

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

A. APPLICANT INFORMATION

Full Legal Name: PENN DANIELLE
(Last) (First)
Mailing Address: 11 HIGHLAND PL West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (646) 594-8764 Email: DaniellePenn@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: 11 Highland Place West Orange NJ 07052

Block Number(s): 86-05 ; Lot Number(s): 18 ;

Tax Plate: 36 ; Zone of Property: Residential

The location of the property is approximately 296 feet from the intersection of
Highland Place and MT Pleasant Ave (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: 25-9-9; Proposed: Mixed Use; Description: Home Occupation
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.)

Request to rezone property at 11 Highland Pl from Residential to
Mixed Use to operate Electrolysis Business as Home Occupation.

The property is 9,757-44 (square feet); .224[±] (acres)

Impervious Surface Coverage: Present: _____; Proposed: no change requested.

Building Coverage: Present: _____; Proposed: no change requested.

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:~~ _____

Telephone Number: () _____ Email: _____

Address: _____

~~APPLICANT'S PLANNER:~~ _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): GT Construction Juan Goney

Telephone Number: (973) 651-1990 Email: urs1n08218@hotmail.com

Address: 295 Girard Ave Secaucus NJ 07094

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
1. Floor plan & intended use	Property Owner - Danielle Ken	Feb 20, 2023
2. Survey	David J. von Steenburg	July 13 2021
3. 200' Radius - Addressed + Map	WO TAX ASSESSOR	Feb 10 2023
4. Verification of taxes paid	WO TAX COLLECTOR	Feb 10 2023
5. Property Variances Letter	JPLMCA, DPRA of WO	Feb 13 2023
6. Electrolysis Premise Requirements	Electrology Advisory Committee	JUNE 20 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.

7. Electrolysis License (copy) Jay A. Malanga Oct 15 2021

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: [Signature]

Date: Feb 20 2023

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: [Signature]

Date: Feb 20, 2023

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 11 Highland Place West Orange.
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) 86-05;
Lot(s) 18 on the Tax Map of 36 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: [Signature]

Date: Feb 20 2023

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.

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11 HIGHLAND PLACE WEST ORANGE, NJ 07052

The following information is the accompanying documentation required per the Zoning Board Adjustment Application PACKAGE

Submitter & Owner of Property:

Name: Danielle Penn

Phone: 646-594-8764

Property Location: **11 Highland Place, West Orange, NJ 07052**

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11 HIGHLAND PLACE WEST ORANGE, NJ 07052

SECTION G: REQUIREMENTS FOR VARIANCES

4A. PROPOSAL

Location

Highland Place, West Orange, NJ 07052

Zoning Type Requested

Home Occupation

Brief Description

Use Change: This request is for the rezoning of 11 Highland Place in West Orange to allow a change of use to a “Home Occupation” (Mixed-Use Property) for an electrolysis business owned and solely operated by the property owner, Danielle Penn.

Physical Change:

All physical changes will ONLY occur inside the primary structure, and they include:

1. Addition of a door between what will be the Waiting Room and the Treatment Room for clients to access between the two.
2. Addition of a hand washing sink in the Treatment Room as required by the Medical Board of New Jersey.

See “[MAPS AND OTHER EXHIBITS](#)” for physical change details and ground floor property layout.

Electrolysis is governed by the state of New Jersey’s Medical Board. State regulations for a home office can be found below under Heading “[Electrolysis Advisory Board Requirements for Home Office](#) Premise”.

Pedestrian Flow:

Client will enter onto property from the street or driveway using one of three (3) paved walkways. All walkways lead to path on Mt. Pleasant Ave facing side of house. Client will open **lockable fence** and follow path to the backyard. Client will use the FIRST door on the right to enter the “Electrolysis Office, Waiting Room” area. Client will be led to “Treatment Room” through door listed under “Physical Change, Item #1”. Client will be treated in the “Treatment Room” and have access to the bathroom adjacent to “Treatment Room”. The opposite ends of both the Waiting Room” and the “Treatment Room” have **lockable doors** preventing client from having access to the rest of the residence. Client will exit property the same way they entered.

