

LAW OFFICE OF WALTER E. HANLEY, LLC

TELEPHONE:
(973) 337-1236

1700 ROUTE 23 NORTH
SUITE 210
WAYNE, NEW JERSEY 07470-7537

FACSIMILE:
(973) 337-1238

E-MAIL: whanley@whanleylaw.net

October 20, 2023

VIA EMAIL (planningboard@westorange.org) & HAND DELIVERY

Township of West Orange Planning Board
66 Main Street, Room 214
West Orange, New Jersey 07052

**Re: GBSJ, LLC t/a The Goddard School
Premises: 289 Mt. Pleasant Avenue (Block 83, Lot 1), West Orange, New Jersey
PB-23-10**

Dear Sir/Madam.

In connection with the aforesaid matter, enclosed herewith please find the following:

- 1) Five (5) copies of the Township of West Orange Application Form for Planning Board and Zoning Board of Adjustment. (Note: One (1) copy provided electronically.)
- 2) Five (5) copies of the Engineering and Architectural Plans. (Note: One (1) copy provided electronically.)
- 3) Notice of Public Hearing including Affidavit of Publication; and
- 4) Notice to Owners within 200 Feet including the list of property owners and Form Ph-4Z.
- 5) Copies of the Certified Mail receipts. (Note: If Green Cards are required, same shall be provided two (2) days before the Hearing.)
- 6) Five (5) copies of the Traffic Study (Note: One (1) copy provided electronically.)

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: 

Walter E. Hanley III, Esq.

WEH/lg

Enclosures

Cc: GBSJ, LLC t/a The Goddard School (*via email only*)

WEST ORANGE

**PLANNING BOARD - TOWNSHIP OF WEST ORANGE
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on November 1, 2023 at 7:30 p.m., will hold a public hearing by virtual means on the Zoom platform on the application of GBSJ Properties, LLC d/b/a The Goddard School ("Applicant") to renovate an existing structure located at 288 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map, to provide for an annex of an existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The renovations shall consist of removing radio towers and constructing a small addition to the building and converting the basement, first and second floors to classrooms for pre-school children. Applicant proposes that the Goddard school annex will add three (3) new classrooms - one (1) on each floor and the existing Block 83, Lot 1 shall be consolidated into Block 83, Lot 5.01. The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project more specifically, side yard setback, maximum lot coverage, trash enclosure in side yard, existing fence in side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below to join the meeting. From a phone line, use the phone number below (when prompted, enter Webinar ID then, # again).

**West Orange Planning Board Meeting
Wednesday, November 1, 2023 @ 7:30 p.m.**

Please click the link below (or copy and paste into your browser) to join the meeting:

<https://us08web.zoom.us/j/82300141983?pwd=K3RlZjlnVjVqZWpGQzZlc0tkaSAnN2Q6aHRkPSY3C0o0HHA7>

Or Telephone:
Dial: 1-866-931-3880

Webinar ID: 823 0014 1983
Password: 419319

A prompt will appear and choose: "OpenZoom.us". If nothing prompts from the browser, follow on screen instructions. If you choose to download Zoom, once prompted, click "RUN". For both browser and downloaded versions, enter your email address and otherwise full name and click "Join". If the meeting has not started, you will be muted and asked to wait. Once it begins, choose "Join Audio By Computer". Click the icon at the bottom left of your screen.

Please note you will be muted upon entering the meeting. When it is time for public comment and you would like to speak, click the "Raise Hand Icon". The moderator will prompt you when it is your turn to speak and mute you when you are finished. If you are connecting via a phone line, Press *9 to raise your hand. You will still be muted and unmuted by the moderator. If anyone is interested in being the Applicant they should email Diane Chender at dchender@westorange.org for a copy of the Application.

This Notice is provided at the direction of the Planning Board by GBSJ Properties, LLC.

/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant Dated: October 12, 2023
E125890 WOC October 19, 2023 (\$48.80)

Worrall Community Newspapers, Inc.
 1291 Stuyvesant Avenue
 P.O. Box 3639
 Union, NJ 07083
 Phone: 908-686-7700

Address Service Requested
 ads@thelocalsource.com

Invoice Number		Invoice Date
278283		10/19/2023
Advertiser No.	Amount Due	Due Date
221071	\$0.00	10/24/2023

Law Office of Walter Hanley III, Esq
 1700 Route 23 North Suite 210
 Wayne, NJ 07470-7537

A fee of 1.5% will be imposed on
 all balances past due.

Amount Enclosed

PAID IN FULL

Please detach top portion and return with your payment.

INVOICE

Worrall Community Newspapers Inc.		Law Office of Walter Hanley III, Esq		Invoice No: 278283		10/19/2023	
Item Dates	Order No.	Description	No. of Runs	Ad Size	Sub Total	Sales Tax	Amount
10/19/2023 - 10/19/2023	125390	Public Notice: E125390 PB Goddard School Renovation (130 lines) West Orange Chronicle Affidavit - \$30.00	1	2 x 5.5			\$76.80
					Sub Total:		\$76.80
					Total Transactions: 1		Total: \$76.80

SUMMARY	Advertiser No.	221071	Invoice No.	278283	Invoice Amount	\$76.80
					Amount Paid	\$76.80

A fee of 1.5% will be imposed on all balances past due.

News-Record of Maplewood and South Orange • West Orange Chronicle • Record-Transcript • The Independent Press
 • The Glen Ridge Paper • Nutley Journal • Belleville Post • Irvington Herald • Vailsburg Leader
 Union County LocalSource

Please make checks payable to: Worrall Community Newspapers, Inc.

We appreciate your business!

CREDIT CARD - PAY ONLINE: http://Worrall-Media.com/WCN_Pay.html

Name on card _____
 Card # _____
 Exp Date _____

Billing Address _____
 Billing Zip _____ Amt PAID \$ _____
 Fed ID # 22-1012381

PLANNING BOARD - TOWNSHIP OF WEST ORANGE

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Or Telephone:

Dial: 1-646-931-3860

Webinar ID: 823 0014 1983

Password: 413319

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viewing the Application, they should email Diane Chandler, the Planning Board Secretary at dchandler@westorange.org for a copy of the Application.

This Notice is provided at the direction of the Planning Board by GBSJ Properties, LLC.

/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant Dated:

October 12, 2023

WEST ORANGE
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Or Telephone:

Dial: 1-646-931-3860

Webinar ID: 823 0014 1983

Password: 413318

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This Notice is provided at the direction of the Planning Board by GBSJ Properties, LLC.

Isi Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.

Attorney for Applicant Dated: October 12, 2023

E125390 WOC October 19, 2023 (\$46.60)

Township of West Orange

FORM PH-4Z

Planning Board
TOWNSHIP OF WEST ORANGE

Application No. PB-23-10 Filed

STATE OF NEW JERSEY
COUNTY OF PASSAIC

Walter E. Hanley III, Esq., of full age, being duly sworn according to law, deposes and says, that he has a place of business at 1700 Route 23 North, in the municipality of Wayne, County of Passaic and State of New Jersey that he is the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. PB-23-10 and relates to the premises:

289 Mount Pleasant Avenue

Block # 83, Lot # 1, that on October 13, 2023 he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

Date of Serving Notice October 13, 2023


Applicant's Signature: Walter E. Hanley III, Esq.

Sworn to and subscribed before me
this 13th day of **October, 2023**.



Note: Proof of service of notices required by statute must be filed and verified with board secretary at least two (2) days prior to meeting or case may be postponed. Attach list of all persons served.

