



Shipment Receipt

Address Information**Ship to:**

Jamilet Baquerizo Vite
Planning Board Secretary
66 Main Street

WEST ORANGE, NJ
07052
US
201-896-4100

Ship from:

William C. Sullivan, Jr., Esq.
Scarinci Hollenbeck
150 Clove Road
9th Floor
LITTLE FALLS, NJ
07424
US
2018964100

Shipment Information:

Tracking no.: 770461768552

Ship date: 11/10/2022

Estimated shipping charges: 28.45 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: Priority Overnight

Package type: FedEx Box

Number of packages: 1

Total weight: 2 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: NEW-419

Your reference: 15099.1000

PO no.:

Invoice no.:

Department no.:

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WILLIAM C. SULLIVAN, JR. | Counsel
wsullivan@sh-law.com
Direct Phone: 201-896-7215

November 10, 2022

BY FEDERAL EXPRESS

Jamilet Baquerizo Vite
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: West Crescent Realty, LLC
14-16 Northfield Avenue
Block 17, Lot 62
Application for Conditional Use Approval, Bulk Variances & Site Plan
Approval
Our File No.: 15099.1000**

Dear Ms. Vite:

Please be advised that this office represents West Crescent Realty, LLC ("Applicant"), the owner of the above referenced property. The Applicant proposes to revitalize this largely vacant structure by converting the upper floors into apartments and otherwise renovating and upgrading this building.

In support of this application, enclosed please find the following documents:

1. Five (5) copies of the Application and supporting documents;
2. Proof of taxes paid and list of property owners for notice;
3. Checks in the amount of \$ 2,604.00 and \$ 5,500.00 for the application fees and escrow and a W-9;
4. Plans entitled "Mixed Use Building - Re-Construction and Change of Use," prepared and signed by Jose A. Izquierdo, AIA, PP, JD, (10 sheets);
5. Completed site plan, variance and sustainability checklist; and

6. Survey prepared by Anthony J. Sereno, P.L.S. dated August 7, 2022.

Please advise if there is anything further you require to schedule this matter for committee review and hearing.

Thank you for your consideration.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Richard Herbst
Jose A. Izquierdo, AIA, PP, JD

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION.

Full Legal Name: West Crescent Realty, LLC
(Last) (First)

Mailing Address: 4403 15th Avenue, Ste. 515 Brooklyn NY 11219
(Street) (City) (State) (Zip)

Telephone Number: (718) 930-8000 Email: richardherbst@gmail.com

Is the Applicant an: ☐ Individual ☐ Corporation ☐ Partnership ☒ Other LLC

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. Attached.

Relationship of the Applicant to the property: ☒ Owner ☐ Tenant or Lessee ☐ Purchaser Under contract (with consent of owner), Other, (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION.

X Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Mona Lisa Henderson

Address: 4403-15 Ave #515 Brooklyn NY 11219

Telephone No.: 718 854-8686 Email: m24375@gmail.com

C. PROPERTY INFORMATION.

Street Address: 14-16 Northfield Avenue

Block Number(s): 17 Lot Number(s): 62

Tax Plate: _____ Zone of property: B-1

The location of the property is approximately 100 feet from the intersection of Northfield Avenue and Valley Road (closest intersection)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s) ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ x None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992
☐ yes ☒ no

D. TYPE OF APPLICATION.

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

1. ☐ Interpretation of ordinance or map.
2. ☐ Appeal of action of Zoning Officer.
3. ☒ Variance "C1" Reason; ☐ shape of property; ☐ physical features; ☐ exceptional situation
4. ☒ Variance "C2".
5. ☐ Variance D.
6. ☐ Subdivision without variances; ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
7. ☐ Subdivision with variances; ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
8. ☐ x Site plan; ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
9. ☐ Amended Site Plan.
10. ☐ x Conditional Use.

11. ☐ Conceptual.
12. ☐ Home Professional Office.
13. ☐ Home Occupation.
14. ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-12.2 Proposed: 6 spaces Description: 6 spaces where 44 are required on-site

Section: _____ Proposed: _____ Description: _____

Section: _____ Proposed: _____ Description: _____

Section: _____ Proposed: _____ Description: _____

E. DESCRIPTION OF PROPERTY.

Existing Use of the Property- Retail/warehouse/office/vacant space

Briefly describe the major elements of your proposal; (a more detailed description is required in Section G).

