

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

A. APPLICANT INFORMATION

Full Legal Name: Gill Elizabeth and Glen
(Last) (First)
Mailing Address: 13 Belleview Ter. West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: 973 896-3288 Email: elizabethanngill@gmail.com

Is the Applicant an: ☒ Individual, ☐ Corporation, ☐ Partnership, ☐ Other _____

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.

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

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

Owner's Name: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 13 Belleview Terrace

Block Number(s): 148.09 ; Lot Number(s): 17 ;

Tax Plate: 69 ; Zone of Property: R6

The location of the property is approximately 114.78 feet from the intersection of _____
Nutwold Avenue and Belleview Terrace (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. ☒ 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) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ 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: 25-7.1; Proposed: 3'-10" setback; Description: side yard setback

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

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

We request that a proposed one-story rear addition on a single-family house that is presently too close to the side yard setback be permitted to align with the existing side wall of the house

The property is 11,862 (square feet); .27 (acres)

Impervious Surface Coverage: Present: 1,945 SF; Proposed: 2,149 SF (18.19%)

Building Coverage: Present: 1,070 SF; Proposed: 1,274 SF (10.79%)

Is the property located:

- | | | |
|--|------------------------------|--|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☐ Yes | ☒ No |
| Adjacent to other county land? | ☐ Yes | ☒ No |
| Adjacent to a state highway? | ☐ Yes | ☒ No |

F. EXPERTS

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

APPLICANT'S ATTORNEY: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Peter Willcox

Telephone Number: 973 714-2712 Email: peterwillcoxarchitect@gmail.com

Address: 206 Fernwood Ave., Montclair, NJ 07043

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Kip Siebert, Owner, Heritage Home Design

Telephone Number: 973 650-2929 Email: kip@hhdcorp.com

Address: 113 Yantacaw Brook Rd., Upper Montclair, NJ 07043

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

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Plan of Survey	James R Watson, EKA Associates	06/29/2009
Site Plan, First Floor Plan	Peter Willcox	01/15/2022
Verification of Taxes Paid	Township Tax Collector	10/11/2022
Property Owners List	Township Office of the Assessor	10/11/2022
Utility List	Township Office of the Assessor	10/11/2022

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 officer has assigned the applicant a public hearing date.

G. REQUIREMENTS FOR VARIANCES

4A) PROPOSAL

The property is a single-family dwelling in an R6 zone that is located too close to one of the side yard lines (3'-10") where an 8 ft setback is required. We propose to construct a one-story addition off the rear of the existing 2-story dwelling to provide a bathroom and workroom on the first floor. The most efficient layout for the new rooms would require extending the addition off the rear of the house with the new side wall aligning with the existing side wall of the dwelling. The visual encroachment on the neighboring property would be minimized because the proposed addition would face the rear wall of the neighbor's garage, so the proposed addition would not be visible from the neighboring property.

4B) REASONS FOR RELIEF

4C-1) The homeowners wish to add a full bathroom and work room to the first floor of their home to accommodate their work-from-home needs, and the best location for the proposed addition is off the rear of the house to minimize required modifications to the existing room layout of the house. Though the existing lot is wide (95 ft) the existing two-story dwelling is located very close to the southerly side yard property line creating an undue hardship and an exceptionally tight space for a rear addition to the dwelling.

4E) The visual encroachment on the neighboring property would be minimized because the proposed addition would face the rear wall of the neighbor's garage, so the proposed addition would not be visible from the neighboring property. Therefore, 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.

J. 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: Glen R. Gill Elizabeth A. Gill Date: 10/12/2022

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 statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: Glen R. Gill Elizabeth A. Gill Date: 10/12/2022

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 13 Belleview Terrace
in the County of Essex and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 148.09;
Lot(s) 17 on the Tax Map of 69 which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: Glen R. Gill Elizabeth A. Gill Date: 10/12/2022

Glen R. Gill Elizabeth A. Gill

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



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: 148.09

LOT: 17 QUAL: _____

NAME: Glen + Elizabeth Gill

ADDRESS: 13 Bellevue Terrace

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

AN EQUAL OPPORTUNITY EMPLOYER
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	148.09	17		13 BELLEVIEW TERRACE	GILL, GLEN & ELIZABETH	13 BELLEVIEW TERRACE	WEST ORANGE, NJ	07052

