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December 23, 2022
Hand Delivered via New Jersey Lawyer's Service

Diana L. Chandler-Zimmermann, Secretary
Township of West Orange Zoning Board
66 Main Street
West Orange, NJ 07052

Re: Ciottariello - West Orange Zoning Board
606 Mt. Pleasant Avenue; Block 170, Lot 15.04

Dear Ms. Chandler-Zimmermann;

As you know, I represent the applicants in the above matter. Our clients are seeking a site plan approval with use and bulk variances for the existing residential use to also be for a landscaping vehicle, equipment and materials storage yard. The property is in the R-2 Zone.

In support of the application I enclose herewith one (1) original and five (5) copies, in sets, of the following:

1. Check in the amount of \$3,250.00 for the application fees.
2. Check in the amount of \$2,250.00 for the escrow fees.
3. Application with Addendum for Section G.
4. Checklist.
5. Form W-9 for Applicant.
6. List of 200' Property Owners.
7. Site Plans prepared by Marucci Engineering Associates, LLC.
8. Picture Array of the Property.
9. 10% Ownership Certification for Applicant's company.
10. A flash drive containing all of the enclosed documents in .pdf format.

The fees and escrows have been calculated as follows:

Ordinance Section	Description	Amount	Check Amounts
25-55.1a.2 - Escrows	Commercial Base	\$1,500.00	
25-55.1a.3 - Escrows	Resolution	750.00	\$2,250.00

25-56.3b – Site Plans	Site Plan - base	\$300.00	
	Acreage Fee	\$50.00	
25-56.3c – Site Plans	Final Site Plan	\$175.00	\$525.00
25-56.5a - Variances	"D" Variances Non-residential	\$350.00	
25-56.5b - Variances	"C" Variances Non-residential	\$250.00	\$600.00
25-56.6a - Digitizing	Preliminary Site Plan	\$600.00	
	Final Site Plan	\$275.00	
25-56.6d - Digitizing	Hardship Variances	\$750.00	
	Use Variances	500.00	\$2,125.00
Total Escrows	\$2,250.00		
Total Fees	\$3,250.00		

Please let me know if you require anything further.

Very truly yours,

John R. Dusingberre

JRD/jd

cc: Mayor-Elect Susan McCarthy

CREATIVE CONCEPTS LANDSCAPING LLC

P.O. BOX 6004
WEST CALDWELL, NJ 07007-6004

55-760/312

DATE December 23, 2022

PAY
TO THE
ORDER OF Township of West Orange

\$ 3,250.00

Thirty-Two Hundred Fifty and — 00/100 — DOLLARS

PNC BANK



Photo
Safe
Deposit®
Details on back

FOR 606 Mt. Pleasant - Application

Robert T. [Signature]

MP

CREATIVE CONCEPTS LANDSCAPING LLC

P.O. BOX 6004
WEST CALDWELL, NJ 07007-6004

55-760/312

DATE December 23, 2022

PAY
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Photo
Safe
Deposit®
Details on back

FOR 606 Mt. Pleasant - Escrow

Robert T. [Signature]

MP



TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - “C” and “D” Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! **The application must be typed or neatly printed.**
- ! **Twenty (20) copies total - no exceptions. (Nineteen (19) copies shall be submitted with one (1) original.)**
- ! **Each application, including the original must have attached any enclosures as required.**
- ! **Refer to the Zoning Ordinance for all application requirements.**
- ! **Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).**
- ! **All experts must be licensed to practice in the State of New Jersey.**
- ! **Any additional documents submitted after the original filing of the Application must include twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.**

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

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

A. APPLICANT INFORMATION

Full Legal Name: Ciottariello, Robert & Rachel
(Last) (First)
Mailing Address: 2 Leeds Avenue Pine Brook, NJ 07058
(Street) (City) (State) (Zip)
Telephone Number: (973) 227-1212 (cell 477-8646) Email: rto357@me.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: 606 Mt. Pleasant Avenue

Block Number(s): 170; Lot Number(s): 15.04;

Tax Plate: _____; Zone of Property: R-2

The location of the property is approximately 400+ feet from the intersection of _____
Mt. Pleasant Avenue and Summit Street (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. **Please see attached list.**

Section: _____; Proposed: _____; Description: _____

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.)

The Applicants propose to use the Property as a single family residence, and as a
storage area for landscaping equipment and materials.

The property is 27,338.25 (square feet); .6275 (acres)

Impervious Surface Coverage: Present: 79.82%; Proposed: 87.46

Building Coverage: Present: 8.42%; Proposed: 8.42%

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: John R. Dusinberre, Esq.