Mixed use - retail/business on ground floor; residential on upper floors

The property is 11,258 sf (Square feet): 2.65 (acres)

Impervious Surface Coverage: Present 100% ; Proposed 100%

Building Coverage: Present 67.5% ; Proposed 67.5%

Is the property located:

Within 200 feet of another municipality? ☐ yes ☒ No

Adjacent to an existing or proposed county road? ☐ x yes ☐ No

Adjacent to other county land? ☐ yes ☒ No

Adjacent to a state highway? ☐ yes ☐ x No

F. EXPERTS.

The following information is respectfully requested to enable the Board to facilitate the processing of this application.

APPLICANT'S ATTORNEY: William C. Sullivan, Jr., Esq., Scarinci & Hollenbeck, LLC

Telephone Number: (201) 896-4100 Email: wsullivan@sh-law.com

Address: 150 Clove Road, 9th Floor, Little Falls, NJ 07424

APPLICANT'S ENGINEER: _____

Telephone Number: _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Jose Izquierdo, AID, PP

Telephone Number: (201) 240-7484 email: Jaiarchitects@gmail.com

Address: 391 Nelson Avenue, Cliffside Park, N.J. 07010

APPLICANT'S PLANNER: same

Telephone Number: _____ Email: _____

Address: _____

OTHER EXPERTS: _____

Telephone Number: _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES.

4A. Please attach a written statement labeled "PROPOSAL", describe the major elements of your Proposal, and describe in detail the physical and use changes proposed.

4B. Please attach a written statement labeled “REASONS FOR RELIEF”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) and part 4E (Negative Criteria).

4C-1. (For C1 variances only). The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under N.J.S.A. 40:55D-70c(1). List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.

4C-2. (For C2 variances only). State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to N.J.S.A. 40:55D-70c(2). Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.

4D. (For D variances only). State the special reasons under N.J.S.A. 40:55D-70d affecting this property.

4E. The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION.

ITEM	SIGNED BY	DATE/REVISION
Mixed use building reconstruction & change of use	Jose A. Izquierdo, AIA, PP	September 30, 2022

I. NOTICE.

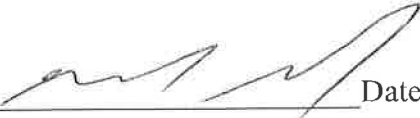
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements, however, notice may not be served until this application is certified as complete and the administrative office has assigned the applicant a public hearing date.

VERIFICATION AND AUTHORIZATION.

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature:  Date: 10/6/2022

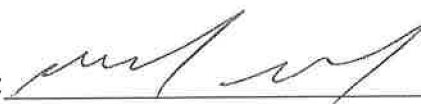
CONTINUANCE.

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature:  Date: 10/6/2022

OWNERS AUTHORIZATION - MUST BE SIGNED

I hereby certify that West Crescent Realty, LLC, located at 4403 15th Avenue, Ste. 515 Brooklyn, NY 11219 is the owner of all that certain lot, piece or parcel of land known as Block(s) 17 Lot(s) 62 on the Tax Map of West Orange which property is the subject of the above application and that said application is hereby authorized by me on behalf of the Owner. Furthermore, I authorize inspection of the site which is the subject of this application.

Owner's Signature:  Date: 10/6/2022

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TRE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVAL AND PERMITS UNDER SUCH ORDINANCES.

Rider

Property Owner Interest

Applicant: West Crescent Realty, LLC is owned 100% by Menachem Halberstam, 1504 38th Street, Brooklyn, New York 11218.

Proposal and Reasons for Relief

The Applicant is the owner of property located at 14-16 Northfield Avenue, Block 17, Lot 62 on the Township of West Orange Tax Map. The building is a 2.5 story structure that is primarily vacant. The ground floor consists of three retail spaces that have been most recently occupied by a beauty salon, musical instrument store and thrift store. Two of those spaces are vacant. The rear of the ground floor is a warehouse space that has been used periodically over the years by various tenants. The upper floors were designed for office space but have been largely vacant for many years. The Applicant has experienced considerable difficulty attracting and retaining retail or office tenants, resulting in vacancies and financial hardship.