§

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

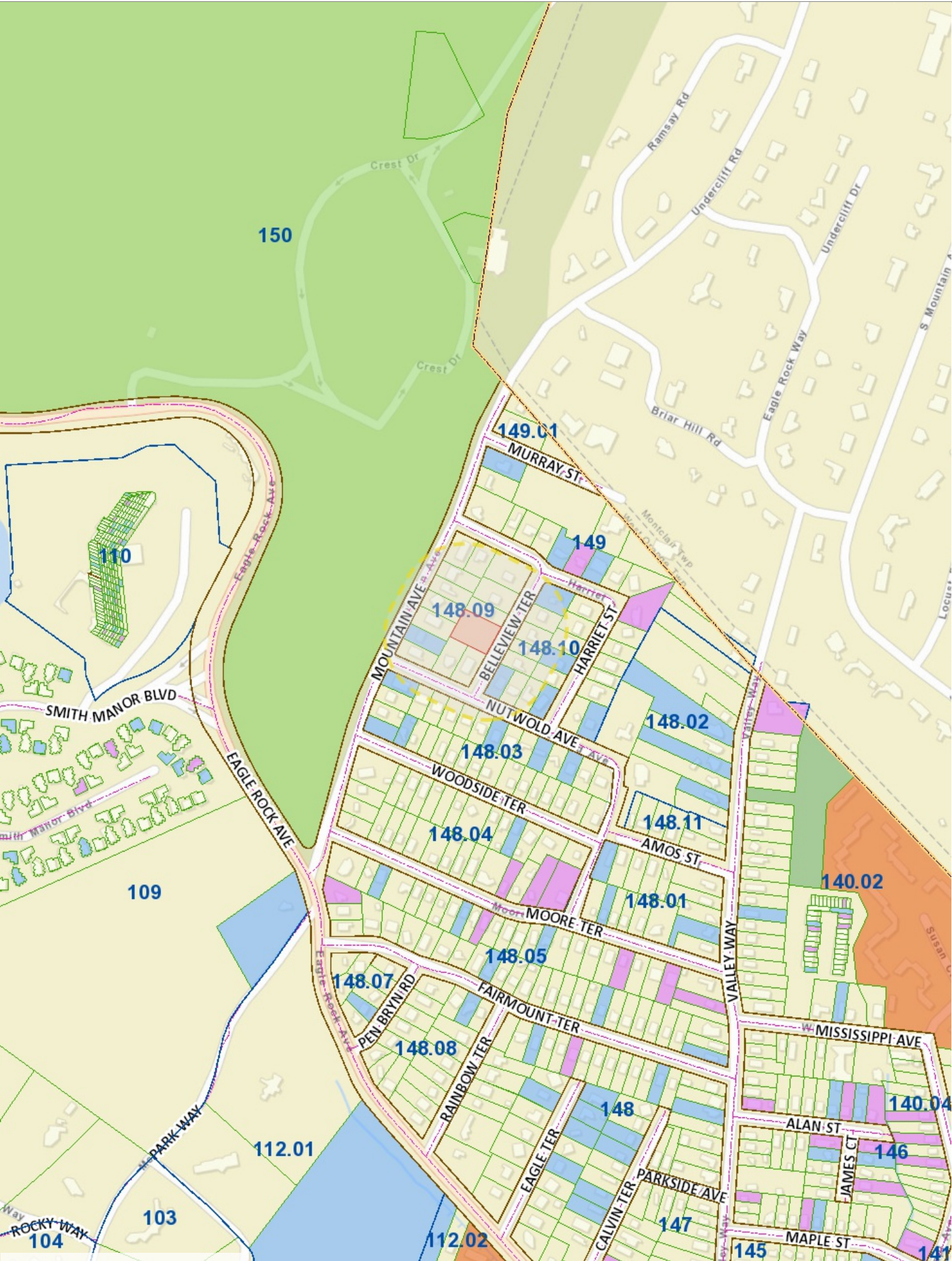
Adjoining Properties (35)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	148.03	21		46 MOUNTAIN AVENUE	SPENCER, JAMES	46 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.03	22		26 NUTWOLD AVENUE	SALOTTI, DONALD JR & AMANDA	26 NUTWOLD AVE.	WEST ORANGE, NJ	07052
West Orange Township	148.03	23		24 NUTWOLD AVENUE	VITAL, RENAL & TESS	24 NUTWOLD AVE.	WEST ORANGE, NJ	07052
West Orange Township	148.03	24		22 NUTWOLD AVENUE	THOMPSON, RUSSELL, JR & LAURIE	22 NUTWOLD AVE.	WEST ORANGE, N.J.	07052
West Orange Township	148.03	25		20 NUTWOLD AVENUE	GIAMIS, JEAN E. & PELLEGRINO, DIANE	20 NUTWOLD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.03	26		18 NUTWOLD AVENUE	WILLIAMS, OLIN & STEPHANIE	18 NUTWORLD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	148.03	27		16 NUTWOLD AVENUE	JONES, JESSICA & MICHAEL	16 NUTWOLD AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	1		21 NUTWOLD AVENUE	VITKOVSKY, CYNTHIA J	21 NUTWOLD AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	2		25 NUTWOLD AVENUE	CITO, PAUL & ELLEN M.	25 NUTWOLD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	3		42 MOUNTAIN AVENUE	DELLOSSO, PATRICIA A. & SCOTT P.	42 MOUNTAIN AVE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	148.09	4		40 MOUNTAIN AVENUE	ABEDIN, ALI ET AL.	40 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	5		38 MOUNTAIN AVENUE	SOFER, NATHAN	38 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	6		36 MOUNTAIN AVENUE	JOHNSON, RUTH M.	36 MOUNTAIN AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	7		34 MOUNTAIN AVENUE	BENNETT, SEAN & LISA	34 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	8		32 MOUNTAIN AVENUE	ANDERSON, MELISSA & PETERS,KEVIN	32 MOUNTAIN AVE.	WEST ORANGE, NJ	07052
West Orange Township	148.09	9		28 MOUNTAIN AVENUE	SALVATORE,CHRISTOPHER& EPPS,DANIEL	28 MOUNTAIN AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	10		3 HARRIET STREET	PATEL, JALPA & CHETNA M	3 HARRIET ST	WEST ORANGE, NJ	07052