Telephone Number: (973) 227-1212 (cell 477-8646) Email: jdusinberre@jrdnjlaw.com

Address: 155 Passaic Avenue, Suite 320, Fairfield, NJ 07004

APPLICANT'S ENGINEER: Anthony Marucci, PE

Telephone Number: (973) 887-3066 Email: anthony@marucciengineering.com

Address: 116 Whippany Road, Whippany, New Jersey 07981

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: Peter G. Steck

Telephone Number: (973) 222-7876 Email: steckplan@aol.com

Address: 80 Maplewood Avenue, Maplewood, New Jersey 07040

OTHER EXPERT(S): _____

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

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

ITEM	SIGNED BY	DATE/REVISION
Preliminary & Final Site Plan	Anthony Marucci, PE	November 8, 2021

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.

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: _____

ROBERT CIOTTARIELLO

Date: December 22, 2022

CONTINUANCE

RACHEL CIOTTARIELLO

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: _____

ROBERT CIOTTARIELLO

Date: December 22, 2022

RACHEL CIOTTARIELLO

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 2 Leeds Avenue, Pine Brook, NJ 07058
in the County of Morris 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) 170;
Lot(s) 15.04 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. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____

ROBERT CIOTTARIELLO

Date: December 22, 2022

RACHEL CIOTTARIELLO

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.

ADDENDUM TO APPLICATION
Robert & Rachel Ciottariello, Applicants
606 Mt. Pleasant Avenue

Application Section D - Variances Requested

Use Variance: **Section 25-7.1** of the Ordinance prohibits commercial uses in the in the R2 Residential Zone. The Applicant proposes to use the rear yard of the residential dwelling as a landscapers contracting yard. The dwelling will remain as a residential use.

Use Variance: **Section 25-8.12** of the Ordinance prohibits more than one principal use on a lot. The Applicant proposes to use both a commercial use and a residential use on the same lot.

Bulk Variance: **Impervious Coverage, Section 25-7.1** of the Ordinance allows a maximum impervious coverage on the lot of 30%, where existing conditions provide 79.82%, and the Applicant is requesting 87.46%.

Bulk Variance: **Off-Street Parking and Loading, Section 25-12.1.c** of the Ordinance requires that all parking areas and off-street truck loading spaces be suitably paved, drained, lighted, appropriately planted and fenced for the protection of adjacent property owners in accordance with specifications of the Township, and shall be arranged for convenient ingress, egress and safety of vehicles and pedestrians. The Applicant does not propose to pave the four (4) rear parking spaces, does not propose any lighting, and does not propose fencing between the rear parking spaces and the adjacent property.

Waiver: **Environmental Impact Statement, Section 25-13** of the Ordinance requires an Environmental Impact Statement and the Applicant has requested that the requirement be waived.

Application Section G – Requirements for Variances

4A) PROPOSAL

Robert & Rachel Ciottariello are the owners of 606 Mt. Prospect Avenue (the "Property"), and have been since 2010. Robert Ciottariello is the owner and sole member of Creative Concepts Landscaping, LLC ("CCL"). As the name implies, CCL is in the business of providing residential and commercial landscaping services, including but not limited to lawn care, and the design and installation of landscaping, trees, gardens and shrubs; and, the provision of snow removal and de-icing services.

The Property is presently used as a single family residence. It is occupied by an employee of CCL and his family. The applicants seek permission to enclose a portion of the rear of the property and use it for the storage of vehicles, equipment and landscaping materials, including by way of example, mulch, stone, and similar materials used in the business. The existing detached garage in the rear is proposed to be within that enclosure. The applicant proposes to install four (4) concrete storage bins, a retaining wall, fencing and arbor vitae to screen the enclosed area from the two (2) adjoining neighbors.

The Property is 606 Mt. Pleasant Avenue, Lot 15.04 in Block 170, and is *what is sometimes* described as a flag lot, and is in the R-2 Zone. It is an irregular lot of approximately 27,338.25 sf.

It is located on the southerly side of Mt. Pleasant Avenue between Summit Street and Ellison Avenue. The lot is 50' in width at the frontage on Mt. Pleasant Avenue, and runs in a southerly direction for 144.65' (the "staff") where it then "flags" in the rear to 160' in width for an additional 127.44'. The Property wraps behind the rear of the two adjacent residential properties to the east. The existing residence is on the "staff" of the lot, and the proposed storage yard is proposed to be in the flag portion in the rear of the lot.

The rear of the Property is bordered by the West Orange Recycling Center to the east and south. There is a residential home on the westerly sideline of the Property, and on the other side of that home is a veterinary clinic, approved by variance. There is a cell tower proximate to the Property to the southwest. The terrain generally slopes downward from front to rear, with the elevation at Mt. Pleasant of approximately 104', and approximately 83' in the rear. The slope continues downward off the rear property line into the Bear Brook wetlands area.