The Applicant seeks to renovate the building into a high-quality mixed-use building, retaining retail/business uses and the warehouse on the ground floor and converting the upper floors into twelve apartments.

To accomplish this objective, the Applicant requires a conditional use approval, minor site plan approval, a parking variance and variances for existing non-conforming site conditions. Conditional use approval is required pursuant to Ordinance section 25-24.2(m), which provides as follows:

A mixed use development shall be permitted as an additional use in a B-1 and B-2 district subject to the following conditions:

1. Permitted uses on the ground floor of a mixed use development shall include the following permitted uses in the B-1 and B-2 districts: retail store, personal service store or studio, office, business or vocational school, restaurant, bar, massage, body work or somatic therapy establishment, and fitness center/health club.
2. One or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses in Section 25-24.2(b)(2)(m)(1).
3. Access to upper floor uses shall be provided by means of a separate entrance that provides for ground floor uses.
4. Minimum lot area shall be 5,000 square feet and the minimum street frontage of such lot shall be 50 feet.

This application satisfies the conditions for conditional use approval. First, the Applicant commits that any uses permitted on the ground floor will be consistent with the list of uses identified in (m)(1). Second, the Applicant is proposing dwelling units on the upper floors above these permitted ground floor uses. Third, the building renovation includes a separate entrance for the upper floor residential uses. Fourth, the lot area is 11,258 square feet, in excess of the minimum required, and the street frontage is 100 feet, in excess of the minimum required. For these reasons, a conditional use approval should be granted.

The Applicant is not proposing any additions or exterior modifications to the building, other than façade improvements. There is an existing, unstriped paved area on the eastern side of the building that has been used for parking by patrons of the ground floor tenants. The Applicant is proposing to stripe those spaces and provide for handicapped-accessible parking, anticipating that these spaces will continue to be used primarily by customers of the ground floor tenants during the day and perhaps by some residential tenants at night. The Applicant is also proposing to improve the sidewalk and add two street trees. Given these limited exterior improvements, we submit that minor site plan approval is appropriate.

The Applicant requires a parking variance because pursuant to Section 25-12.2, 15 spaces are required for the 2,889 square feet of ground floor retail space and 7 spaces are required for the 3,733 square feet of ground floor warehouse space. The Applicant is proposing twelve apartments, consisting of 2 studios, 5 lofts and 5 one bedroom units. This proposal requires a waiver from the Residential Site Improvement Standards, which if strictly applied, would require 22 spaces for those 12 units. Therefore, in total, the legal parking demand for the building is 44 spaces. Seven spaces and a handicapped accessible space can be provided on site, although design waivers may be required for space dimensions and aisle width. The remainder of the spaces would have to be provided offsite.

Anticipating this issue when the project was in development, the Applicant engaged in extensive discussions with representatives of the Township, including the Downtown Alliance and the Police Department, which administers the parking permit program. The Police Department investigated the extent of available parking in the two public lots located in close proximity to this site - Municipal Parking Lot 3 on Lyndsley Avenue and Lot 4 on Valley Street and Main Street and found there was sufficient parking available for use by residential tenants in this building.

Therefore, by Resolution No. 149-22 adopted June 14, 2022, the West Orange Township Council authorized the Mayor to enter into a Parking Agreement with West Crescent Realty, LLC. That Agreement is attached hereto. The Agreement describes the fact that Ordinance Section 7-50.1 et. seq. provides that the Chief of Police has the authority to issue permits for use in municipal parking lots for twenty-four hour parking. These permits can be issued on an annual or semi- annual basis with automatic renewal provided that timely payment is made and that those seeking the permits are qualified residents of the Township. The Agreement also recognizes that this project could only advance with a parking variance from the Planning Board and that in any case, the attractiveness of these apartments would be considerably enhanced by the availability of reserved parking in close proximity. The Agreement and the Resolution also acknowledge the interest of the Township in reusing vacant, upper story apartment space in the downtown.