West Orange Township	148.09	12		3 BELLEVIEW TERRACE	BUCHANAN, BRUCE JR. & KIMBERLY	3 BELLEVIEW TERR	WEST ORANGE, NJ	07052
West Orange Township	148.09	14		7 BELLEVIEW TERRACE	HANSEN, LARRY	7 BELLEVIEW TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	15		9 BELLEVIEW TERRACE	CLARKE, KEVIN	9 BELLEVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	148.09	17		13 BELLEVIEW TERRACE	GILL, GLEN & ELIZABETH	13 BELLEVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	148.10	1		43 HARRIET STREET	PLANTER, PATRICIA J	43 HARRIET ST	WEST ORANGE, NJ	07052
West Orange Township	148.10	2		11 NUTWOLD AVENUE	WHITE, HAROLD	11 NUTWOLD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	148.10	3		15 NUTWOLD AVENUE	GOODWIN, DARYL	15 NUTWOLD AVE.	WEST ORANGE, NJ	07052
West Orange Township	148.10	4		17 NUTWOLD AVENUE	DORVIL PREVILON, DOMINIQUE S & JEAN	17 NUTWOLD AVE	WEST ORANGE, NJ	07052
West Orange Township	148.10	5		12 BELLEVIEW TERRACE	ALDAHONDO, JENNIFER S.	12 BELLEVIEW TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	148.10	6		10 BELLEVIEW TERRACE	GAWENUS, THOMAS S.J. & JULIE A.	10 BELLEVIEW TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	148.10	7		8 BELLEVIEW TERRACE	GENERALLO, CHARLES & DOLORES	8 BELLEVIEW TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	148.10	9		6 BELLEVIEW TERRACE	BRUNO, LIBERATA M.	6 BELLEVIEW TERRACE	WEST ORANGE, NEW JERSEY	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	148.10	10		2 BELLEVIEW TERRACE	LUDWICZAK, MARGARET MARY	2 BELLEVIEW TER	WEST ORANGE, NJ	07052
West Orange Township	148.10	14		33 HARRIET STREET	GRIFFIN, JULIE C.	33 HARRIET STREET	WEST ORANGE, NJ	07052
West Orange Township	148.10	15		HARRIET STREET	KORONEOS, LOUIS + SYLVIA	35 HARRIET ST.	WEST ORANGE, N.J.	07052
West Orange Township	148.10	17		39 HARRIET STREET	RAZ, RON & GADIT, LIAT	39 HARRIET ST	WEST ORANGE, NJ	07052
West Orange Township	148.10	18		41 HARRIET STREET	PETRO, CARMEN & HAMMOND, M.	41 HARRIET STREET	WEST ORANGE, NJ	07052
West Orange Township	150	1		PROSPECT & EAGLE ROCK AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK N J	07114