The hours of operation will be 7:30am to 6pm Monday through Friday. On Saturday the hours are 8am to 4pm. There are no Sunday hours. There are no retail activities, and no persons will be onsite other than the employees of CCL. Two (2) employees live in the house, one (1) arrives by car, and the remaining four (4) take the #71 NJ Transit bus. The primary operation will be to leave the yard for the day, returning in the late afternoon. This results in very little activity on-site during the day, except that in inclement weather routine equipment maintenance may take place inside the garage.

The Applicant proposes to store, in the most intensive scenario, two (2) mason dump trucks, two (2) pick-up trucks, one (1) large dump truck, four (4) box trailers, one (1) utility trailer, one (1) dump trailer and one (1) flatbed trailer. However, very often vehicles are left at job sites when landscaping services are being provided. CCL does not service it's own large vehicles.

Application Question 4B) Reasons for Relief

4C-1 The two (2) bulk variances sought can be justified under the C-1 basis for relief. The factors of hardship include the shape of the lot, the drop in elevation from front to back, the location of existing structures and the proximity of the recycling center with its mulching operation. Those factors make it difficult for use as a single family residential dwelling of any greater size or amenity.

4C-2 The two (2) bulk variances can be justified under the C-2 basis for relief. The benefits of granting the two (2) variances outweigh any detriment to the public. The benefits include, but are not limited to, an improved appearance of the building and site; the addition of three (3) parking spaces for the residential dwelling before the enclosure gate, and the increased screening for residential neighbors.

The proposed variance to not pave and mark parking areas will allow the site to continue a rustic look, and to appear less commercial to neighbors. The lower topography of the storage area makes it less visible from the road. Leaving the yard stone/gravel diminishes the run-off from the site. The parking shown on the plans is to demonstrate that there is room for vehicles, although not striped.

4D) Use Variances. The existing residential use is permitted. It is the addition of the landscaper's yard that creates the need for use variance relief in that it (a) is commercial in nature which is not permitted; and, (b) results in two (2) uses on one lot that is not permitted. The rear yard that is proposed to be commercial is relatively benign in that it has no retail component, is not readily

visible to the public, abuts the noisy mulching activities of the recycling center, is proximate to a cell tower and a veterinarian office. The mixed uses nearby make this Property more suitable for the proposed use, rather than for any expansion of the residential use. The retaining of the residential dwelling, although creating a variance, in fact screens the commercial use on the Property by maintaining the residential look from the road. There is no need for the commercial use to be visible, or to have any identification signage as there is no outreach to the public for the business to operate. The retention of the residential use compliments the commercial use.

The location, shape and size of this Property makes it particularly suited to the proposed uses. The presence of the recycling center and the noise and activity that it generates makes it less desirable to expand the Property for residential use. The proposed commercial area would be enclosed where needed, screened and tucked away substantially out of sight.

4E) Negative and Positive Criteria

The granting of the application promotes several of the purposes of the MLUL (a) and (g) in that the proposed uses encourage the most appropriate use of the land and provides sufficient space in an appropriate location for the proposed land uses.

The continuation of the residential use benefits the public. As a permitted use, it reflects the Master Plan of the Township and is consistent with the intent and purposes of the Zoning Ordinance.

The landscaping contractor activities are similar to the activities conducted on the abutting lands owned by the Township and used as a recycling center. Nurseries are a permitted use in the zone and encourage the activities associated with the proposed use. The introduction of fencing, landscaping and storage bins minimize any adverse impacts on the abutting residential uses. There is no adverse impact to the West Orange Recycling Center.

The proposed uses are certainly not detrimental to the public good, or contrary to the intent and purposes of the Zone Plan.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT: Ciottariello, Robert & Rachel