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Public Service Electric & Gas
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102

PS Form 3800, April 2015 PSN 7530-02-000-9047



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

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800 Rahway Avenue
Union, New Jersey 07083

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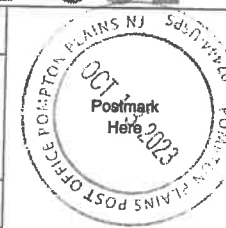
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Township of West Orange
Municipal Building
66 Main Street
West Orange, New Jersey 07052

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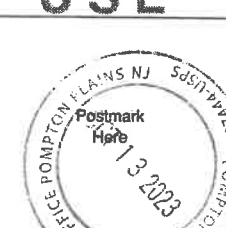
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Joint Meeting of Essex & Union Counties
500 South First Street
Elizabeth, New Jersey 07202

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BREA WO EMERITUS, LLC ECOVA 3349
P.O. Box 2447
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City of Orange Township
29 North Day Street
Orange, New Jersey 07050

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Family Stations, Inc.
c/o Ziemann, M.
289 Mt. Pleasant Avenue
West Orange, NJ 07052

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GBSJ Properties, LLC
3 Buckingham Road
Lincoln Park, NJ 07035

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City, State, ZIP+4® P.O. Box 2749
Addison, TX 75001

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Prop Tax Dept
City, State, ZIP+4® P.O. Box 2749
Addison, TX 75001

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10 Presidential Way
City, State, ZIP Woburn, MA 01801

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GEN TAX - PO BOX 5627
City, State, ZIP Cherry Hill, NJ 08034

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8 Marcella Avenue
City, State, ZIP West Orange, NJ 07052

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Postage

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City, State, ZIP+4®

Sonria Realty, LLC
675 Morris Avenue, #201
Springfield, NJ 07081

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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City, State, ZIP+4®

Bell Atlantic
c/o Duffie & Phelps
P.O. Box 2749
Addison, TX 75001

PS Form 3800, A



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☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Sent To

Street and Apt. No.

City, State, ZIP+4®

Villas at Eagle Ridge
454 Prospect Avenue
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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Postage

Total Postage and Fees

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Street and Apt. No.

City, State, ZIP+4®

P.S. Electric & Gas
CO.T24A TAX DEP
150 Circle Avenue
Clifton, NJ 07011

PS Form 3800



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☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

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Street and Apt. No.

City, State, ZIP+4®

Essex County Country Club
350 Mt. Pleasant Avenue
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047



NOTICE TO PROPERTY OWNERS WITHIN 200 FEET

PLANNING BOARD - TOWNSHIP OF WEST ORANGE

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on November 1, 2023 at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of GBSJ Properties, LLC t/a The Goddard School ("Applicant") to renovate an existing structure located at 289 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map, to provide for an annex of an existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The renovations shall consist of removing radio towers and constructing a small addition to the building and converting the basement, first and second floors to classrooms for pre-school children. Applicant proposes that The Goddard School (annex) will add three (3) new classrooms – one (1) on each floor and the existing Block 83, Lot 1 shall be consolidated into Block 83, Lot 5.01. The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, side yard setback, maximum lot coverage, trash enclosure in side yard, existing fence in side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below to join the meeting. From a phone line, use the phone number below (when prompted, enter Webinar ID then#, then# again).

West Orange Planning Board Meeting Wednesday, November 1, 2023 @ 7:30 p.m.

Please click the link below (or copy and paste into your browser) to join the meeting:

<https://us06web.zoom.us/j/82300141983?pwd=K3Xe-2yLJmVEd2aeGcftflzIASn92g.6aRNxP9CCcDdHxA7>

Or Telephone:

Dial: 1-646-931-3860

Webinar ID: 823 0014 1983

Password: 413319

A prompt will appear and choose: "OpenZoom.us." If nothing prompts from the browser, follow on screen instructions. If you choose to download Zoom, once prompted, click "RUN". For both browser and downloaded versions, enter your email address and otherwise full name and click "Join". If the meeting has not started, you will be prompted to wait. Once it begins, choose "Join Audio By Computer" or click the icon at the bottom left of your screen.

*Please note you will be muted upon entering the meeting. When it is time for public comment and you would like to speak, click the "Raised Hand Icon". The moderator will prompt you when it is your turn to speak and mute you when you are finished. If you are connecting via a phone line: Press *9 to raise your hand. You will still be muted and unmuted by the moderator. If anyone is interested in viewing the Application, they should email Diane Chandler, the Planning Board Secretary at dchandler@westorange.org for a copy of the Application.

This Notice is provided at the direction of the Planning Board by GBSJ Properties, LLC.

/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant Dated:

October 12, 2023

West Orange Township Planning Board Meeting

November 1, 2023 7:30 p.m.

Please click link [HERE](#) below (or copy and paste into your browser) to join the meeting:

<https://us06web.zoom.us/j/82300141983?pwd=K3Xe-2yUlmvEd2aeGcftf1zIA5n92g.6aRNxP9CCcDdHxA7>

Dial In: 1-646-931-3860

Webinar ID: 823 0014 1983

Password: 413319



[Meeting Agenda Here](#)



Buffer Report

created on 8/31/2023

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)

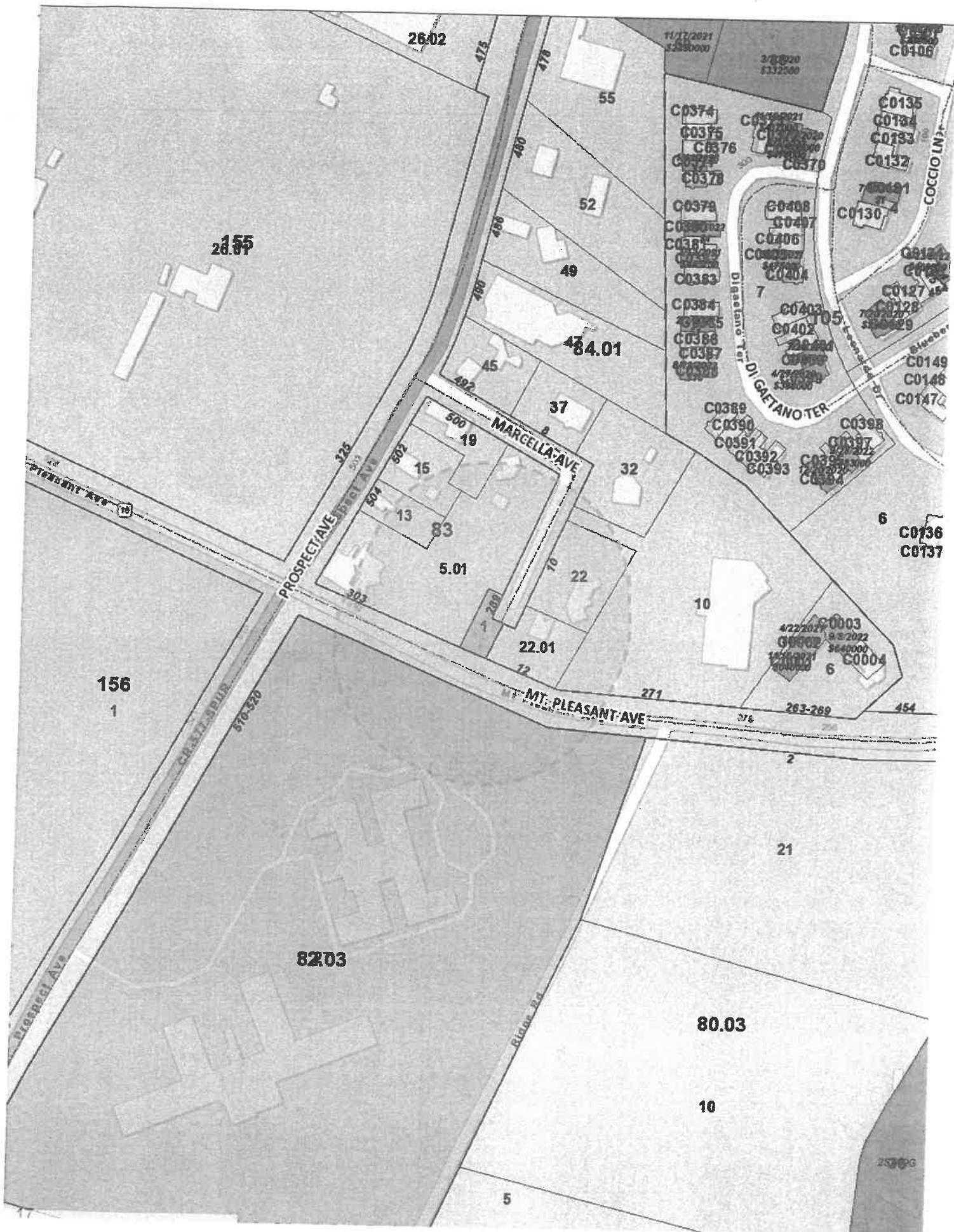
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,N.J.	07052

§

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

Adjoining Properties (10)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,N.J.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC,	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034



Buffer Report

created on 8/31/2023

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)

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West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035