Therefore, the Agreement provides that the Township will provide annual parking permits in these two lots for up to 12 spaces for parking for tenants in the subject building. These permits are to be renewed automatically on an annual basis for a total period of 5 years provided that all conditions for the permits are met. The owner agreed to make payments for the appropriate fees and will provide proof that each user of the space is a bona fide resident at the building. At the commencement of each annual renewal period, the owner will notify the Township of the number of spaces required for the residential tenants occupying the building. The Township will issue

placards to the tenants or authorize the owner to do so in order for the tenants to place the placards in a visible location in their vehicles when parking in the space available to them.

Therefore, the Applicant has diligently explored a solution to the parking issue on this property and accomplished that objective by reaching agreement with the Township for the issuance of parking permits for at least 5 years for 12 spaces. As a part of the Township's deliberations, it was determined that more than 12 spaces are available in those lots. We submit that granting the variance is consistent with the Township's efforts to revitalize the downtown, particularly vacant upper stories in buildings where there is public parking available in close proximity to the building.

For these reasons, the Applicant submits that a parking variance should be granted. The Applicant submits that the benefits of restoring this important downtown building to full productivity outweigh any detriments from providing the parking offsite instead of onsite, which is not possible. The Applicant submits that granting this parking variance will not be substantially detrimental to the public good and will not substantially impair the intent or purpose of the zone plan or zoning Ordinance.

The Applicant has also identified five pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, building height, side yard setback, rear yard setback, building coverage and lot coverage.

We look forward to presenting this application to the Board.



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

ROBERT D. PARISI
Mayor

Tel: (973) 325-4075
Fax: (973) 736-9182
Email: klongo@westorange.org
cwahlers@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 10/11/22

BLOCK: 17

LOT: 62 QUAL: _____

NAME: West Crescent Realty, LLC

ADDRESS: 14-16 Northfield Ave

TAXES PAID UNTIL: 10-31-22

2022 SEWER PAID IN FULL: YES NO

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



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www.westorange.org

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	17	62		14-16 NORTHFIELD AVENUE	WEST CRESCENT REALTY, LLC.	14-16 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052