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			
I. PROJECT-PLAT INFORMATION											
1. <u>Item:</u> Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2. <u>Item:</u> Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X		
3. <u>Item:</u> 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. <u>Item:</u> A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <u>Comment:</u> Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X		
5. <u>Item:</u> A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <u>Comment:</u> Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X		
6. <u>Item:</u> North arrow and scale.	X	X	X	X	X	X	X	X	X		
7. <u>Item:</u> Proof that taxes are current.		X	X	X	X	X	X	X		X	
8. <u>Item:</u> Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X		
9. <u>Item:</u> Appropriate certification blocks as required by Map Filing Law.		X			X	X			X		
10. <u>Item:</u> Monumentation as specified by Map Filing Law <u>Comment:</u> Monumentation required only for final subdivision.		X				X			X		
11. <u>Item:</u> Date of current property survey. <u>Comment:</u> Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
12.	<u>Item</u> : One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment</u> : Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X	X		
13.	<u>Item</u> : 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		X	X		
14.	<u>Item</u> : Affidavit of ownership. <u>Comment</u> : Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X			
15.	<u>Item</u> : Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).		X	X	X	X	X	X	X	X		
16.	<u>Item</u> : Date of original and all revisions. <u>Comment</u> : Item necessary for continuity-history of project.		X	X	X	X	X	X	X	X		
17.	<u>Item</u> : Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
18.	<u>Item</u> : Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
19.	<u>Item</u> : All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X	X		
20.	<u>Item</u> : Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X	X	X	X	X	X	X		
21.	<u>Item</u> : Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X	X	X	X	X	X	X		
22.	<u>Item</u> : Development stages or staging plans (for GDP--general staging). <u>Comment</u> : Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
23.	<u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. §		X	X	X		X		X			
24.	<u>Item:</u> List of variances required or requested. § <u>Comment:</u> Basic planning information.		X	X		X	X	X	X			
25.	<u>Item:</u> Requested or obtained design waivers or exceptions. § <u>Comment:</u> 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.	<u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X			
27.	<u>Item:</u> Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> 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	X	X	X	X	X			
28.	<u>Item:</u> All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> 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.	X		X	X	X	X	X	X			
29.	<u>Item:</u> Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> 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.	<u>Item:</u> Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X				X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
31.	<u>Item:</u> 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' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	X		
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X	X		
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	X		
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.					X	X	X	X	X		
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> 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	X	X		
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> 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	X	X		
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> 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	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
38.	<u>Item:</u> Soil Erosion and Sediment Control Plan. <u>Comment:</u> Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X			
39.	<u>Item:</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment:</u> Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X			
40.	<u>Item:</u> Construction details as required by ordinance. <u>Comment:</u> Such level of detail necessary only for major applications.					X	X	X	X			
41.	<u>Item:</u> Road and paving cross-sections and profiles. <u>Comment:</u> See Item 40.					X	X	X	X			
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X			
43.	<u>Item:</u> New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment:</u> Needed whenever a new lot is created.		X				X		X			
44.	<u>Item:</u> Lighting plan & details. <u>Comment:</u> Not applicable for minor subdivision because just creating lots.			X		X	X	X	X			
45.	<u>Item:</u> Landscape plan & details prepared by a professional landscape architect <u>Comment:</u> Required for site plans because of magnitude of required landscaping.			X				X	X			
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.			X				X	X			
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X		X	X	X	X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
Item Number	Description		Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
48. <u>Item:</u> Sight triangles. <u>Comment:</u> Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X			
49. <u>Item:</u> Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment:</u> See Item 44.	X			X	X	X	X	X	X			
50. <u>Item:</u> Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment:</u> See Item 44.				X	X	X	X	X	X			
51. <u>Item:</u> Preliminary architectural plan and elevations. <u>Comment:</u> Not required where building is not proposed.				X			X	X	X			
52. <u>Item:</u> Plans and legal documents for compliance with West Orange COAH Ordinances.		X	X	X	X	X	X	X	X			

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.

⌘ Conditional approval may be granted subject to other regulatory approvals.

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

REVISED: 8/30/05 aw

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SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project:	None proposed.	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	None proposed.	
List of green and recycled building materials in new construction, renovation, and maintenance:	None proposed.	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:	None proposed.	
Use of any water efficient landscaping:	None proposed.	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	None proposed.	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	None proposed.	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	None proposed.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	None proposed.	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Robert & Rachel Ciottariello	
	2 Business name/disregarded entity name, if different from above 2 Leeds Avenue, Pine Brook, NJ 07058	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: ☒ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. ☐ Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) 6 City, state, and ZIP code 7 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

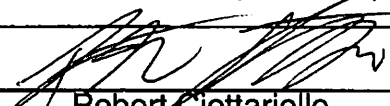
Social security number								
or								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ 
Robert Ciottariello

Date ▶ **January 20, 2022**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

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	170	15.04		606 MT. PLEASANT AVENUE	CIOTARIELLO, ROBERT & RACHEL	759 BLOOMFIELD AVE.PMB351	WEST CALDWELL, NJ	07006