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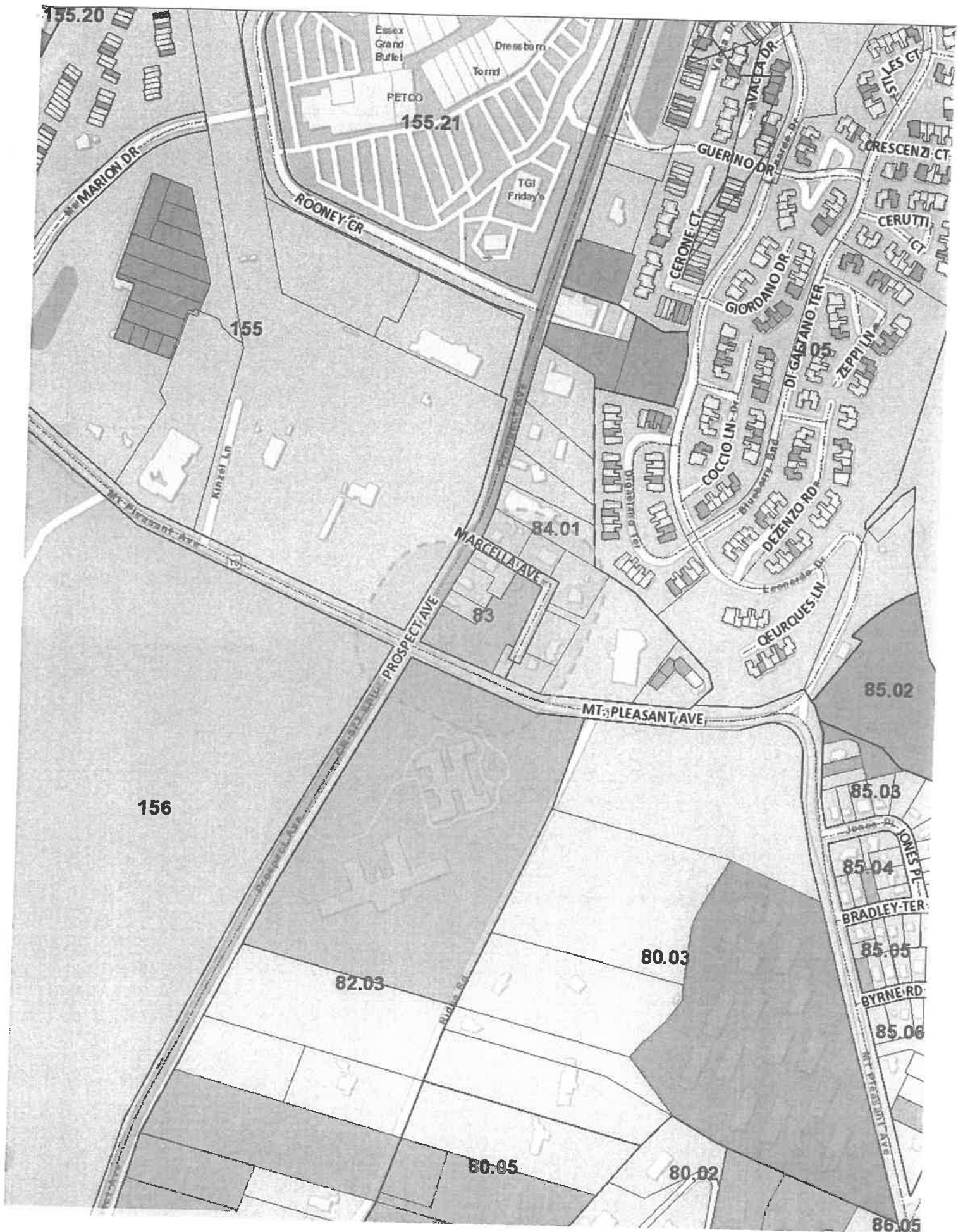
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (16)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS, LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN, M.	289 MT. PLEASANT AVE.	WEST ORANGE, N.J.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
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West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081

DUPLICATE

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % DUFF&PHELPS	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	105	7		454 PROSPCT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052



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
540 Broad Street
Newark, NJ 07101

SEWER

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

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

City of Orange Township
29 North Day Street
Orange, NJ 07050



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

Susan McCartney
Mayor

Tel: (973) 325-4111

Email: planningboard@westorange.org

JAMILET BAQUERIZO VITE
Planning Board Secretary

Dr. Robert Bagoff, *Chairman*
William B. Wilkes II, *Vice-Chairman*
Ken Alper
Jerry Guarino
Lee D. Klein, PE PTOE
Christopher Morgan
Mayor Susan McCartney
Councilwoman Tammy Williams
Peter F. Smeraldo, Jr.
Sal A. Jensen (Alternate #1)
John Cardoza (Alternate #2)

Diana P. McGovern, Esq., *Board Attorney*
Paul Grygiel, AICP, PP, *Township Planner*
John J. Hess, PE, PP, *Consulting Engineer*
Zayibeth Carballo, PE, *Township Engineer*

Re: PB-23-10 GBSJ, LLC ta The Goddard School

Dear Mr. Hanley III, Esq:

This letter will serve to inform you that the above-referenced application has been deemed **complete** and you are scheduled to appear before the West Orange Planning Board for a meeting on November 1, 2023 at 7:30 pm.

Enclosed are:

1. Form PH-2Z, Notice of Public Hearing to applicant
2. Form PH-3Z, Notice of Hearing
3. Form PH-4Z, Affidavit of Proof of Service
4. A list of utility companies to be notified

Form PH-3Z must be submitted to the West Orange Chronicle so that your legal notice will appear at least 10 days prior to the hearing. Since the West Orange Chronicle is published only on Thursday, your legal notice must be submitted by 11:00 A.M. Friday in order to appear in the next week's edition. An affidavit of publication must be obtained from the newspaper and submitted to our office at least two (2) days before the meeting.

You must mail, via certified mail, copies of the PH-3Z form to all property owners within 200 feet and utilities at least ten (10) days prior to the meeting. The white receipts must be returned to this office along with the notarized PH-4Z form at least two (2) days prior to the meeting.

If you have any questions regarding this, please contact our office at 973-325-4111.

Sincerely,


Jamilet Baquerizo
Planning Board Secretary

Township Of West Orange

NOTIFICATION TO APPLICANT OF PUBLIC HEARING

FORM PH-2Z

Application Number: PB-23-10 GBSJ, LLC ta The Goddard School

Dear Applicant:

Your application under the Zoning Ordinance in regards to 289 Mt. Pleasant Avenue has been given application number **PB-23-10**.

You are hereby notified that a public hearing on this application has been scheduled for **November 1, 2023 at 7:30 pm** via a virtual platform, at which time you must be present either in person or by Attorney as required for your application.

Notice of the public hearing must be served by you pursuant to the requirements of N.J.S.A. 40:55D-12 et seq.

A suggested form of notice to be served and affidavit of service to be returned to the Board are attached, proof of official newspaper publication must also be returned to the Planning Board Office at least two (2) days prior to the hearing date.

Respectfully,


Planning Department

*Until heard differently due to COVID-19, all meetings are taking place over Zoom. Instructions for public log on is in separate file.

PH2z applicant.doc



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Applicant
Zoning Official
Planning Board
Planning Board Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: October 10, 2023

RE: PB 23-10/GBSJ, LLC t/a Goddard School
Block: 83; Lots: 1 and 5.01; Zone: B-2
289 Mount Pleasant Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on October 10, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's representatives, attorney, engineer and architect. The applicant is proposing to expand an existing childcare center on Lot 5.01 by modifying and expanding an existing building on an adjacent property (Lot 1).

It is noted that one of the lots of the property was the subject of a Planning Board application in 2017 for the existing childcare center, which was approved, constructed and has been operating for five years. After purchasing Lot 1, the applicant will remove the existing transmission towers on the property and renovate and expand the building.

The following site plan and design issues were discussed at this meeting:

- Circulation and parking: A suggestion was made for the applicant to provide traffic testimony with regard to existing and proposed usage of the parking lot, particularly for drop off and pickup times. The applicant intends to address this topic. There were



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www.westorange.org

concerns regarding the limited width of the two-way drive aisle adjacent to the relocated trash enclosure. The applicant will look into modifying this section of the site plan, such as by making it for one-way travel.