§

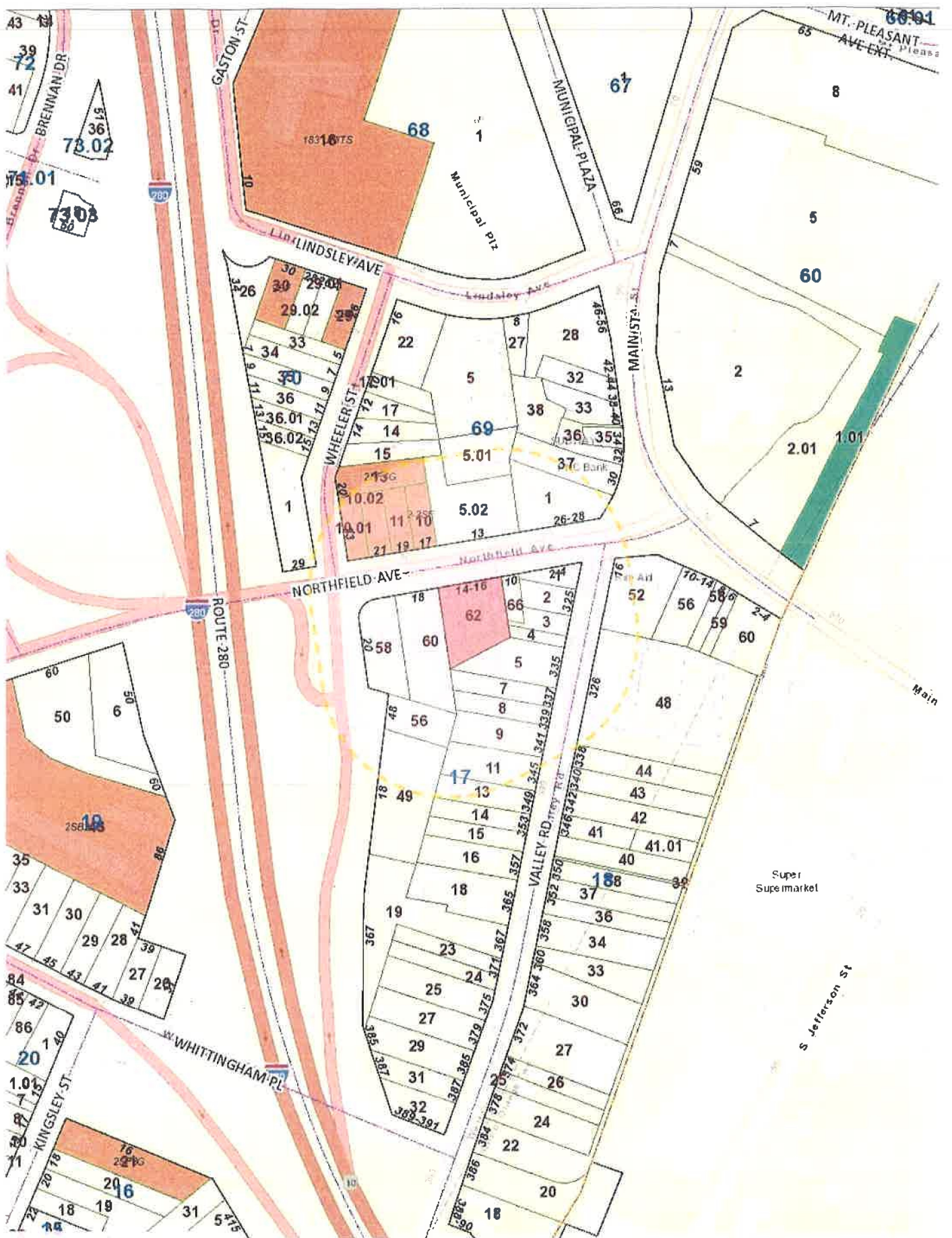
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (29)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	17	1		2-4 NORTHFIELD AVENUE	2 NORTHFIELD AVENUE,	2-4-6 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	17	2		325 VALLEY ROAD	2 NORTHFIELD AVENUE,	2-4-6 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	17	3		327-329 VALLEY ROAD	TWA PROPERTIES, LLC	327-329 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	17	4		331 VALLEY ROAD	SUPREME DENTAL ASSOC., LLC	5 MC GUIRE DRIVE	WEST ORANGE, NJ	07052
West Orange Township	17	5		335 VALLEY ROAD	335 VALLEY ROAD LLC,	441 MAIN ST	EAST ORANGE, NJ	07018
West Orange Township	17	7		337 VALLEY ROAD	PROPHETE, JUDY	PO BOX 3182	NEWARK, NJ	07103
West Orange Township	17	8		339 VALLEY ROAD	HO, HENRY & TRUNG D.	426 BROOKSIDE PLACE	CRANFORD, NJ	07016
West Orange Township	17	9		341 VALLEY ROAD	LAMSIS ASSOCIATES LLC	341 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	17	11		345 VALLEY ROAD	DIPASQUALE, DANIEL & IDA	79 CRENSHAW DRIVE	FLANDERS, NEW JERSEY	07836
West Orange Township	17	13		349 VALLEY ROAD	MORROW, DESMOND	155 NORTH MOUNTAIN AVE	MONTCLAIR, NJ	07042
West Orange Township	17	49		18 NORTHFIELD AVENUE REAR	ZANE-FILIPPONE CO INC	P.O. BOX 874	SPARTA, NEW JERSEY	07871
West Orange Township	17	56		48 WHEELER STREET	ZANE, FILIPPONE CO., INC.	P.O. BOX 874	SPARTA, NEW JERSEY	07871
West Orange Township	17	58		20 NORTHFIELD AVENUE	DUPREE, KAMMERON	90 PARK TERRACE	WEST ORANGE, NJ	07052
West Orange Township	17	60		18 NORTHFIELD AVENUE	ZANE-FILIPPONE CO INC	P.O. BOX 874	SPARTA, NEW JERSEY	07871
West Orange Township	17	62		14-16 NORTHFIELD AVENUE	WEST CRESCENT REALTY, LLC.	14-16 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	17	66		10 NORTHFIELD AVENUE	10 NORTHFIELD LLC,	10 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	18	44		338 VALLEY ROAD	BYRNE: 338 VALLEY W.O. , LLC	29 DOGWOOD ROAD	WEST ORANGE, N.J.	07052
West Orange Township	18	48		326 VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	18	52		16 MAIN & VALLEY ROAD	AZU & UKA, LLC	4315 WARNERS DISCOVERY WY	BOWIE, MARYLAND	20720
West Orange Township	69	1		26-28 MAIN STREET	7 NORTHFIELD AVE LLC,	41 HANOVER ROAD	EAST HANOVER, NJ	07936
West Orange Township	69	5.01		NORTHFIELD AVENUE REAR	TAU NY-NJ, LLC %PNC FINANCIAL	300 FIFTH AVE,PT-PTWR22-1	PITTSBURG, PA	15222
West Orange Township	69	5.02		13 NORTHFIELD AVENUE	NORTHFIELD ENTERPRISES LLC	13 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	69	10		17 NORTHFIELD AVENUE	AMBIHOUSE, LLC	71 AVARELL DRIVE	MORRIS PLAINS, NJ	07950
West Orange Township	69	10.01		23 NORTHFIELD AVENUE	MANTILLA, WALTER & ELLSA	75 HILLTOP DRIVE	RANDOLPH, NJ	07869
West Orange Township	69	10.02		21 NORTHFIELD AVENUE	MANTILLA, WALTER & ELISA	75 HILLTOP DRIVE	RANDOLPH, NEW JERSEY	07869
West Orange Township	69	11		19 NORTHFIELD AVENUE	19 NORTHFIELD LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204
West Orange Township	69	13		20 WHEELER STREET	MANTILLA, WALTER R. & ELISA	75 HILLTOP DR	RANDOLPH, NJ	07869
West Orange Township	69	37		30 MAIN STREET	TAU NY-NJ %PNC FINANCIAL	300 5TH AVE, PT-PTWR-22-1	PITTSBURG, PA	15222
West Orange Township	70	1		29 NORTHFIELD AVENUE	JERISA LLC,	29 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052