§

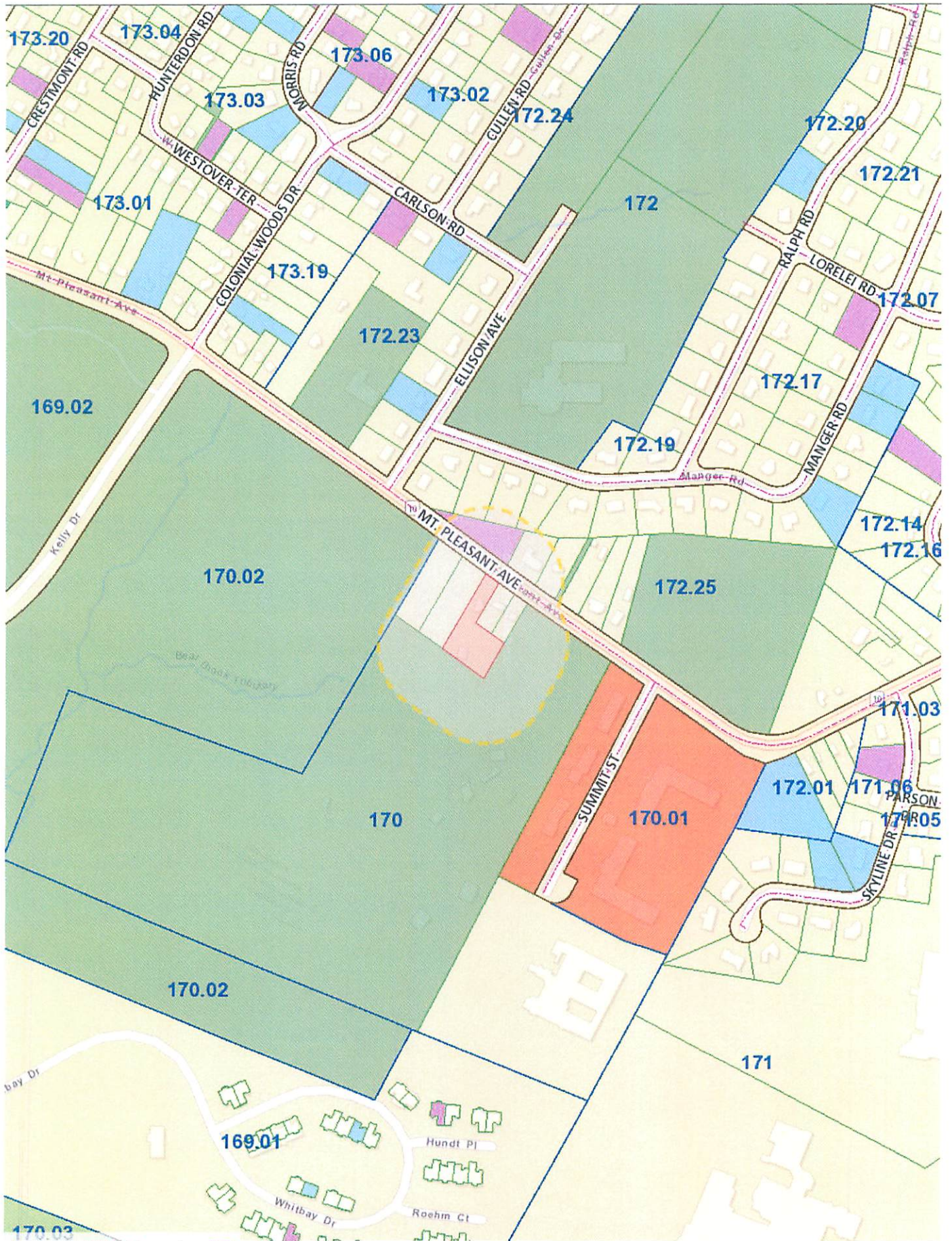
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (16)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	170	15		608 MT. PLEASANT AVENUE	NUNEZ, CHRISTIAN & RODRIGUEZ,MARIEN	608 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	170	15.01		602 MT. PLEASANT AVENUE	LABARDY, LESLY &PRESUMAR,JEANNINE	602 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052
West Orange Township	170	15.02		604 MT. PLEASANT AVENUE	SICKLES, CLARK E	604 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	170	15.04		606 MT. PLEASANT AVENUE	CIOTARIELLO, ROBERT & RACHEL	759 BLOOMFIELD AVE.PMB351	WEST CALDWELL, NJ	07006
West Orange Township	170	15.05		612 MT. PLEASANT AVENUE	612 MOUNT PLEASANT AVE ASSOC	612 MOUNT PLEASANT	WEST ORANGE, NJ	07052
West Orange Township	170	17		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	170.02	5.01		620 MOUNT PLEASANT AVENUE	TOWN OF WEST ORANGE	66 MAIN STREET	WEST ORANGE,N.J.	07052
West Orange Township	172.25	12		14 MANGER ROAD	SOSA, JOSE E. & PIACENZA, D.	14 MANGER RD	WEST ORANGE, NJ	07052
West Orange Township	172.25	13		12 MANGER ROAD	ROSENFELD, ROBERT M	12 MANGER RD	WEST ORANGE, NJ	07052
West Orange Township	172.25	14		10 MANGER ROAD	JEAN-BAPTISTE,PATRICK&MIRANDA,NEYSA	10 MANGER ROAD	WEST ORANGE NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.25	15		8 MANGER ROAD	CUSTODIO, JONATHAN & EVELYN	8 MANGER ROAD	WEST ORANGE, N.J.	07052
West Orange Township	172.25	25		595 MT. PLEASANT AVENUE	SOPRANO, DENNIS & ANNMARIE	595 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	172.25	27		597 MT. PLEASANT AVENUE	FULTON, JOHN & DAWN ADAMS-	597 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	172.25	27.01		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N.J.	07052
West Orange Township	172.25	28		613 MT. PLEASANT AVENUE	GREENE, MARC	613 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	172.25	28.01		601 MT. PLEASANT AVENUE	SAADE, RAUL & MABEL	601 MT. PLEASANT AVE	WEST ORANGE, NJ	07052