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

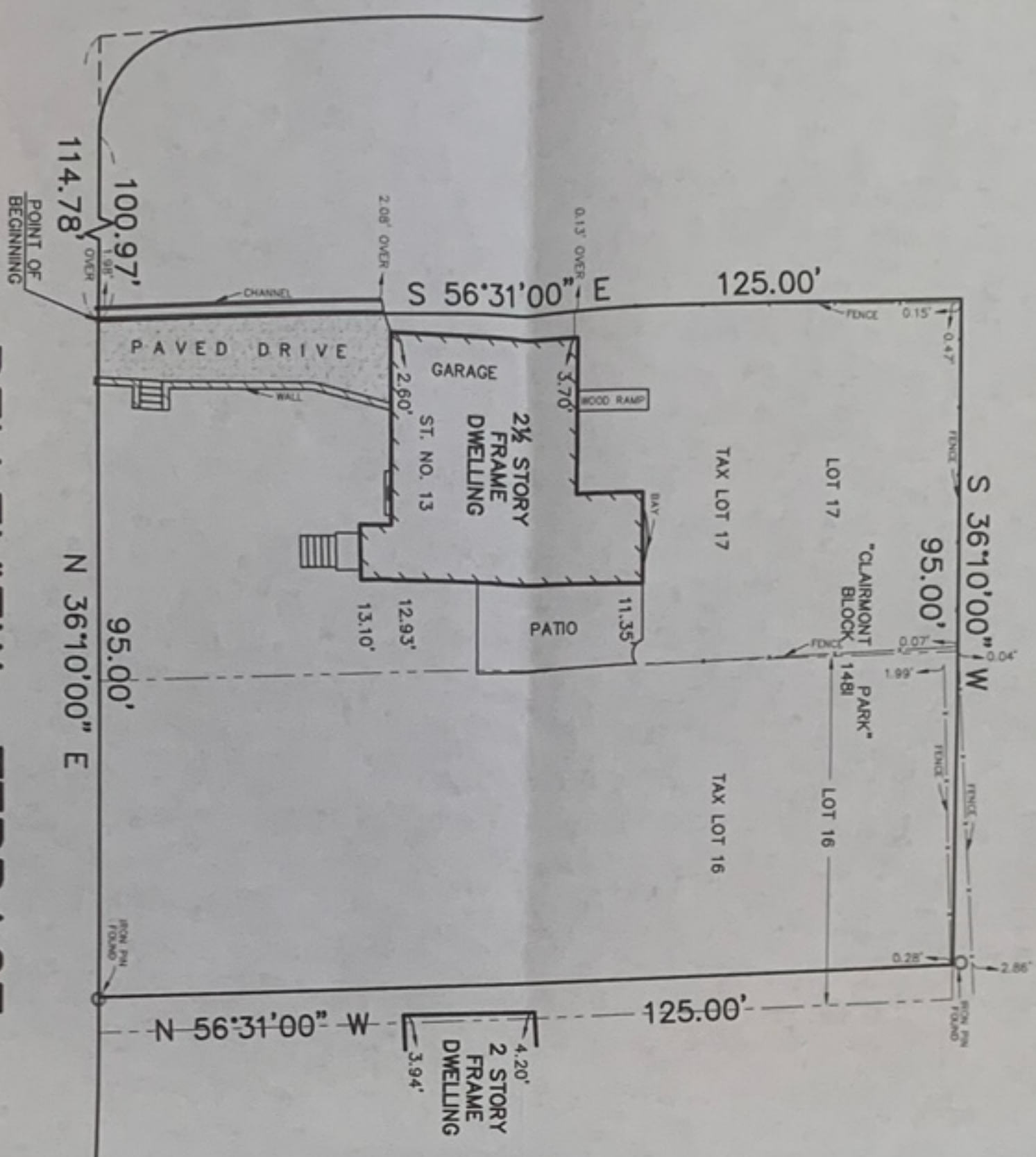
Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

