIL: skipalford@anet.net

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

LEGEND -

- ☆ LIGHT POLE
- MH UTILITY MAN HOLE
- CB CATCH BASIN
- CONC. CONCRETE
- LS LANDSCAPED AREA
- PAINTED ACCESSIBLE PARKING SPACE SYMBOL
- BIT. CONC. BITUMINOUS CONCRETE
- W WATER SERVICE
- D DOMESTIC WATER SERVICE
- F FIRE SERVICE
- S SANITARY SEWER
- G GAS SERVICE
- E&T ELECTRIC & TELEPHONE SERVICES
- [A] SIGNIFICANT OBSERVATION
- [2] SCHEDULE B, PART II EXCEPTION ITEM

SIGNIFICANT OBSERVATIONS -

[A] A STORM DRAINAGE PIPE, SERVING THE SUBJECT PARCEL, RUNS ON TO AND DISCHARGES ON TO THE ADJUTING PROPERTY.