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

606 MOUNT PLEASANT AVENUE
TAX LOT 15.04 - BLOCK 170
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

ZONING COMPLIANCE:

ELECTRIC & GAS
Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
New York, NY 07102

WATER

New Jersey American Water Company
165 John A. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
1000 Corporate Center
Union, NJ 07003

TELEPHONE

Verizon
1000 Corporate Center
Union, NJ 07003

SEWER

Township of West Orange
Municipal Building
1000 Corporate Center
West Orange, NJ 07052

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DRAWING INDEX:	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE CLEARING, DEMOLITION, & SOIL EROSION & SEDIMENT CONTROL PLAN
4	STH PLAN
5	GRADING PLAN
6	CONSTRUCTION DETAIL PLAN

APPROVED AT A MEETING OF THE WEST ORANGE ZONING BOARD OF ADJUSTMENT HELD ON

2100	ENGINEER
2100	SECRETARY
2100	MANAGER

ZONE DATA

ZONE: R-2 (ONE-FAMILY RESIDENTIAL ZONE DISTRICT)			PROPOSED
	REQUIRED	EXISTING	
MIN. LOT AREA	40,000 SF	27,138.25 SF (EV)	NO CHANGE
MIN. LOT WIDTH	125 FT	49.48 FT (EV)	NO CHANGE
MIN. FRONT YARD	35 FT	66.58 FT	NO CHANGE
MIN. SIDE YARD	20 FT	12.07 FT (EV)	NO CHANGE
MIN. REAR YARD	45 FT	2.27 FT (EV)	NO CHANGE
MAX. BLDG. HEIGHT	35 FT / 2-1/2 STORIES	153.87 FT	NO CHANGE
MAX. LOT COVERAGE	30%	72.33% (EV)	NO CHANGE
MAX. LOT SETBACK	30%	72.33% (EV)	87.46 % (PV)
MIN. SPACE BETWEEN BLDGS.	15 FT	113.85 FT (DWLG TO GSG)	NO CHANGE
MIN. SIDE YARD (ACCESSORY)	20 FT	GSG-78.31 FT (N)	NO CHANGE
		GSG-30.37 FT (W)	NO CHANGE
		GSG-15.14 FT (E)	NO CHANGE
MIN. REAR YARD (ACCESSORY)	5 FT	GSG-15.14 FT	NO CHANGE

PARKING REQUIREMENT:
2.5 SPACES PER 4-BEDROOM APARTMENT

PARKING PROVIDED:
2 STANDARD PARKING SPACES

EXISTING		PROPOSED	
1,211.20 SF	1,211.20 SF	1,211.20 SF	1,211.20 SF
348.19 SF	744.00 SF	744.00 SF	744.00 SF
2,302.50 SF	1,954.13 SF	1,954.13 SF	1,954.13 SF
2,302.50 SF	2,302.50 SF	2,302.50 SF	2,302.50 SF
13,148.47 SF	13,148.47 SF	13,148.47 SF	13,148.47 SF
426.00 SF	426.00 SF	426.00 SF	426.00 SF
744.00 SF	744.00 SF	744.00 SF	744.00 SF
65.00 SF	65.00 SF	65.00 SF	65.00 SF
21,820.11 SF	21,820.11 SF	21,820.11 SF	21,820.11 SF

ENGINEERS-SURVEYORS-PLANNERS
116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL /FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION: No. 34687001240