NUTWOLD AVENUE

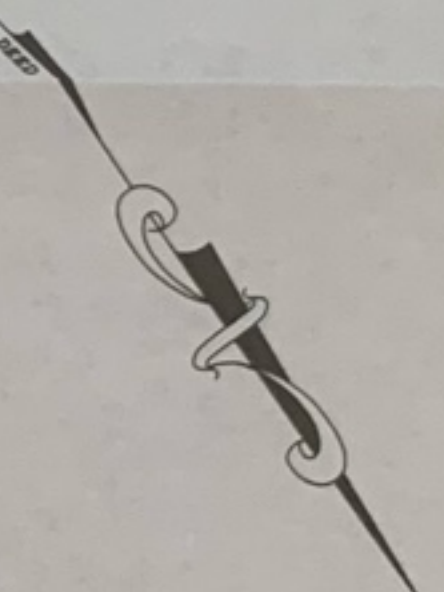
50' RIGHT OF WAY



BELLEVUE TERRACE

(50' RIGHT OF WAY)

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,C.14(C4S-B-36.3) AND N.J.A.C. 13:40-5.1(i).

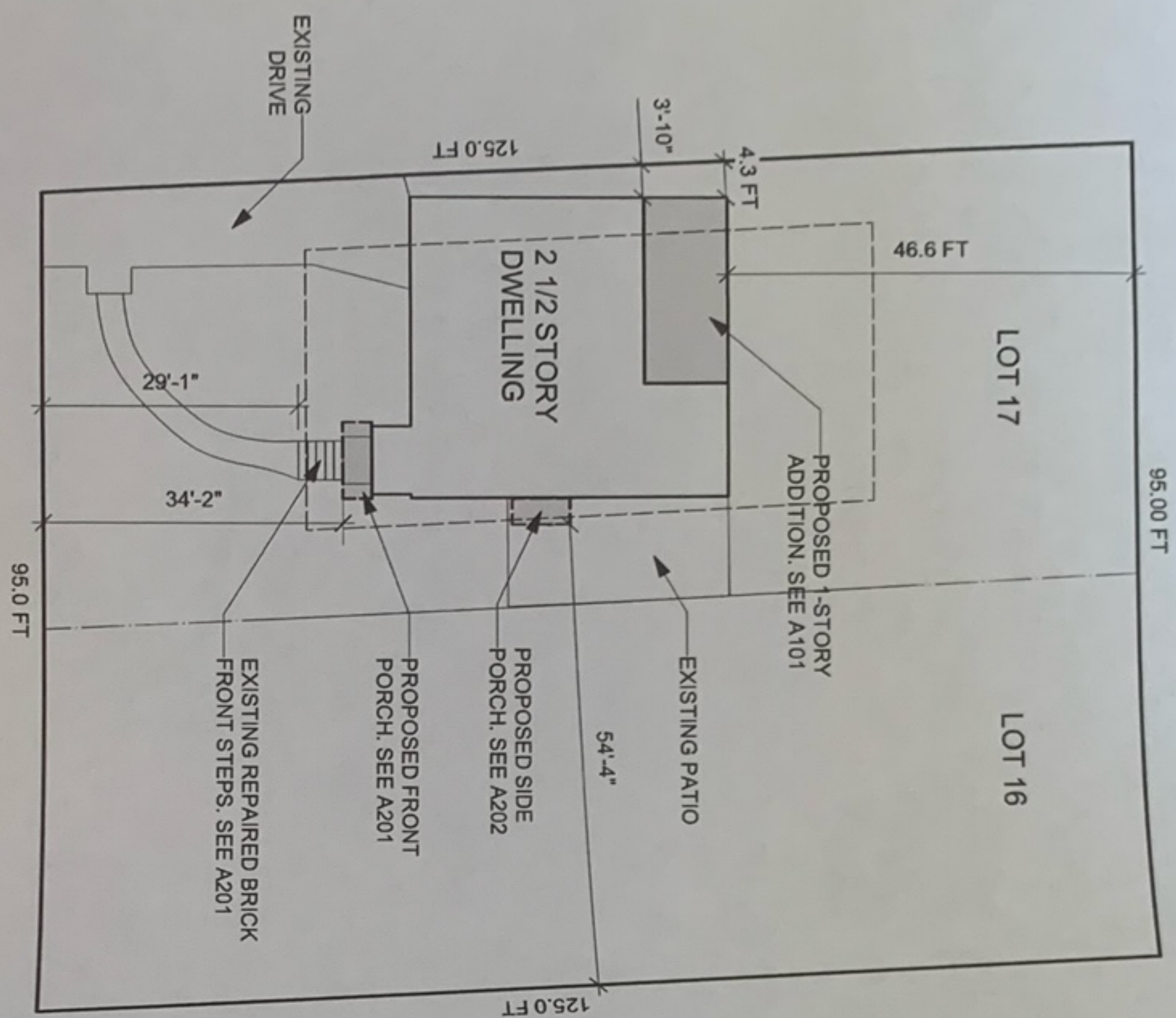


WARNING
As per N.J.A.C. 13:40-8.1
This plat reflects conditions as of 6/29/2009
and may not show current conditions
as of 9/8/2022

- NOTES**
1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEIPTS:

	YES	NO
A. DEED OF RECORD	X	
B. FILED MAP	X	
C. FIELD SURVEY	X	
D. TITLE SEARCH	X	
E. TAX MAP	X	
F. OTHER (SEE REFERENCES)	X	
 2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THIS SURVEY. THE UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
 3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON AND FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE RESULTS OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
 4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
 5. PARCEL CONTAINS 11,892 S.F. ±.
- RECORD DEED BOOK 114 PAGE 30
TAX MAP SHEET 30
REFERENCE SURVEY MADE BY FREEMAN & WINSTON DATED 11/11/1930
FILED MAP DATA
"REVISED MAP OF CLAIRMONT PARK" FILED ON 6/26/1930 IN CASE NO. 1208