Buffer Report - Map



TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. PROJECT-PLAN INFORMATION												
1. Item:	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plan.	X	X	X	X	X	X	X	X	X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X	X	X	X	X	X	X		
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.												
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X		
Comment: Schedule may be less detailed in pre-application-concept plan stages.												
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	X		
7. Item:	Proof that taxes are current.		X	X	X	X	X	X	X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X	X	X	X	X	X	X	X	X	
10. Item:	Monumentation as specified by Map Filing Law.		X	X	X	X	X	X	X	X	X	
Comment: Monumentation required only for final subdivision.												
11. Item:	Date of current property survey.											
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.												

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL.

Item Number Description		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
12. Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X	X			X	X					N/A
13. Item: Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X					X					MA
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X	X		X	X	X		X			N/A
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).		X	X		X	X	X		X	X		
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.		X	X		X	X	X		X	X		
17. Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.	X	X	X		X	X	X		X	X		
18. Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.	X	X	X		X	X	X		X			N/A
19. Item: All proposed lot lines and area of lots in square feet.		X	X			X	X		X	X		MA
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X		X	X	X		X	X		N/A
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X		X	X	X		X	X		MA
22. Item: Development stages or staging plans (for GDP-general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.					X		X			X		MA

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL

Item Number Description		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WALIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Final					
23. Item: List of required regulatory approvals or permits. Comment: Basic planning information. #			X	X	X		X				X			
24. Item: List of variances required or requested. # Comment: Basic planning information.			X	X		X	X	X			X			
25. Item: Requested or obtained design waivers or exceptions. # Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.			X	X		X	X	X			X			
26. Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.		X	X	X		X	X	X			X			
27. Item: Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.														X
28. Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.														MA
29. Item: Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).		X		X		X	X	X			X			X
30. Item: Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.		X		X										X

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Item Number	Description	Pre-Application - Concept Plan	Major Application						INCOMPLETE	COMPLETE	WAVIER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.						X	X			X	
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X		X	X				NA	
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.						X	X			X	
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.						X	X			X	
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X			X	X			X	
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X			X	X			X	
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephones, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.						X	X			X	

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Item Number Description

38. Item: Soil Erosion and Sediment Control Plan.
Comment: Required for soil disturbance over 5,000 sq. ft.

39. Item: Spot and finished elevations at all property corners, corners of all structures or dwellings existing or proposed first floor elevations.
Comment: Not required for minor subdivision because not involving construction of buildings.