Information About the Business/Industry

1. **Business Type** – “Electrolysis Hair Removal” – The only method of permanent hair removal. Electrolysis is NOT the same as laser hair removal.
2. **New Jersey State Regulation** – Electrologists Advisory Committee, which falls under the supervision of the State Board of Medical Examiners, is charged with licensing electrologists and electrology offices, approving electrology education programs

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throughout the State, adopting standards for courses in continuing professional education, and conducting inspections and investigations of the premises of electrology offices in New Jersey.¹

- a. The purpose of the Board is to:
 - i. protect the health, safety and welfare of the people of New Jersey;
 - ii. regulate the practice of electrology; and
 - iii. ensure that electrology is performed in compliance with State law.
 - b. The Board protects the public by:
 - i. making sure that electrologists meet all educational requirements for licensure;
 - ii. investigating and prosecuting electrologists who have broken the state's consumer protection laws; and
 - iii. requiring all electrologists to be licensed by the state and to renew their licenses every two years.
- 3. Licenses to Operate as an Electrologist – All licenses are valid and up to date**
- a. NJ State License Number – #25ML0002500 (September 2019-Present)
 - b. AEA CPE Number (National Board) – 765E7F (Feb 2021 to Present)
 - c. EIN: available upon request (August 2019 to Present)
- 4. Business Details**
- a. Phone: 973-747-2111
 - b. Email: electrolysisbeautylounge@gmail.com
 - c. Website: www.electrolysisbeautylounge.com
 - d. Instagram: [@electrolysisbeautylounge](https://www.instagram.com/electrolysisbeautylounge)
 - e. Facebook: [@electrolysisbeautylounge](https://www.facebook.com/electrolysisbeautylounge)
 - f. Current Location: 98 Broad St., Bloomfield, NJ 07003

4B. REASONS FOR RELIEF

4C-1. Not Applicable

4C-2. Not Applicable

4D. Not Applicable

4E.

This proposal for change will NOT be detrimental to the public good, nor will it substantially impair the intent of the zone plan or zone ordinance. All changes and business conduct will fully comply with the laws to operate an Electrolysis Office in the home as set forth by the New Jersey Medical Board, the New Jersey Electrology Advisory Committee, and Chapter 25 A-B Ordinance Requirements of the General Ordinances of the Township of West Orange

Other Relevant Information

- a. Parking – Only one client can be seen at a time, thus there will never be more than two client vehicles on the premises at a time – one coming and one leaving.

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- i. All clients will be expected to wait in their vehicles until the time of their appointment, with exception to clients using public transportation. These clients will be allowed to wait in the waiting room.
 - ii. Spaces will be shared with home per Mixed-Use development criteria
 - iii. Property has a 2-car garage, PLUS a driveway that can accommodate up to 3 additional cars.
 - iv. Street Parking Available – Space directly in front of house avails up to 3 cars without breaching the barriers of neighboring property lines for LOT 17 and LOT 19.
 - v. When streets are snow covered, clients will be instructed to only use driveway.
- b. No client under the age of 18 years old shall be treated with electrolysis without written consent of a parent, and client MUST be accompanied by the parent to sessions.
- c. Business Hours for 11 Highland Place location will vary Mon-Sat between the hours if 8am – 8pm. The business is closed on Sundays.
- d. Electrolysis business will only be conducted inside the structure and only occupy 8% of total floor area of principal structure (375 SQ. FT. out of 5,173 SQ. FT.)
- e. The property owner, Danielle Penn, and the operating business professional are one in the same and is the only person performing electrolysis on the premises.
- f. Electrolysis is the only business activity that will occur on the premises of the primary structure
- g. Display sign is NOT needed nor required.
- h. Client's seen by appointment only. Walk-ins are not allowed.
- i. All rules for deliveries and pickups of packages will be obeyed.
- j. No hazardous materials will be stored other than standard disinfectants used to control the spread of bacteria and viruses.
- k. Electrical equipment used for the practice of electrolysis uses a standard 110 – 120V outlet and do not exceed 19" W x 11" D x 14.5" H.
- l. Office entrance and exit will be independent of all other entrances and exits for residential use.