PLAN OF SURVEY TAX LOTS 16 & 17 BLOCK 148.09 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY				
EKA ASSOCIATES, P.A. Engineers • Surveyors • Planners 328 Park Avenue, Scotch Plains, N.J. 07076 908-322-2030				
CERTIFIED TO: GLEN GILL AND ELIZABETH GILL CHICAGO TITLE INSURANCE COMPANY NRT TITLE AGENCY, LLC, NR137052 JAMES H. ASHENFELTER, ESQ. COLDWELL BANKER MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR	Job No. 840709 Date 06/29/09 Scale 1" = 20' Drawn N.W. Map No. FILE Sheet 1 of 1	JAMES R. WATSON P.L.S., P.P. PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30750 N.Y. LICENSE NO. 50196 6/29/09		



Site Plan
Scale: 1" = 20'-0"

ZONING NOTES

ZONE: R6
BLOCK: 148.09
LOTS: 17 and 16
LOT AREA: 11,862 SF
BLDG COVERAGE:
EXISTING: 1,070 SF
NEW PROPOSED: 204 SF
TOTAL: 1,274 SF (10.7%) (35% PERMITTED)

LOT COVERAGE:
EXISTING: 1,945 SF
NEW PROPOSED: 204 SF
TOTAL PROPOSED: 2,149 SF (18.1%) (45% PERMITTED)

MAX BLDG HEIGHT:
EXISTING: 25 FT
PROPOSED: NO CHANGE

SETBACKS- PRINCIPAL STRUCTURES:
FRONT: 34.4 FT (NO CHANGE) (30 FT REQUIRED)
SIDE: 3.8 ft AND 54.4 FT (8 AND 10 REQUIRED)
REAR: 46.6 FT (NO CHANGE) (30 FT REQUIRED)