40. Item: Construction details as required by ordinance.
Comment: Such level of detail necessary only for major applications.

41. Item: Road and paving cross-sections and profiles.
Comment: See Item 40.

42. Item: Proposed street names.
Comment: Applicable only when new road is proposed.

43. Item: New block and lot numbers confirmed with local assessor or municipal designee.
Comment: Needed whenever a new lot is created.

44. Item: Lighting plan & details.
Comment: Not applicable for minor subdivision because just creating lots.

45. Item: Landscape plan & details prepared by a professional landscape architect
Comment: Required for site plans because of magnitude of required landscaping.

46. Item: Solid waste management plan.
Comment: Site plan consideration only; see Item 44.

47. Item: Site identification signs, traffic control signs, and directional signs.
Comment: See Item 44.

Pre-Application -
Concept Plan

Minor Application

Subdivision

Site Plan

General
Development
Plan

Preliminary

Final

Subdivision

Preliminary

Final

Site Plan

Major Application

COMPLETE

INCOMPLETE

WAIVER
REQUESTED

MA

MA

MA

MA

MA

MA

N/A

X

X

X

MA

JAI ARCHITECT, LLC

Architect New York – 017014-1
Architect New Jersey – 09143
Attorney New York – 4103388
Planner New Jersey – 03385

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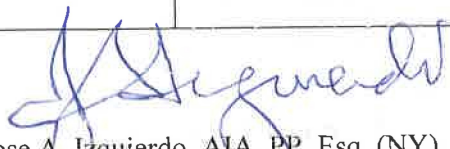
November 3, 2022.

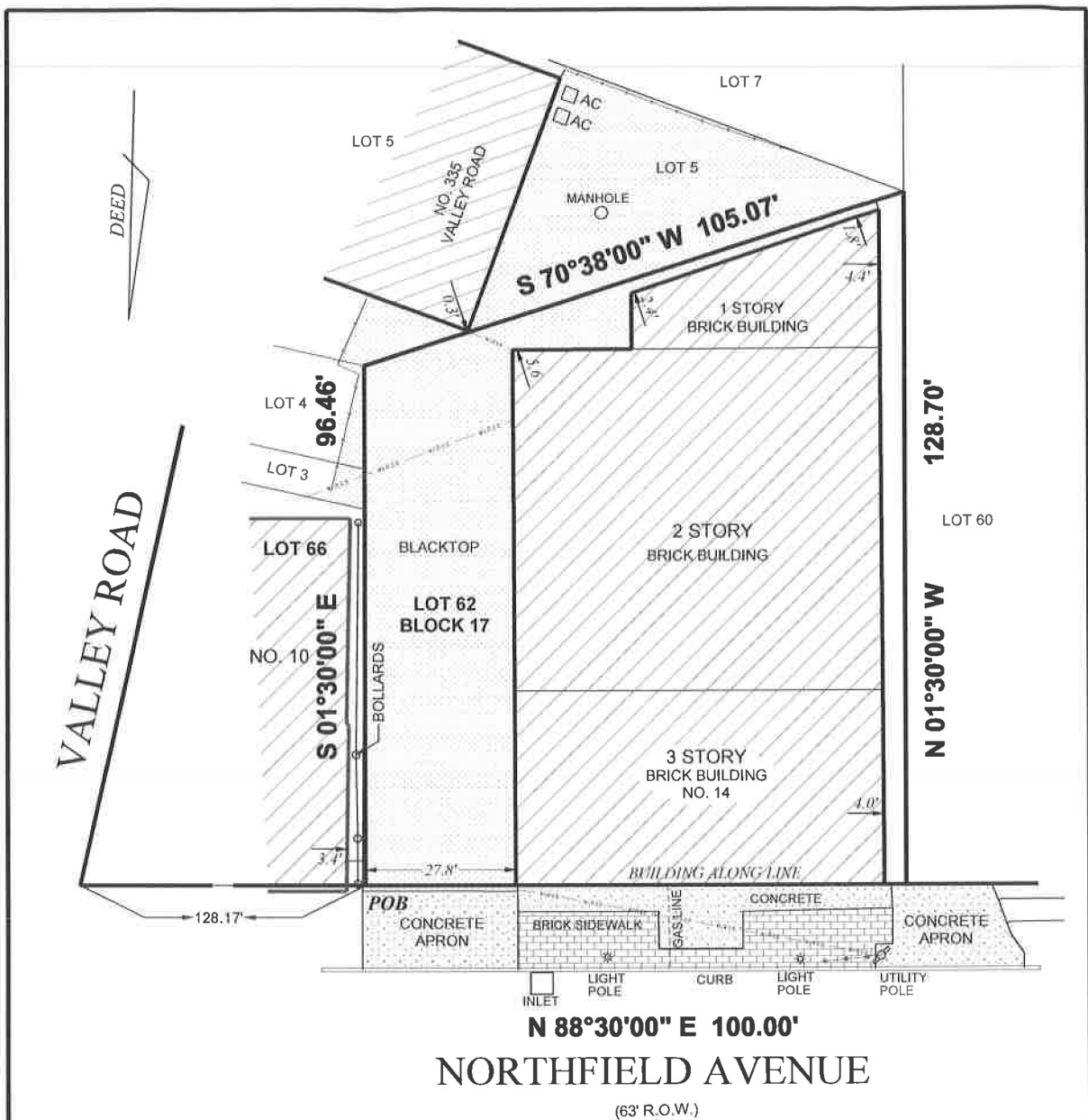
Applicants: Do Well Management, LLC
4403 5th Avenue – Suite 515
Brooklyn, NY 11219
Location: Northfield Avenue, West Orange, NJ 07052
a.k.a. Tax Block 17, Tax Lot 62