See a full list of electrolysis premises requirements for an electrolysis premise can be found on **pages 8-10** of the [NEW JERSEY ADMINISTRATIVE CODE, TITLE 13, LAW AND PUBLIC SAFETY CHAPTER 35 SUBCHAPTER 12, SECTION 13:35-12.10 LICENSING REQUIREMENTS FOR OFFICE PREMISES.](#)²

Also included in "MAPS & EXIBITS ITEM #6"

SECTION H: PLAT SUBMISSION

4F. MAPS AND OTHER EXHIBITS

ITEM #1: FLOORPLANS

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11 HIGHLAND PLACE WEST ORANGE, NJ 07052

This diagram is drawn atop the official floor plans of the property on record with the Township of West Orange.

ITEM #2: PROPERTY SURVEY

ITEM #3: 200 FT RADIUS ADDRESS LIST AND MAP

ITEM #4: VERIFICATION OF TAXES PAID

ITEM #5: PROPERTY VARIANCES LETTER

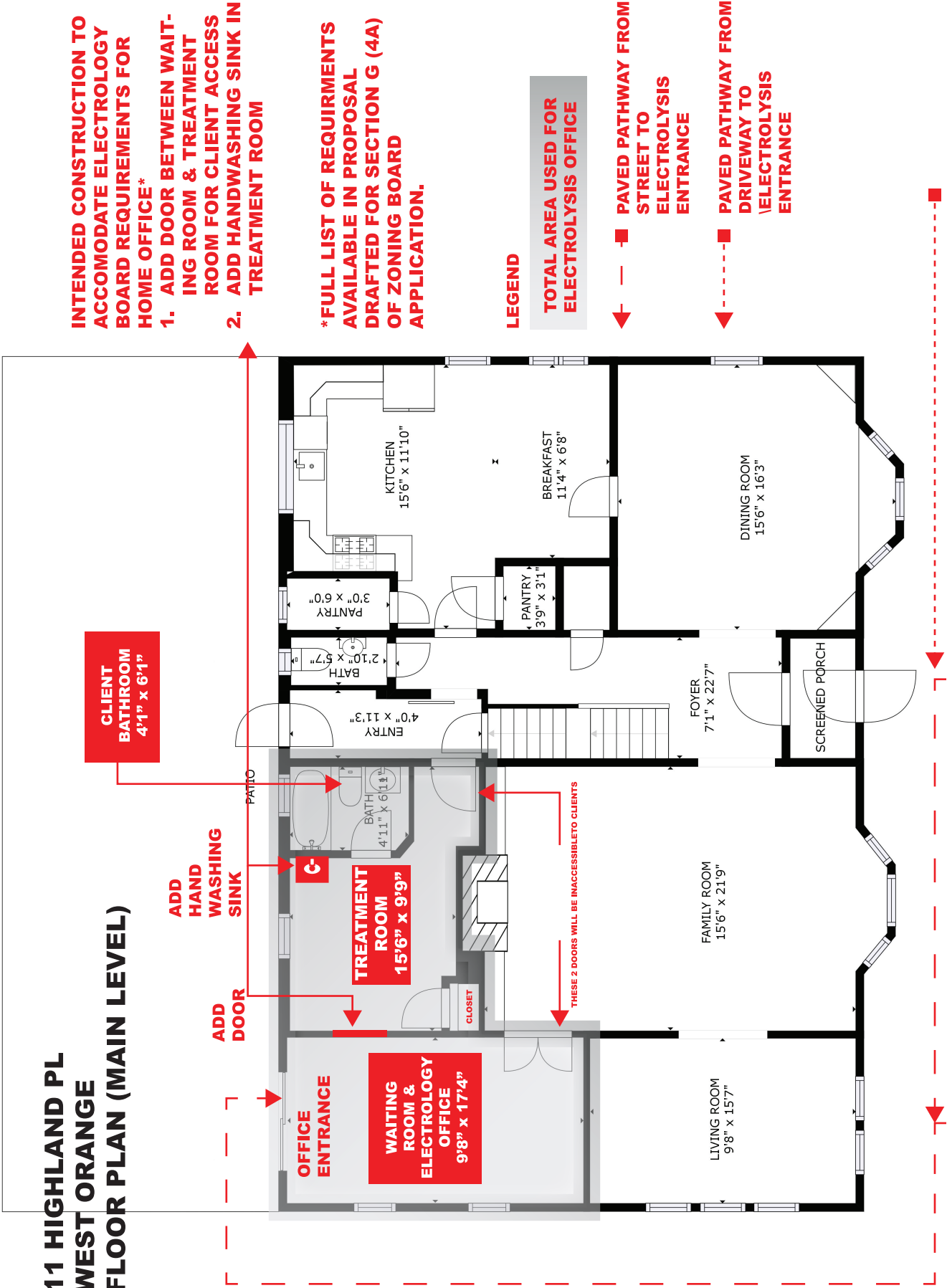
ITEM #6: ELECTROLYSIS PREMISE REQUIREMENTS