- Architectural plans: Requests were made to add the dimensions of the additions to the building and to show the locations of any downspouts and mechanical equipment on the proposed expanded building.
- Site plan: There was a suggestion made to install concrete curbing along the site's Marcella Avenue frontage (adjacent to the proposed sidewalk). It was requested that tables detailing the calculations of existing and proposed impervious coverage be provided on the site plan.
- Mount Pleasant Avenue frontage: A concern was noted regarding cleanup of trash discarded from passing vehicles, and the potential change to low maintenance materials in this location. A suggestion was offered for the Township or County to provide anti-littering signage.

The applicant indicated its professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Planning Board meeting.



RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Decided: June 7, 2017
Memorialized: August 2, 2017

GBSJ PROPERTIES, LLC
Preliminary and Final Site Plan Approval
With "c" Variances
303 Mt. Pleasant Avenue and 9 Marcella Avenue
Block 83, Lots 5 & 23
PB-17-04

WHEREAS GBSJ Properties, LLC (the "Applicant") having an address at 271 Mt. Pleasant Avenue, 4th floor, West Orange, NJ 07052 having made application for Preliminary and Final Site Plan Approval with "c" variances for premises at 303 Mt. Pleasant Avenue and 9 Marcella Avenue, West Orange, NJ also known as Block 83, Lots 5 & 23 on the tax map of the Township of West Orange (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on May 3, 2017 and June 7, 2017 and

WHEREAS the Applicant having appeared by Sal Anderton, Esq. and by witnesses Matthew Jarmel, RA, Nicole Harrison and Steve Harrison, the Franchisees, Gerard Gesario, PE, Harold Maltz, PE and Nicholas Graviano, PP, AICP, and the Board having received review letters from Township Planner Paul Grygiel, AICP dated April 28, 2017, and from Board Consulting Engineer Eric Keller, PE dated April 28, 2017 and June 6, 2017, and having granted an opportunity for public comment; and having deliberated on the merits of the application;

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

In summary, the following evidence was received and/or introduced in connection with this application:

1. A West Orange Planning Board application, and the following:
 - i. Proposal and Reasons for Relief (1 Sheet);
 - ii. Resolutions by the Zoning Board of Adjustment adopted on December 14, 1982 and December 20, 2007;
 - iii. Checklist;

- iv. Site Plans prepared by Jarmel Kizel Architects and Engineers, Inc. last revised May 23, 2017 (11 sheets);
 - v. Architectural Drawings prepared by Jarmel Kizel Architects and Engineers dated Feb. 21, 2017 (2 sheets);
 - vi. Turning Movement Exhibit prepared by Jarmel Kizel Architects and Engineers last revised April 21, 2017;
 - vii. Steep Slope Plan prepared by Jarmel Kizel Architects and Engineers, Inc. dated April 21, 2017 (1 sheet);
 - viii. Traffic Study prepared by Hamal Associates, Inc. dated April 20, 2017.
2. The following Exhibits were admitted into evidence:
- Ex. A-1 Colorized version of the Site Plan (Sheet C-300)
 - Ex. A-2 Color Rendering of Architectural Style of Proposed Building
 - Ex. A-3 Google Area Image of the subject property
 - Ex. A-4 Architectural Elevation
 - Ex. A-5 Google Earth aerial view of the property with evacuation route shown
3. Sal Anderton, Esq. introduced the application on behalf of the Applicant. He stated that it involves demolition of a vacant house and the former Mt. Fuji restaurant on the site and constructing a day care center.
4. Applicant called Matthew Jarmel, RA who was qualified as an expert in architecture with a specialty in child care centers. He testified that he had designed several similar facilities in the past and was also an investor and owner. Mr. Jarmel explained that Applicant wished to build a Goddard type center, which is a franchise which was started in 1986. There are 63 such centers in New Jersey. The proposed center would be approximately 8,800 square feet in size and would have a maximum of 136 children. Hours of operation would be 6:30 a.m. to 6:30 p.m. The facility would be a secure environment with a fob needed for door entry and a fence around the play area. The building would be sprinklered. He introduced a colorized rendering of the proposed building (Ex. A-2) to show the proposed architectural style which was described as "typical Goddard." There would be 18 employees. The trash enclosure would have separate dumpsters for trash and for recyclables.

5. Nicole and Steve Harrison were sworn and testified that they are the proposed franchisees. They spoke about their desire to operate the facility and about the Goddard preschool curriculum.
6. Gerard Gesario, PE was sworn and qualified as an expert in engineering. He introduced Ex. A-3, an aerial view of the area in question, and noted the nearby uses. He stated that the property is uniquely shaped and has four different road frontages. There is a significant grade change on Lot 5. Applicant proposes two separate parking levels with 23 spaces on the lower level and 22 on the upper level for a total of 45. The spaces in the upper lot are 9.75' and 10' in width to provide more room to exit and enter the vehicle with small children. One of the driveways to Prospect Avenue will be eliminated. Lot coverage will be reduced from 79% to 66%. Mr. Gesario described the utilities and lighting. Landscaping would be added especially near the intersection. The refuse enclosure would be located in the southeast corner.
7. The Board requested revised plans with additional information about signage, landscaping and parking. Plans revised through May 23, 2017 were submitted.
8. When the hearing resumed on June 7, 2017 Applicant introduced Ex. A-5 which was an aerial view of the site with a proposed emergency egress route onto the adjacent property. Cameras were shown on the outside of the building and in the play area. A discussion was had whether the parking stalls should be reduced in width to the Township minimum of 9' in order to create additional green space in the islands at the end of the parking aisles, and the Board determined it was unnecessary.
9. Harold Maltz, PE was sworn and recognized as an expert in traffic engineering. Mr. Maltz authored the Traffic Study dated April 20, 2017 which was submitted with the application. Mr. Maltz testified that each leg of the Mt. Pleasant Avenue / Prospect Avenue intersection has its own individual "green" signal phase. He discussed the findings of his study and the levels of service during a.m. and p.m. peak hours both existing and after the proposed development. He noted that the proposed child care center would have arrivals and departures spread out over several hours with maximum trips generated of 107 during a.m. peak and 109 during p.m. peak hour. The intersection, which currently operates at "D" or "E" levels of service during peak hours, would remain at this level post-build with between 1-4 seconds of added delay. He opined no mitigation was required due to the proposed project.

With regard to parking Mr. Maltz stated that according to the Ordinance 45.1 spaces were required and Applicant is providing 45. (Mr. Keller reviewed Ordinance §25-12.2(b)(3) and noted that 45 would not be "rounded up" to

46.) Mr. Maltz stated that according to the Institute of Transportation Engineers ("ITE") the predicted number of spaces needed was only 33 based on the number of children.

In response to questions from the public Mr. Maltz stated that he would recommend that the green phases of the signal be re-timed to slightly reduce Prospect Avenue NB and slightly add to Mt. Pleasant Avenue WB. However it was noted this change would be the jurisdiction of NJDOT.

10. Nicholas Graviano, PP, AICP was sworn and qualified as an expert in planning. Mr. Graviano described the property as being two lots in the B-2 zone and having 1.25 acres in size where only .23 ac is required, L-shaped, having four street frontages and ten different sides. He stated that the proposal to demolish the existing buildings and construct a child care facility required variance relief as follows:

SECTION	REQUIRED	EXISTING	PROPOSED
25-7.1 Minimum Side Front Yard	25 feet	± 12 feet	10 feet
25-7.1 Maximum Lot Coverage	60%	79% (90% on Lot 5, 30% on Lot 23)	66.7%
25-8.1 Accessory Structure location	Not permitted within 5 feet of a property line	NA	Trash enclosure proposed less than 5 feet from side property line
25-8.1a Accessory Use Location	Not permitted in required yards	NA	Trash enclosure proposed in minimum required front and side yard
25-8.2 Yard Encroachments	Not permitted in minimum required front or side yard	Existing structures within required yards	Trash enclosure proposed in required front and side yard
25-8.4c Fence Location in Nonresidential District	Permitted in side or rear yard	NA	Fence for play area located in side front yard
25-8.4d Maximum Height of Fence or Wall Used for Screening	6 feet	NA	8 feet, 3 inches for trash enclosure
25-12.2b.1 Required parking	Loading area for school buses	NA	Not provided
25-15.3c.2(d) Maximum Monument Sign Area	50 sq. ft.	None	Approximately 60 sq. ft.
25-15.3c.2(d) Minimum Monument Sign Height	2 feet	None	Less than 2 feet