COVER SHEET
606 MOUNT PLEASANT AVENUE

BLOCK 170 - LOT 15.04

ESSEX COUNTY

22

11/20/2019

133

AND SURVEYOR, N.J. LIC. NO. 25573

LIL NO. 2124



1. EXISTING CONDITIONS PLANT BASED UPON THE FOLLOWING INFORMATION: LOCATION OF LOT 15 AND BLOCK 70 IN A.C.A. 666 HUNTSVILLE, ALABAMA; TOWN OF HUNTSVILLE, ALABAMA; COUNTY OF DEKALB, NEW JERSEY; PREPARED BY THE ASSOCIATES INC., CONSISTING OF ONE (1) SHEET DATED DECEMBER 2, 2010. LAST REVISED MAY 10, 2016.
2. EXISTING CONDITIONS PLANT HAS BEEN PROVIDED IN ELECTRONIC AUTOCAD FORMAT TO MARUCCI ENGINEERING FROM THE APPLICANT/OWNER DISBURBED BY THE CIVIL ENGINEERING COMPANY, IT ENGINEERING, ETC.
3. ANY CHANGES MADE TO THIS PLAN MUST BE APPROVED BY BOTH PARTIES TO WHOM IT IS CRITICIZED AND SHALL BE OBTAINED UNLESS AGREED WITH A REASONED SEAL.
4. VERTICAL DATUM IS ASSUMED AND CONTOUR INTERVALS SHOWN ARE 2'-HI, LOT AREA - 27,338.25 ± SQ.FT.
5. UTILITIES SHOWN ARE BASED ON SURFACE EVIDENCE ONLY. SUBSURFACE UTILITIES ARE NOT KNOWN. THE SURVEYOR TAKES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES OF THIS SURVEY. EXAMPLE: OIL TANKS, SANITARY-SEPTIC AND CESS POOL SYSTEMS, WELLS, GAS LINES, SEWER LATERALS, WATER MAINS, ETC.
6. RIPARIAN CLAIMS, RIPARIAN RIGHTS OR CONVEYANCE MAP WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY, EXCEPT AS SPECIFICALLY SAID OR SHOWN ON THIS PLAN. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE RECORDS OF THE STATE OF ALABAMA, INCLUDING BUT NOT LIMITED TO THE RECORDS OF THE LAND OFFICE THAT WORKS IN OR ON BEHALF AT THE TIME OF THE MAKING OF THIS SURVEY. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS'S, SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. DECLARATION IS MADE TO ORIGINAL PLOTTOR/S OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR PERSONS.
8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
9. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. WETLANDS LOCATION ARE NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY.

NOTICE -
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS
CITY/STATE

[illegible]

**MARUCCI ENGINEERING
ASSOCIATES, LLC**
ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION: No. 24GA2802400

EXISTING CONDITIONS PLAN

FOR
606 MOUNT PLEASANT AVENUE
BLOCK 170 - LOT 15, 04

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, R.I. LIC. NO. 25573

HUDSON-ESSEX-PASSAIC (HEP) SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All erosion and sediment control measures shall be installed and maintained in accordance with the following notes and specifications.
2. Erosion and sediment control measures shall be installed prior to any earthmoving or grading activities.
3. Erosion and sediment control measures shall be maintained throughout the construction period.
4. Erosion and sediment control measures shall be removed and the area restored to its original condition upon completion of construction.
5. Erosion and sediment control measures shall be installed in accordance with the following specifications:
 - a. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
6. Erosion and sediment control measures shall be installed in accordance with the following specifications:
 - a. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
7. Erosion and sediment control measures shall be installed in accordance with the following specifications:
 - a. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
8. Erosion and sediment control measures shall be installed in accordance with the following specifications:
 - a. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
9. Erosion and sediment control measures shall be installed in accordance with the following specifications:
 - a. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
10. Erosion and sediment control measures shall be installed in accordance with the following specifications:
 - a. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. Silt fences shall be installed at a minimum of 10 feet from the edge of the excavation.

DUST CONTROL NOTES

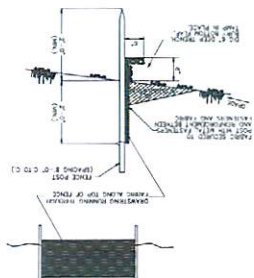
1. Dust control measures shall be installed and maintained throughout the construction period.
2. Dust control measures shall be installed prior to any earthmoving or grading activities.
3. Dust control measures shall be maintained throughout the construction period.
4. Dust control measures shall be removed and the area restored to its original condition upon completion of construction.
5. Dust control measures shall be installed in accordance with the following specifications:
 - a. Water sprays shall be applied at a minimum of 10 feet from the edge of the excavation.
 - b. Water sprays shall be applied at a minimum of 10 feet from the edge of the excavation.
 - c. Water sprays shall be applied at a minimum of 10 feet from the edge of the excavation.
6. Dust control measures shall be installed in accordance with the following specifications:
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NO.	DESCRIPTION	DATE	BY
1	Initial Design	11/11/2021	AM
2	Revised Design	11/11/2021	AM
3	Final Design	11/11/2021	AM

SEQUENCE OF CONSTRUCTION

1. Clearing and grubbing of site.
2. Erosion and sediment control measures.
3. Excavation and foundation work.
4. Foundation and wall construction.
5. Backfill and compaction.
6. Final grading and paving.
7. Final inspection and approval.

SILT FENCE



NOTICE
 THE ENGINEER HAS REVIEWED THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT). THE ENGINEER HAS ALSO REVIEWED THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT).

SOIL COMPACTION EXEMPTION NOTE:
 AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (MPA). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION FOR STANDARDS FOR LAND GRADING (REVISED 2017) NON-DEVELOPMENT. THE SITE IS PREVIOUSLY DEVELOPED.