ITEM #7: ELECTROLYSIS LICENSE (COPY)

¹ <https://www.njconsumeraffairs.gov/eac>

² <https://www.njconsumeraffairs.gov/regulations/Chapter-35-Subchapter-12-Electrologists-Advisory-Committee.pdf>

11 HIGHLAND PL
WEST ORANGE
FLOOR PLAN (MAIN LEVEL)



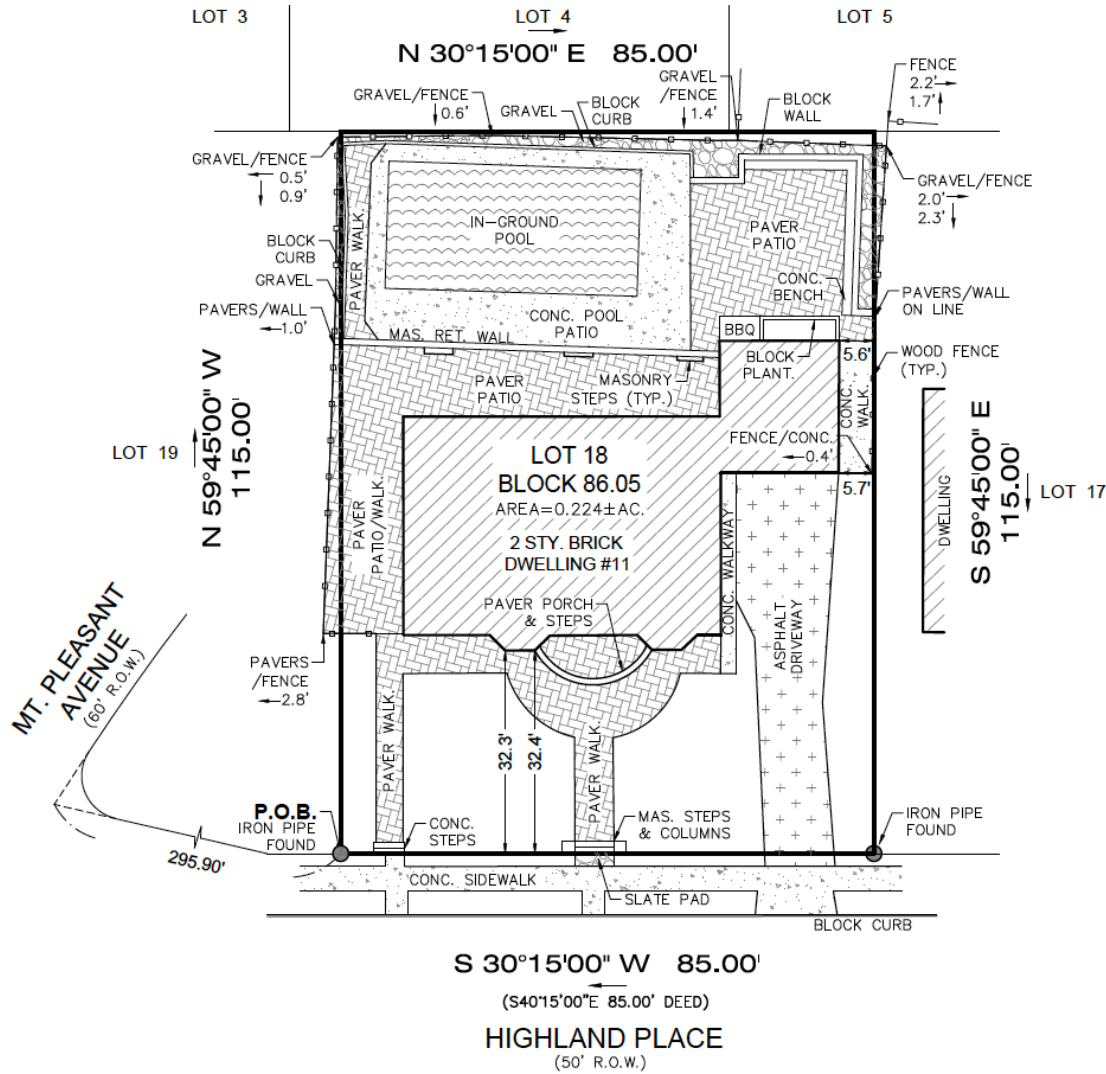
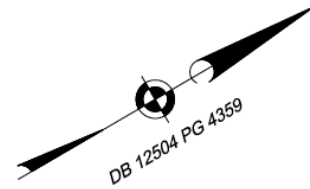
TOTAL PROPERTY AREA: 5,173 SQ. FT.