25-15.3c.2(d) Maximum Monument Sign Width	6 feet (including supporting structures)	None	8 feet (not including supporting structures)
25-28.8c Disturbance of Slopes of 25% or	Not permitted	Existing disturbed areas	Disturbance in developed areas

11. Mr. Graviano stated that the variances could be granted on either "c(1)" or "c(2)" grounds. For the c(1) positive criteria he stated that the site was unusually shaped as noted above, which qualified for a hardship variance. For c(2) grounds he stated the proposal would further several purposes of zoning set forth in MLUL §2 including: (a) benefiting the public good, (g) providing sufficient space for a variety of uses, (h) by encouraging location and design which promotes the free flow of traffic, and (i) by promoting a desirable visual environment. For the negative criteria Mr. Graviano stated the proposed deviations would not impact upon neighbors nor impair the intent of the planning documents. He summarized saying the proposal would breathe new life into a blighted lot with a use which is inherently beneficial.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

12. The Premises are located in the B-2 Zone where child care centers are a permitted use pursuant to MLUL §66.6.
13. Applicant seeks to demolish a vacant restaurant building and dwelling and construct a day care center. The subject property consists of two lots (5 & 23) and is located on the northeast corner of two highly travelled roadways, Mt. Pleasant Avenue running north and south, and Prospect Avenue running east and west. Surrounding uses include an electric substation, the Essex County Country Club, offices and communication towers with related equipment.
14. The proposed facility would be a one-story building having 8,800 sq. ft. with a 5,600 sq. ft. outdoor fenced-in play area attached. Maximum occupancy would be 136 students, 18 teachers, 2 administrators and one staff person. Forty-five parking spaces would be built in two separate lots, one lower and one upper. The site would be accessed via a right-in, right-out driveway onto Mt. Pleasant Avenue and a two-way driveway on Marcella Avenue which then intersects with Prospect Avenue.
15. Although the use is permitted the proposed improvements would require variance relief. At the hearing the Applicant announced that following the original submission the plans were revised and three variances eliminated.

The remaining variances needed were:

<i>SECTION</i>	<i>REQUIRED</i>	<i>EXISTING</i>	<i>PROPOSED</i>
<i>25-7.1 Minimum Side Front Yard</i>	<i>25 feet</i>	<i>± 12 feet</i>	<i>10 feet</i>
<i>25-7.1 Maximum Lot Coverage</i>	<i>60%</i>	<i>79% (90% on Lot 5, 30% on Lot 23)</i>	<i>66.7%</i>
<i>25-8.1 Accessory Structure location</i>	<i>Not permitted within 5 feet of a property line</i>	<i>NA</i>	<i>Trash enclosure proposed less than 5 feet from side property line</i>
<i>25-8.1a Accessory Use Location</i>	<i>Not permitted in required yards</i>	<i>NA</i>	<i>Trash enclosure proposed in minimum required front and side yard</i>
<i>25-8.2 Yard Encroachments</i>	<i>Not permitted in minimum required front or side yard</i>	<i>Existing structures within required yards</i>	<i>Trash enclosure proposed in required front and side yard</i>
<i>25-8.4c Fence Location in Nonresidential District</i>	<i>Permitted in side or rear yard</i>	<i>NA</i>	<i>Fence for play area located in side front yard</i>
<i>25-12.2b.1 Required parking</i>	<i>Loading area for school buses</i>	<i>NA</i>	<i>Not provided</i>
<i>25-15.3c.2(d) Maximum Monument Sign Width</i>	<i>6 feet (including supporting structures)</i>	<i>None</i>	<i>8 feet (not including supporting structures)</i>
<i>25-28.8c Disturbance of Slopes of 25%</i>	<i>Not permitted</i>	<i>Existing disturbed areas</i>	<i>Disturbance in developed areas</i>

16. The Board finds that the variances sought can be justified. The Applicant proposes a use deemed inherently beneficial, i.e. "universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare." (MLUL §4) The site is in disrepair and badly in need of redevelopment. The lots are sloped and irregularly shaped having 10 separate sides and 4 street frontages. In combination these factors represent grounds for c(1) and c(2) variances. In addition, the Applicant's planning testimony, summarized herein but more amply set forth in the record, provided sufficient justification for relief under either hardship or flexible variance grounds. There is no substantial detriment to the surrounding area which is largely commercial, and the bulk non-conformities can be accommodated without impairing the zone plan or ordinance because the design offers a better alternative.

17. The Board finds that the Applicant has carried the burden of proof, including both the positive and negative criteria, necessary to obtain the variance relief sought.
18. Applicant amended its application to include a Soil Removal permit in accordance with an Earthwork Plan prepared by Jarmel Kizel dated June 7, 2017.

THE DECISION

WHEREAS, the Board, having reviewed the application for Preliminary and Final Site Plan approval and associated "c" variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Preliminary and Final Site Plan approval with "c" variances relief and Soil Removal Permit as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is granted subject to the following conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.
2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.
3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of

this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.

6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution. All conditions of approval shall be written on the plans.

7. Applicant to comply with the Complete Streets element of the Master Plan and implement its recommendation to the extent possible.

8. Applicant to comply with the review letters from Bowman Consulting dated April 28, 2017 and revised through June 6, 2017, and Planning Director Paul Grygiel dated April 28, 2017.

9. Any blasting must be in accordance with State regulations.

10. Applicant shall merge the lots and provide a proposed Deed for review by the Board Attorney and legal description for review by the Board Engineer.

11. The plans shall be revised to show the sidewalks and guide rails.

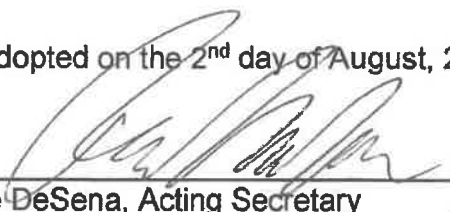
12. Applicant to provide an Engineer's estimate of the cost of improvements.

13. Prior to beginning work Applicant shall request a pre-construction meeting with Township officials.

14. Applicant to provide a chart of its compliance with the Township's sustainability checklist.

15. Applicant to provide the Board with a copy of the State-approved evacuation plan for the facility including a copy of any easement or license to use adjacent properties. Said easement or license shall be in recordable form and shall run with the land for so long as the Applicant operates a child care center at the premises.

Certified to be a true copy of the Resolution adopted on the 2nd day of August, 2017.


Rose DeSena, Acting Secretary

8/3/17

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent	Recused
Cardoza (2 nd Alt.)		*	*				
Eben							*
Ghebremicael						*	
Keigher			*				
Klein (Vice Chair)			*				
McCartney							*
Trenk			*				
Wegner (1 st Alt.)			*				
Weston						*	
Wilkes						*	
Bagoff (Chair)	*		*				

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent	Recused
Cardoza (2 nd Alt.)			*				
Eben							*
Ghebremicael						*	
Keigher			*				
Klein (Vice Chair)		*	*				
McCartney							*
Trenk			*				
Wegner (1 st Alt.)			*				
Weston						*	
Wilkes						*	
Bagoff (Chair)	*		*				

LAW OFFICE OF WALTER E. HANLEY, LLC

TELEPHONE:
(973) 337-1236

1700 ROUTE 23 NORTH
SUITE 210
WAYNE, NEW JERSEY 07470-7537

FACSIMILE:
(973) 337-1238

E-MAIL: whanley@whanleylaw.net

September 22, 2023

VIA EMAIL (planningboard@westorange.org) & HAND DELIVERY

Township of West Orange Planning Board
66 Main Street, Room 214
West Orange, New Jersey 07052

Re: GBSJ, LLC t/a The Goddard School
Premises: 289 Mt. Pleasant Avenue (Block 83, Lot 1), West Orange, New Jersey

Dear

In connection with the aforesaid matter, enclosed herewith please find the following:

- 1) Five (5) copies of the Township of West Orange Application Form for Planning Board and Zoning Board of Adjustment. (Note: One (1) copy provided electronically.)
- 2) Completed Form W-9.
- 3) Five (5) copies of the Engineering and Architectural Plans. (Note: One (1) copy provided electronically.)

