



Jewish Community Housing Corporation of Metropolitan New Jersey

651 West Mount Pleasant Avenue, Suite 185, Livingston, NJ 07039

Phone: (973) 731-2020 FAX: (973) 731-9225

www.jchcorp.org

May 12, 2023

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Ms. Diana Chandler-Zimmerman, Secretary
Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, NJ 07052
HAND DELIVERY ONLY

RE: Daughters of Israel Geriatric Services Urban Renewal, Inc.
Block: 165; Lot: 16
Zone R-2
748-750 Northfield Avenue
Request for C1 Variance Relief

Dear Ms. Chandler-Zimmerman:

On behalf of Daughters of Israel Geriatric Services Urban Renewal, Inc., I am writing to submit our application for C1 Variance Relief to replace freestanding street signage for the property known as Jewish Federation Plaza located at 748-750 Northfield Avenue in West Orange.

Specifically, enclosed with this letter, you should find one (1) original and five (5) copies of the following documents in support of our application:

1. The completed Application Form, signed the by the applicant and the owner. This also includes:
 - A. A description of the proposed project;
 - B. An explanation of the reasons for variance relief;
 - C. All prior approvals granted by the Township of West Orange Zoning Board of Adjustment or Planning Board;
 - D. A description of the relationship between the Property Owner and Applicant; and,
 - E. A signed, notarized affidavit from the owner authorizing the submission of this application.
2. Sealed, signed Sign Design Details Area Map (incorporating the site survey), Sign Floor Plan & Elevation, prepared, signed and sealed by Stephen Majewski, A.I.A. of Majewski Architecture, LLC;
3. A description of the project with photos prepared by Mr. Majewski;
4. A Buffer Report from the Township of West Orange Office of the Assessor listing all properties within 200' of the subject property and their owners provided by the Assessor's Office. There is also a list of public utilities to be provided with notice of this application. The final page of the report contains a 200' radius map; and,
5. Proof that taxes have been paid, certified by the West Orange Tax Collector.

The Jewish Community Housing Corporation of Metropolitan New Jersey is an affiliated agency of the Jewish Federation of Greater MetroWest NJ.

PROPERTIES: Jewish Federation Plaza, South Orange B'nai B'rith Federation House, Village Apartments of the Jewish Federation and the Lester Senior Housing Community including: The Martin & Margaret Heller Independent Living Apartments, the Judith & Josh Weston Assisted Living Residence and the Aresty Family Pavilion.

Letter to Ms. Chandler-Zimmerman, Secretary, West Orange Zoning Board
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You should also find two (2) checks made out to the Township of West Orange: One to pay the Application Fee of \$250.00 and the other to pay an initial escrow deposit of \$2,000.00. As we are also providing a digital copy of this application, our counsel was informed that the payment of a digitizing fee would not be required.

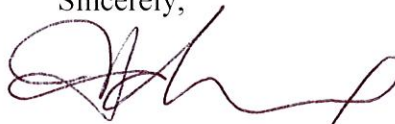
It should be noted that the project that is the subject of this application does not include any proposed changes to the building. It is simply to replace an existing freestanding street sign which will have a *de minimis* impact. Therefore, we respectfully request waivers from requirements to provide building elevations, height dimensions, documents to meet COAH requirements and any other requirements which would be more appropriate to an application for major/minor site plan approval or a subdivision.

Finally, we are aware that the West Orange Zoning Board of Adjustment just finished considering an application submitted by the Daughters of Israel Geriatric Center, Inc. While I know that this may be confusing, I wanted to make certain that the Board was aware that while the two (2) organizations' names are very similar, our organization which is submitting this application - Daughters of Israel Geriatric Services Urban Renewal, Inc. - is a totally separate and distinct nonprofit organization. We are incorporated separately, operate separately and have our own separate staff and Board of Trustees.

Please let me know if you have any questions or require additional information or documentation in order for the application to be considered complete. I can be reached by e-mail at haroldc@jchcorp.org or by phone at 973-530-3961. Otherwise, I would appreciate it if you could let me know the process for moving forward with this application at your earliest convenience.

Thank you very much for your attention in this matter. I look forward to your reply.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harold Colton-Max', with a stylized flourish at the end.

Harold Colton-Max
Chief Executive Officer

attachments