TOTAL ELECTROLYSIS SPACE : 375 SQ. FT.

TOTAL PERCENTAGE: 8%

ALL NUMBERS ROUNDED UP TO NEAREST WHOLE NUMBER

ITEM #2: PROPERTY SURVEY



PREPARED FOR: DANIELLE PENN AND CAMILLE SPENCER
 TITLE INSURER: WEICHERT TITLE AGENCY (W534282)
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 BUYER'S ATTORNEY: MARTIN BRODSKY, Esquire
 BRODSKY & BRODSKY LAW OFFICES

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/13/21 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(d))

DB 12504 PG 4359

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
 engineering & surveying

P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691
 www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 18 BLOCK 86.05

TOWNSHIP OF WEST ORANGE

COUNTY OF ESSEX

NEW JERSEY

DAVID J. VONSTEENBURG

PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

Scale:	Drawn By:	Date:	JOB #:	CAD File #	Sheet #
1"=20'	JCS	7/13/2021	21-08896	21-08896	1 OF 1

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

ITEM #3: 200 FT RADIUS ADDRESS LIST

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	86.05	18		11 HIGHLAND PLACE	PENN, DANIELLE D & SPENCER,CAMILLE	11 HIGHLAND PL	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (25)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	85.06	25		25 GREGORY AVENUE	BLANCO, JOSE N & GARRETT, ELIZABETH	25 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	85.06	26		27 GREGORY AVENUE	STARCEVIC, SINISA & DIANA	27 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	86.03	1		16 HIGHLAND PLACE	HELBIG,SANDRA D	16 HIGHLAND PLACE	WEST ORANGE, N.J.	07052
West Orange Township	86.03	41		42 FAIRWAY DRIVE	MOORE, ABDUL HAIYY & KIMBERLY	42 FAIRWAY DR.	WEST ORANGE, NJ	07052
West Orange Township	86.03	42		44 FAIRWAY DRIVE	GIORDANO, JOHN & TERRY	44 FAIRWAY DRIVE	WEST ORANGE NEW JERSEY	07052
West Orange Township	86.04	1		43 FAIRWAY DRIVE	HOLLAENDER, ESTELLE	43 FAIRWAY DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	86.04	2		10 HIGHLAND PLACE	GREER, BRETT & JAMIE O.	10 HIGHLAND PLACE	WEST ORANGE, NJ	07052
West Orange Township	86.04	3		8 HIGHLAND PLACE	SCHENK, ANDREW JASON & JULIE M	8 HIGHLAND PLACE	WEST ORANGE, NJ	07052
West Orange Township	86.04	4		6 HIGHLAND PLACE	SMITH, DEBRA LYNN	6 HIGHLAND PLACE	WEST ORANGE, NJ	07052
West Orange Township	86.04	9		5 CLEARVIEW TERRACE	TRYSON, GREGORY S & STEFANIE A	5 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	86.04	10		7 CLEARVIEW TERRACE	DESSAINT, MAUDLINE	7 CLEARVIEW TERR	WEST ORANGE, NJ	07052