As to all fees and escrows, please advise upon your review.

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: _____


Walter E. Hanley III, Esq.

WEH/lg

Enclosures

Cc: GBSJ, LLC t/a The Goddard School (*via email only*)

WEST
ORANGE

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
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10, & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

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.
! Due to Covid-19 - 5 Paper Copies + 1 Digital
! emailed to PlanningBoard@westorange.org
! and/or ZoningBoard@westorange.org
- ! 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.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

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: GBSJ, LLC
(Last) (First)
Mailing Address: 3 Buckingham Road Lincoln Park, NJ 07035
(Street) (City) (State) (Zip)
Telephone Number: () Email:

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

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. (see 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: Family Stations, Inc.
Address: 4057 Rural Plains Circle, Suite 300B, Franklin, TN 37064
Telephone Number: () Email:

C. PROPERTY INFORMATION

Street Address: 289 Mt. Pleasant Ave.
Block Number(s): 83; Lot Number(s): 1 and 5.01
Tax Plate: 34; Zone of Property: B-2 General Business
The location of the property is approximately _____ feet from the intersection of _____
Mt. Pleasant Ave. and Prospect Ave. (closest intersection.)

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

☒ Yes, Date(s): June 7, 2017 (Lot 5.01 formerly Lots 5 and 23); ☐ 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 (See attached)

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

D. TYPE OF APPLICATION

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

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☒ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

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

Section: 25-7.1 ; Proposed: 3' ; Description: Side Yard Setback
Section: 25-7.1 ; Proposed: 66.1% ; Description: Maximum Lot Coverage
Section: 25-8.2 ; Proposed: ; Description: trash enclosure in side yard
Section: 25-8.4c ; Proposed: ; Description: Ex. fence in side front yard
25-12.2 ; Proposed: 45 ; Description: Insufficient Parking

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Radio station with radio towers
Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
expansion of existing Goddard School

The property is 58,344 (square feet); 1.34 (acres)
Impervious Surface Coverage: Present: 66.7 (lot 5.01/55.9 (lot 1)); Proposed: 66.1 (combined lots)
Building Coverage: Present: 16.2 (lot 5.01/34.2 (lot 1)); Proposed: 18.6 (combined lots)

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: Walter E. Hanley III, Esq.

Telephone Number: (973) 337-1236 Email: whanley@whanleylaw.net

Address: 1700 Route 23 North, Suite 210, Wayne, NJ 07470

APPLICANT'S ENGINEER: Gerard P. Gerry Gesario, PE

Telephone Number: (973) 994-9669 Email: ggesario@jkarch.com

Address: 42 Okrer Parkway, Livingston, NJ 07039

APPLICANT'S ARCHITECT: Cheryl Schweiker, AIA

Telephone Number: (973) 994-9669 Email: eschweiker@jkarch.com

Address: 42 Okrer Parkway, Livingston, NJ 07039

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

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.
TO BE PROVIDED BY PLANNER DURING TESTIMONY
- 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

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.

DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET	08-22-23	
2	C-100	EXISTING CONDITIONS PLAN	08-22-23	
3	C-200	DEMOLITION PLAN	08-22-23	
4	C-300	SITE LAYOUT PLAN	08-22-23	
5	C-400	GRADING AND DRAINAGE	08-22-23	
6	C-600	LANDSCAPE PLAN	08-22-23	
7	C-650	LIGHTING PLAN	08-22-23	
8	C-800	SOIL EROSION AND SEDIMENT CONTROL PLAN	08-22-23	
9	C-900	CONSTRUCTION DETAILS	08-22-23	

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: _____ Date: _____

Steve Harrison

CONTINUANCE

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

Applicant's Signature: _____ Date: _____

Steve Harrison

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 4057 Rural Plains Circle, Suite 300B, Franklin, TN in the County of _____ and the State of Tennessee; and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 83; Lot(s) 1 on the Tax Map of W. 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.

Family Stations, Inc.

Owner's Signature: [Signature] Date: 9/21/2023

By: Thomas Evans, President

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.

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: 9/21/23
Steve Harrison

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

Applicant's Signature: [Signature] Date: 9/21/23
Steve Harrison

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I hereby certify that I reside at 4057 Rural Plains Circle, Suite 300B, Franklin, TN
in the County of _____ and the State of Tennessee;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 83
Lot(s) 1 on the Tax Map of W. 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: Family Stations, Inc.
By: Thomas Evans, President Date: _____

**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.**

**CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS**

***APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST - 53 ITEMS. 20 Total (original and 19 copies).***

All checked items are required; please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total (original and 19 copies), including:**
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, 20 Total (original and 19 copies).
- ✓ **Site Plan**, all dimensions, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, 20 Total (original and 19 copies).
- ✓ **Floor plans**, all dimensions must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, 20 Total (original and 19 copies).
- ✓ **List of property owners within 200'** certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map**, 20 Total (original and 19 copies).
- ✓ **Application fee (non-refundable) also a Digitizing Fee.**
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, 20 Total (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, 20 Total (original and 19 copies).
- ✓ **All plans and documents for West Orange COAH requirements.**
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, 20 Total (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, 20 Total (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, 20 Total (original and 19 copies).

Due to Covid-19

**5 Paper Copies + 1 Digital emailed to
PlanningBoard@westorange.org
and/or ZonningBoard@westorange.org**

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

Site Plan/Subdivision Checklist

TOWNSHIP OF WEST ORANGE

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

APPLICANT:

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

- (1) Proposed lot consolidation will be filed by deed as it only involves two (2) lots being consolidated.
- (2) Written description of consolidated lots can be provided as a condition of final
- (3) The proposed development will increase green\previous surface coverage reducing net runoff from site.
- (4) Plan notes lots to be consolidated.-New tax lot number-can-be-provided-as-a-condition-of-final
- (5) Existing driveways to remain-as-per-prior-approval-for-original-school on Lot 5.01.

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

Item Number Description		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
12.	Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X				X		X	X		
13.	Item: Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X									
14.	Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		X	X	X			X		X		X(2)
15.	Item: Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).	X	X				X	X	X	X		
16.	Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.		X	X	X		X	X	X	X		
17.	Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.		X	X	X		X	X	X	X		
18.	Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan - general locations). Comment: Item important for detailed planning.	X	X				X	X	X	X		
19.	Item: All proposed lot lines and area of lots in square feet.	X	X	X	X		X	X	X	X		
20.	Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants, e		X				X	X	X	X		
21.	Item: Any existing or proposed easement or land reserved for or dedicated to public use. e	X	X	X	X		X	X	X	X	N/A	
22.	Item: Development stages or staging plans (for GDP-general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.	X	X	X	X		X	X	X	X	N/A	
					X		X	X	X	X	N/A	

Item Number	Description
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[illegible]

[illegible]

ALL DOCUMENTS MUST BE PREPARED,
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LICENSED PROFESSIONAL

Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan		Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final				
38. Item:	Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X			X		X		X	N/A	
39. Item:	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.			X	X		X		X		X		
40. Item:	Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.						X		X		X		
41. Item:	Road and paving cross-sections and profiles. Comment: See Item 40.						X		X		X		
42. Item:	Proposed street names. Comment: Applicable only when new road is proposed.						X		X		X	N/A	
43. Item:	New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.						X		X		X	N/A	
44. Item:	Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.		X				X					X(4)	
45. Item:	Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping			X			X		X		X		
46. Item:	Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X					X		X		
47. Item:	Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X					X		X		
				X			X		X		X		

ALL DOCUMENTS MUST BE PREPARED,
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LICENSED PROFESSIONAL

Item Number Description		Pre-Application - Concept Plan	Major Application										COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan								
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final							
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X					X								X(5)
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.	X					X			X						X	
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.				X					X						X	
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X					X						X	
52. Item: Plans and legal documents for compliance with West Orange Code Ordinances.			X												X	
				X						X					X	N/A

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

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	N/A	
List of Energy Star and Water-Sense appliances, fixtures and construction techniques:	Can be provided with architectural construction documents	
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 \$25,000:	None proposed by applicant.	
Use of any water efficient landscaping:	See Landscape Plan	
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. Not determined at this time.	
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:	See Landscape Plan	

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.

As of April 2, 2015

FEE SCHEDULES (i)

25-55 ESCROW DEPOSITS FOR APPLICATIONS.