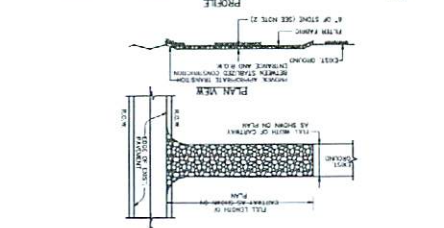
ANTHONY MARUCCI
 PROFESSIONAL ENGINEER IN LAND SURVEYING, N.J. LIC. NO. 25573
 606 MOUNT PLEASANT AVENUE
 BLOCK 170 LOT 13-14
 PASSAIC COUNTY, NEW JERSEY 07652

ENGINEERS-SURVEYORS-PLANNERS
ASSOCIATES, LLC
 115 WHIPPANY ROAD
 WHIPPANY, NEW JERSEY 07981
 TEL./FAX: (973) 887-3066
 NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION: NLS-2002000000

MARUCCI ENGINEERING
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 115 WHIPPANY ROAD
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STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE

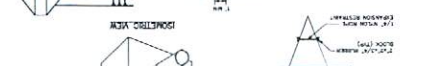
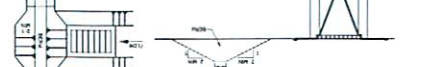
1. The stabilized construction entrance shall be installed prior to any earthmoving or grading activities.
2. The stabilized construction entrance shall be maintained throughout the construction period.
3. The stabilized construction entrance shall be removed and the area restored to its original condition upon completion of construction.
4. The stabilized construction entrance shall be installed in accordance with the following specifications:
 - a. The stabilized construction entrance shall be installed at a minimum of 10 feet from the edge of the excavation.
 - b. The stabilized construction entrance shall be installed at a minimum of 10 feet from the edge of the excavation.
 - c. The stabilized construction entrance shall be installed at a minimum of 10 feet from the edge of the excavation.
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DO NOT USE ON WATER PAVED ROADWAYS WHERE FLOODING MAY CAUSE TRAFFIC HAZARDS.

INSTALLATION DETAIL
 1. The stabilized construction entrance shall be installed in accordance with the following specifications:

- a. The stabilized construction entrance shall be installed at a minimum of 10 feet from the edge of the excavation.
- b. The stabilized construction entrance shall be installed at a minimum of 10 feet from the edge of the excavation.
- c. The stabilized construction entrance shall be installed at a minimum of 10 feet from the edge of the excavation.





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116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

FOR
606 MOUNT PLEASANT AVENUE
BLOCK 170 • LOT 15.04
ESSEX COUNTY

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY

BLACK 7/0 - LOT 15,04

NEW 24-SECT

11/09/2021

21-18

RM

RM

10' x 10'

6' x 6'

5' x 6'

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR
PROFESSIONAL PLANNING, N.E. LIC. NO. 25573
PROFESSIONAL PLANNING, N.E. LIC. NO. 21248

For this Plan:

21-18

RM

RM

10' x 10'

6' x 6'

5' x 6'

[illegible][illegible][illegible]

The following information was obtained from the review of the records:

WEST ORANGE ZONING BOARD OF ADJUSTMENT

Robert & Rachel Ciottariello, Applicants

606 Mt. Pleasant Avenue



Front of Dwelling



Driveway Entrance in Font of Dwelling



Easterly View on Mt. Pleasant



Westerly View on Mt. Pleasant



Immediate Rear of Dwelling



Existing Garage in Rear Fenced Area



Looking to Front from Rear at Fence Gate



Portion of Rear Yard Behind Dwelling and East of Garage

**TOWNSHIP OF WEST ORANGE
CORPORATION, LIMITED LIABILITY COMPANY
OR PARTNERSHIP OWNERSHIP DISCLOSURE FORM**

Creative Concepts Landscaping, LLC
Applicant's Wholly Owned Company

A Corporation, Limited Liability Company or Partnership applying to the Planning Board for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes shall list below the names and addresses of all stockholders, members or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the company or partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

This form is being completed on behalf of Robert and Rachel Ciottariello, Owner/Applicants, whose company, Creative Concepts Landscaping, LLC, a New Jersey limited liability company, is the proposed user of the rear of the property known as 606 Mt. Pleasant Avenue, West Orange, New Jersey; block 170, lot 15.04. The name and address of persons or entities having an interest of 10% or greater are:

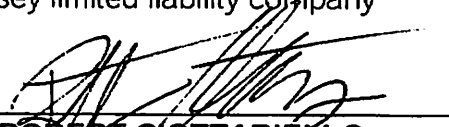
Name	Address:
Robert Ciottariello (100%)	2 Leeds Avenue, Pine Brook, New Jersey 07058

The undersigned certifies that the foregoing is true and correct.

Creative Concepts Landscaping, LLC, a New
Jersey limited liability company

Dated: July 15, 2022

By:


ROBERT CIOTTARIELLO
Managing Member