West Orange Township	86.04	11		9 CLEARVIEW TERRACE	HOWARD, KIMBERLY & JOHN	9 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	86.04	12		11 CLEARVIEW TERRACE	NYANDAGAZI, PROSPER & ATHNASIE U.	11 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	86.05	1		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	86.05	3		24 GREGORY AVENUE	TURANO, LOUIS & ROSEANN	24 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	86.05	4		22 GREGORY AVENUE	PERGOLIZZI, FRANK A. & W. IRENE A.	22 GREGORY AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	5		20 GREGORY AVENUE	TURANO, LOUIS A III	20 GREGORY AVE.	WEST ORANGE, N.J.	07052
West Orange Township	86.05	6		18 GREGORY AVENUE	KASPRISKIE, JOSEPH & E. MAE.	18 GREGORY AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	7		16 GREGORY AVENUE	TURANO, LOUIS A	24 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	86.05	8		14 GREGORY AVENUE	MARTIN, WILLIAM & LOIS WALKER	14 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	86.05	15		5 HIGHLAND PLACE	KEIL, GERALD W. & W. PHYLLIS M.	5 HIGHLAND PLACE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	16		7 HIGHLAND PLACE	MCLAUGHLIN, WINSTON & SANDERS D.	7 HIGHLAND PLACE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	17		9 HIGHLAND PLACE	SALTZMAN, WILLIAM ELIOT & TARAK D.	9 HIGHLAND PLACE	WEST ORANGE, NJ	07052
West Orange Township	86.05	18		11 HIGHLAND PLACE	PENN, DANIELLE D & SPENCER,CAMILLE	11 HIGHLAND PL	WEST ORANGE, NJ	07052
West Orange Township	86.05	19		13 HIGHLAND PLACE	ROBINSON, JULIET	13 HIGHLAND PL	WEST ORANGE, NJ	07052



TOWNSHIP OF WEST ORANGE

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

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 2/10/23

BLOCK: 86-05

LOT: 18 QUAL: _____

NAME: Penn, Danielle D + Spencor, Cami H

ADDRESS: 11 Highland Place

TAXES PAID UNTIL: 4/30/23

2022 SEWER PAID IN FULL: ☒ YES ☐ NO

2023 SEWER NOT YET BILLED

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

**ITEM #5: PROPERTY VARIANCES LETTER**

Danielle Penn <danielledpenn@gmail.com>

Response OPRA 2023-175 for 11 Highland Place

2 messages

June Planas <jplanas@westorange.org>
To: Danielle Penn <danielledpenn@gmail.com>
Cc: Karen Carnevale <KCarnevale@westorange.org>

Mon, Feb 13, 2023 at 9:53 AM

Good Morning,

This is a response to your OPRA request. West Orange Planning /Zoning Dept have no variances or approval for this address.

As a reminder please use OPRA@westorange.org for all communications regarding OPRA.

Thank you,



June PLanas

Deputy Municipal Clerk

Township of West Orange

66 Main Street

West Orange, NJ 07052

Phone (973) 325-4155

Fax (973) 731-1196

jplanas@westorange.org

OPRA@westorange.org

www.westorange.org



Please consider the environment before you print this email

America, Land of the Free, Because of the Brave!