The Planning Board and/or Zoning Board of Adjustment shall require fees and escrow deposits in accordance with the provisions of this chapter. Such funds shall be utilized to pay the cost of professional fees, including for engineering, legal, planning and/or traffic experts, and certified shorthand reporting fees incurred for review of and/or testimony concerning an application for development submitted by an applicant. (Ord. No. 2357-12 § 25-55)

25-55.1 Escrow Schedule.

- a. Subject to the provisions of paragraph b. hereof, each applicant shall prior to the application being ruled complete pursuant to the provisions of the Municipal Land Use Law, submit the following sum(s) to be held in escrow in accordance with the provisions hereof:

1. Residential and Nonresidential Dwelling Units or Lots

3-25	\$ 3,000.00
26-100	3,500.00
101-500	5,500.00
501-1000	8,000.00
1000 +	10,000.00

2. Commercial/Industrial

1,250-2,500 square feet gross floor area	\$1,500.00
2,501-20,000 square feet gross floor area	2,500.00
20,000-50,000 square feet gross floor area	5,500.00
Over 50,000 square feet gross floor area	\$.05 each additional square feet

3. Preparation of Resolution of Approval or Denial: up to \$750.00.

When deemed necessary the Planning/Zoning Board may require an escrow for minor development matters.

- b. Within thirty (30) days after the filing of an application for development the Planning Board and/or Zoning Board of Adjustment as the case may be, shall, in conjunction with appropriate representative of the staff of the Township, review the application for development to determine whether the escrow amount set forth in paragraph a. above is adequate. In conducting such review the Board shall consider the following criteria.

1. The presence or absence of public water and/or sewer servicing the site.
2. Environmental considerations, including but not limited to geological, hydrological and ecological factors.
3. Traffic impact of the proposed development.
4. Impact of the proposed development on existing aquifer and/or water quality.

Upon completion of the review and within the thirty (30) day period the Board shall adopt a Resolution specifying whether the escrow amount specified in paragraph a. is sufficient, excessive or insufficient. In the event the Board shall determine that the amount is excessive it shall in the Resolution specify the amount that shall be deemed sufficient. In the event the Board shall determine the amount specified in paragraph a.

FEE SCHEDULES (ii)

is insufficient it shall so specify and shall further set forth the amount required to be posted in light of the criteria specified herein.

- c. This paragraph adopts and creates a payment schedule for consultants and/or employees for special Planning Board or Zoning Board meetings paid out of escrow funds paid by the applicant who is heard at said special Planning or Zoning Board Meeting. The schedule is as follows:

1. Schedule.

- (a) Attendance/all meeting preparation, post-meeting duties/minutes for Secretary: \$225.00
- (b) Attendance for Public Advocate: \$250.00
- (c) Attendance of transcriber: \$225.00
- (d) Attendance of Board Attorney: \$500.00
- (e) Attendance of Planner: \$500.00
- (f) All other expenses such as newspaper notices: \$60.00
- (g) The Board also has the right to hire other consultants if deemed necessary by the Board for regular or special meetings such as traffic or environmental consultants. If the Board deems additional work is needed that is not part of the preparation, meeting and post duties an hourly rate will be paid. The following is the hourly rate: Secretary— \$33.82/hr; transcriber—\$50.00/ hr.; any other professionals—\$125.00/hr.

2. A ten (10) day written notice with a breakdown of the expenses shall be given to the applicant before funds are removed.
(Ord. No. 2357-12 § 25-55.1)

25-55.2 Posting of Escrow Funds.

No major application for development shall be deemed complete until such time as the applicant shall have posted with the Township in cash or certified check the amount of escrow deposit determined by the Planning Board and/or Board of Adjustment to be required in accordance with the provisions of this chapter.

All such escrow funds shall be utilized by the appropriate Board to pay the cost of professional services, including certified shorthand reporting fees, incurred by the Board for review and/or testimony in connection with the particular application for development. All sums not actually so expended shall be refunded to the applicant within thirty (30) days after the final determination by the appropriate Board with respect to such application. (Ord. No. 2357-12 § 25-55.2)

25-55.3 Deposit of Escrow Fund - Interest Bearing Account.

The Township shall deposit all funds pending completion and review of the development application. The money shall be placed in an interest bearing account. In the event that a refund is to be made to the applicant, the municipality shall refund with pro rated interest the amount within thirty (30) days from the date of final approval. (Ord. No. 2357-12 § 25-55.3)

FEE SCHEDULES (iii)

25-56 APPLICATION FEES.

25-56.1 Minor Subdivision Application Fees.

	<i>Fee</i>	<i>Escrow</i>
a. Resubdivision where no new lots are created	\$50.00	N/A
b. Other		
Base fee	\$100.00	N/A
Plus per lot fee	25.00	

(Ord. No. 2357-11 § 25-56.1)

25-56.2 Major Subdivision Application Fees.

a. Sketch/Plat Concept Application		
Base fee	\$100.00	N/A
Plus per lot fee	25.00	
b. Preliminary Application		
Base fee	\$200.00	(1)
Plus per lot fee	50.00	
c. Final Application		
Base fee	\$250.00	(1)
Plus per lot fee	25.00	

(Ord. No. 2357-11 § 25-56.2)

25-56.3 Site Plans - Nonresidential Application Fees.

a. Sketch Plat/Conceptual		
Fee	\$350.00	N/A
b. Preliminary Application		
Base fee (minimum)	\$300.00	(1)
Plus floor area fee	.02/sq. ft.	
Plus parking space fee	.50/space	
Plus acreage fee	\$50.00/acre	

The preliminary fee shall be calculated by adding to the base fee one (1) of the three (3) remaining sub-fees. The total fee shall represent the maximum fee possible.

c. Final Application	1/2 of preliminary fee	(1)
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(Ord. No. 2357-11 § 25-56.3)

FEE SCHEDULES (iv)

25-56.4 Site Plans - Residential Application Fees.

a.	<i>Sketch Plat</i>		
	Fee	\$75.00	N/A
b.	<i>Preliminary Application</i>		
	Base fee	\$200.00	(1)
	Plus unit fee	\$0.00	
c.	<i>Final Application</i>		
	Base fee	\$100.00	(1)
	Plus unit fee	25.00	

(Ord. No. 2357-11 § 25-56.4)

25-56.5 Variances and Conditional Use Application Fees.

a.	<i>"D" Variances</i>		
	Nonresidential	\$350.00	(1)
	Residential		
	1-2 family (owner occupied)	\$ 75.00	
	1-2 family (non-owner occupied)	125.00	
	Other	150.00	
	Public/Quasi public	100.00	
b.	<i>"C" Variances</i>		
	Nonresidential	\$250.00	
	Residential		
	1-2 family (owner occupied)	\$ 75.00	
	1-2 family (non-owner occupied)	125.00	
	Other	250.00	
	Public/Quasi public	100.00	
c.	<i>Interpretations and Appeals</i>		
	Fee	\$150.00	
d.	<i>Conditional Uses</i>		
	Fee	\$300.00	

Separate fee(s) shall be required for each application type. Therefore, if an application package consists of a "D" variance, "C" variance and site plan, the total fee shall be the sum of the fees for each separate application. The escrow charge shall be the maximum for any one type of application.

Where disbursements from the escrow account leave less than ten (10%) percent of the original deposit, the applicant shall replenish the account in an amount equal to the original deposit. (See

FEE SCHEDULES (v)

Section 25-55, Escrow Deposits for Applications. If less than ten (10%) percent remains in escrow account, applicant shall post additional escrow in amounts equal to original deposit.) (Ord. No. 2357-12 § 25-56.5)

25-56.6 Fee for Digitizing Zoning Board of Adjustment and Planning Board Applications, Exhibits and Drawings.

a. Residential Site Plan and Subdivision Fees.

Concept Plan:	0-20 lots/units:	\$100.00 per lot or unit
	21+lots/units:	\$2,000.00 + \$50.00 per lot/unit in excess of 20
Minor Subdivision:		\$200.00 + \$100.00 per lot
Site and/or Major Subdivision: Preliminary:	0-10 units or lots:	\$500.00 + \$100.00 per lot or unit
	11-30 units or lots:	\$1,000.00 + \$75.00 per lot or unit
	31 or more units or lots:	\$2,500.00 + \$50.00 per lot or unit
Final:	0-10 units or lots:	\$200.00 + \$75.00 per lot or unit
	11-30 units or lots:	\$300.00 + \$50.00 per lot or unit
	31 or more units or lots:	\$1,000.00 + \$40.00 per lot or unit

b. Commercial/Industrial Development Application.