[Signature]
PETER WILL COX ARCHITECT, LLC

C101

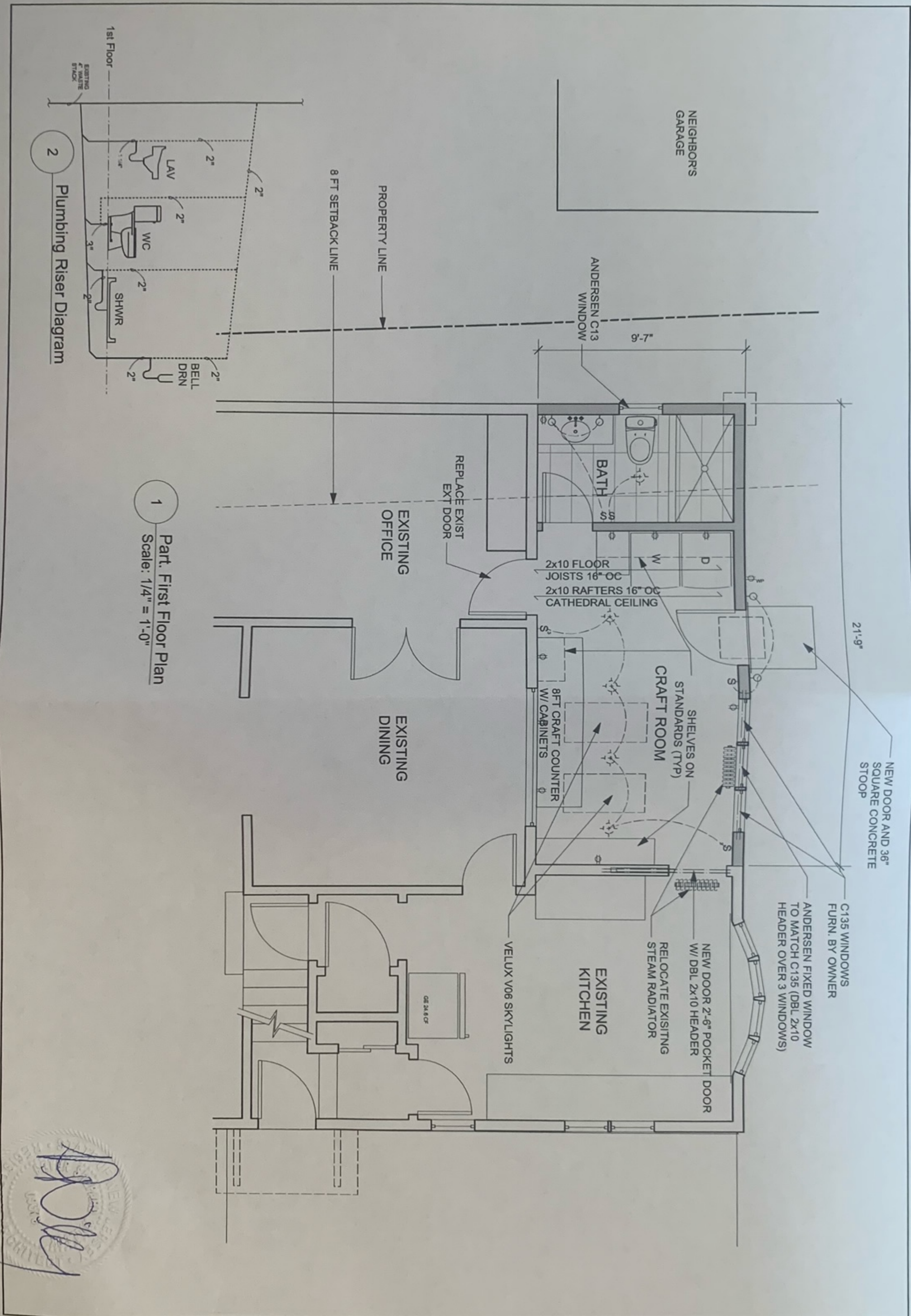
Site Plan
1/8" = 1'-0"

Gill Residence
13 Bellview Terrace
West Orange, New Jersey

01-15-2022 Review
01-12-2022 Review

ARCHITECT, LLC
peterwillcox

206 FERNWOOD AVE UPPER MONTCLAIR, NJ 07043
T: (973) 714-2712



A101 First Floor Plan
Scale 1/4" = 1'-0"

Gill Residence
13 Bellview Terrace
West Orange, New Jersey

01-15-2022 Review
01-12-2022 Review

ARCHITECT, LLC
peterwillcox
206 FERNWOOD AVE UPPER MONTCLAIR, NJ 07043
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