SUSTAINABILITY CHECKLIST FORM ATTACHMENT

	APPLICANT RESPONSE	TOWNSHIP OK
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
LEED Accredited Professional	None on Staff	
Energy Star and Water Sense Appliances and construction techniques	All appliances for all 12 residential units and for all commercial spaces will be Energy Star and/or Water Sense, including but not limited to: 1) Refrigerators, ice maker and water dispenser, 2) Gas stoves, 3) Microwaves 4) Washer 5) Gas Dryer All plumbing fixtures for all 12 residential units and for all commercial spaces will be Energy Star and/or Water Sense, including but not limited to: 1) Water closets, 2) Kitchen sink faucet 3) Bathroom sink faucets	
List of green and recycled building materials	A portion of the front elevation of the building is in need of structural repair due to water infiltration thru the front parapet. Removing and replacing this brick from this wall will create	

	unnecessary demolition debris; as such, the existing brick shall be stabilized and left in place but sheathed with a new historically complementary Energy insulating material. See Building Elevations	
Water Management Plan	Storm Water from roof shall comply with Storm water Management Plan regulations as required by County,	
Water Efficient Landscaping	Landscaping within scope of work on property will be water efficient and native species. Trees on sidewalk per Township ordinance	
Renewable Energy Systems	Building characteristics and size of project preclude efficient operation of any renewable energy systems,	
Roofing Materials (a) Roof top gardens (b) Roofing Materials	a) No rooftop gardens are possible due to slopes of existing roofs, b) New roof shall be reflective, insulated and energy saving,	
Sustainable Storm Water systems: i) Raingardens, ii) Permeable surfaces iii) Grey water systems iv) Retention and detention facilities, v) Continuous trenching	Storm Water from roof shall comply with Storm water Management Plan regulations as required by County,	
List of native and well adapted species	Landscaping within scope of work on property will be water efficient and native species. Trees on sidewalk per Township ordinance	


 Jose A. Izquierdo, AIA, PP, Esq. (NY)
 New Jersey Architect 09143
 New Jersey Planner 03385



A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L., 2003 c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

ANTHONY J. SERENO
LAND SURVEYOR
LICENSE NO. 24GSO1391500

26 ARBOR STREET, WHITING N.J. 08759
 TEL. 732-350-0999 EMAIL ANTHONY.SERENO@YAHOO.COM

SURVEY FOR
 WEST CRESCENT REALTY, LLC.
 LOT 62, BLOCK 17

14-16 NORTHFIELD AVENUE
 WEST ORANGE TOWNSHIP, ESSEX COUNTY, N.J.
 SCALE 1"=20' FILE NO. 080422-2
 DATE AUGUST 7, 2022