- 2) A notarized affidavit stating that the applicant has been actively engaged in the practice of electrology for a minimum of 400 hours per year for each of the last five years immediately preceding the date of application; and
 - 3) The application fee set forth in N.J.A.C. 13:35-12.22.
- b) If the applicant meets the requirements at (a) above, the Committee shall advise the applicant that the applicant is eligible to take the examination administered by the Committee.

13:35-12.10 LICENSING REQUIREMENTS FOR OFFICE PREMISES

- a) To be eligible for an office premises license, a person, firm, corporation, partnership, or other legal entity intending to open and operate an electrologist's office shall:
- 1) Submit a completed application form provided by the Board;
 - 2) Obtain a permit and pass inspections of the premises; and
 - 3) Submit the fees as required by N.J.A.C. 13:35-12.22.
- b) An electrology office shall be completely separate from living quarters and shall:
- 1) Maintain separate treatment and waiting room or rooms;
 - 2) Have at least 48 square feet in each treatment room;
 - 3) Have solid floor to ceiling walls in each treatment room;
 - 4) Have a sink with hot and cold running water in each treatment room;
 - 5) Provide sufficient lighting to perform the procedure and adequate ventilation in each treatment room;
 - 6) Maintain clean and sanitary conditions in all rooms;
 - 7) Provide a restroom;
 - 8) Provide a separate outside entrance which leads directly to a waiting room if the electrology office is located within or adjacent to living quarters;

- 9) Maintain separate electrical outlets in each treatment room;
 - 10) Comply with all local zoning requirements;
 - 11) Prohibit smoking in all rooms; and
 - 12) Prohibit animals in the treatment room, except as otherwise permitted by law.
- c) An electrology office shall maintain the following equipment and supplies in each treatment room on the premises:
- 1) Epilators, except radio tube epilators shall not be permitted;
 - 2) Single use, presterilized, unexpired disposable needles;
 - 3) A sharps container;
 - 4) A professional treatment table or professional treatment reclining chair;
 - 5) Magnification equipment;
 - 6) Disposable towels, disposable client drapes and treatment table paper stored in a closed cabinet;
 - 7) A plastic-lined trash can;
 - 8) Non-sterile disposable examination gloves;
 - 9) Hospital grade disinfectant detergent;
 - 10) A covered instrument holding container for forceps;
 - 11) FDA-approved antiseptic skin cleansing agent;
 - 12) Liquid soap in disposable container; and
 - 13) 70 percent Isopropyl alcohol.

- d) An electrology office shall maintain:
 - 1) An ultrasonic cleaner;
 - 2) An autoclave or dry-heat oven manufactured for the purpose of sterilization of medical instruments;
 - 3) Monthly reports of biological indicators;
 - 4) Client files maintained to protect privacy and confidentiality;
 - 5) Clean lab coats or uniforms;
 - 6) Protein dissolving solution;
 - 7) Treatment solutions and if not stored in an original container, labeled as to its contents;
 - 8) Sterilization pouches; and
 - 9) Heat indicators.
- e) Any premises where electrology services have been or are being rendered shall be subject to inspection by the Committee or its representative for the purpose of enforcing the provisions of this subchapter.

13:35-12.10A LICENSE RENEWAL; REINSTATEMENT: OFFICE PREMISES

- a) An office premises license holder who seeks renewal of the holder's office premises license shall submit a license renewal application and the license renewal fee as set forth at N.J.A.C. 13:35-12.22 to the Committee at least 30 days prior to the expiration of the current license. An office premises licensee who submits a renewal application within 30 days of expiration shall pay the late fee as set forth at N.J.A.C. 13:35-12.22. An office premises licensee who fails to submit a renewal application within 30 days of expiration shall have the licensee's office premises license suspended without a hearing.
- b) An office premises license is not transferable or assignable. The intended new operator of an office premises shall file, with the Committee, a new office premises license application within 10 days of the change.

ITEM #7: ELECTROLYSIS LICENSE (COPY)

New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Electrologists Advisory Committee
HAS LICENSED
Danielle D. Penn
Electrologist

10/15/2021 TO 10/31/2023
VALID

SIGNATURE

25ML00025200

License/Registration/Certificate #

ACTING DIRECTOR