Concept Plan:	0-3 lots:	\$300.00 + \$100.00 per lot
	4 or more lots:	\$2,000.00 + \$250.00 per lot

If an application involves ten (10) or more acres, an additional \$100.00 for each acre, or fraction thereof, in excess of ten (10) acres.

c. Commercial/Industrial Development Application Involving New Building Area:

Concept Plan:		\$1,000.00
Preliminary Site Plan:		
	0-1,999 square feet:	\$1,000.00
	2,000-19,999 square feet:	\$1,000 + \$150.00 per each 1,000 square feet of gross floor area
	20,000+ square feet:	\$2,500.00 + \$50.00 per each 1,000 square feet above 20,000 square feet of gross floor area
Final:		

FEE SCHEDULES (vi)

0-1,999 square feet:	\$500.00
2,000-19,999 square feet:	\$2,500.00
20,000+ square feet:	\$1,000 + \$0.12 per square foot

d. ***Other Submissions.***

Conditional use approval:	\$750.00
Appeals under N.J.S.A. 40:55D-70a:	\$100.00
Interpretation or special questions under N.J.S.A. 40:55D-70b:	\$100.00
One or two family residences-hardship variances under N.J.S.A. 40:55D-70c:	
(decks, home addition)	\$35.00
All other hardship variances under N.J.S.A. 40:55D-70c:	\$750.00
Single Family Residence:	\$200.00
Multi-family Residence:	\$200.00 + \$100.00
	per unit
All other use variances N.J.S.A. 40:55D-70d:	\$500.00

e. ***Amended Submissions.***

Revised or amended plans or submission for single or two family dwellings: An amount not to exceed 50% of the original fee requirement

Revised or amended plans or submission in all other categories: An amount not to exceed 50% of the original fee

*A separate check payable to the Township of West Orange shall be submitted for all the above application types.
(Ord. No. 2357-12 § 25-56.6)*

Request for Taxpayer Identification Number and Certification

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

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

GBSJ Properties, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its 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) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

3 Buckingham Road

6 City, state, and ZIP code

Lincoln Park, New Jersey 07035

Requester's name and address (optional)

7 List account number(s) here (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 instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

8 1 - 4 4 4 3 2 9 3

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 for Part II, later.

Sign
Here

Signature of
U.S. person

Date ►

9/22/2023

General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

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, later.

Request for Taxpayer Identification Number and Certification

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

1 Name (see instructions) John Doe

2 Business or other dispositive entity ABC Corp

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☐ Individual proprietor or sole proprietor LLC
☐ Limited liability company. Enter the tax classification (C=Corporation, S=S corporation, Partnership) S
☐ Other (see instructions) Partnership

4 Exemptions (see instructions) 2

5 Requester's name and address ABC Corp, 123 Main St, New York, NY 10001

6 TIN 12-3456789

7 List account number(s) here (optional) 01234

Section 1 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 2. 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 2.

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

Social security number 97-9999999

Section 2 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 check 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 2.

Signature of U.S. person John Doe

Date 12/31/2014

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 released it) is at www.irs.gov/w9.

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-DIV (dividends and capital gains)
- Form 1099-INT (interest earned or paid)
- Form 1099-DAV (dividends, including those from stocks or mutual funds)
- Form 1099-MSB (various types of income, prizes, awards, or gross proceeds)
- Form 1099-C (cancellation of debt)
- Form 1099-K (block or mutual fund sales and certain other transactions by brokers)
- Form 1099-L (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

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 may be subject to backup withholding. See What is backup withholding? on page 2.

By signing this fixed-cut form, you:

- Certify that the TIN you are giving is correct for 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. person, your spouse, if 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.



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

PLANNING & DEVELOPMENT

SUSAN McCARTNEY

Mayor

JAMILET BAQUERIZO VITE

Planning Board Secretary

Tel: (973) 325-4110

Email: PlanningBoard@westorange.org

**WEST ORANGE PLANNING BOARD
2023 ANNUAL MEETING NOTICE**

In order to comply with the Open Public Meetings Act, Chapter 231, Public Law 1975, the following is the Annual Notice of the Public Meetings of the Township of West Orange Planning Board during the year 2023.

PLANNING BOARD PUBLIC MEETING

January 4, 2023
February 1, 2023
March 1, 2023
April 12, 2023
May 3, 2023
June 7, 2023
July 5, 2023
August 2, 2023
September 6, 2023
October 4, 2023
November 1, 2023
December 6, 2023

SITE PLAN REVIEW ADVISORY BOARD

January 10, 2023
February 7, 2023
March 7, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023
October 10, 2023
November 7, 2023
December 12, 2023

Action may be taken by the Planning Board on matters listed on the agenda prepared on the date of each scheduled meeting listed above, and/or on such other matters as may require consideration by the Board.

PUBLIC MEETING generally held on the 1st Wednesday of the month in the Council Chambers, 66 Main St., West Orange, NJ, 7:30 P.M. For more information, please contact the Board Secretary at (973) 325-4110.

SITE PLAN REVIEW ADVISORY BOARD generally held on the 2nd Tuesday of the month in Conference Room 109, 66 Main St., West Orange, NJ, 8:30 A.M. Please contact the Board Secretary to confirm meeting prior to attending.

Adopted: 12/7/2022



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TOWNSHIP OF WEST ORANGE

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

PLANNING & DEVELOPMENT

SUSAN McCARTNEY

Mayor

DIANA L. CHANDLER

Zoning Board Secretary

Tel: (973) 325-4108

Email: zoningboard@westorange.org

ZONING BOARD OF ADJUSTMENT 2023 MEETING DATES

January 19, 2023
February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023
June 15, 2023

July 20, 2023
August 17, 2023
September 21, 2023
October 19, 2023
November 16, 2023
December 21, 2023

Action may be taken by the Zoning Board on matters listed on the agenda prepared on the date of each scheduled meeting listed above, and/or on such other matters as may require consideration by the Board.

PUBLIC MEETING generally held on the 3rd Thursday of the month in the Council Chambers, 66 Main St., West Orange, NJ, 8:00 P.M. For more information, please contact the Board Secretary at (973) 325-4108.

ADOPTED: 11/17/2022



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TOWNSHIP OF WEST ORANGE **TREE REMOVAL APPLICATION PROCEDURE**

STEP 1 **THE APPLICANT:**

1. Completes application Section A, including block and lot numbers in the upper right hand box at engineering office.
NOTE: Agent is the entity actually removing the tree(s).
2. Provides a survey or sketch showing approximate location of tree(s) proposed for removal.
3. Marks trees proposed for removal with bright colored spray paint or ribbons.
4. Provides written proof they have notified the adjacent property owners of the pending removals.
5. Provides a sketch or plan showing replacement trees and/or landscaping if applicable which shall include a listing of quantities, sizes and species of all replacement plant material.

STEP 2 **THE FORESTER:**

1. Inspects property and determines whether the tree or trees can be removed.
2. Determines whether replacement will be required.
3. Determines whether other precautionary measures will be needed such as the installation of a construction fence to create a protected root zone, pruning, deep root feeding and mycorrhizae inoculations, the creation of tree wells, approval of grading materials, etc.

STEP 3 **THE APPLICANT:**

1. Returns completed application to the Engineering Department.
2. Pays the tree removal permit fee:
Basic Permit Fee - \$25.00
Development Application Fee - \$300.00
3. Obtains the permit.
4. Displays the permit in a location clearly visible from the street.

EXCEPTION – TREE EMERGENCY

Property owners may remove hazardous trees under emergency conditions prior to obtaining a tree removal permit providing:

1. The tree is declared a hazard; proof in writing by a New Jersey Certified Tree Expert or International Society of Arboriculture Certified Arborist.
2. Following the emergency removal of the tree or trees, the property owner shall apply for a tree removal permit at the Engineering Department within five (5) business days of the removal and shall provide written proof of the hazard by the tree expert or certified arborist at that time.

ADDITIONAL QUESTIONS?

Please leave a message for the Forester at (973)325-4015.



Permit No: _____
Date Issued: _____

Township of West Orange

Application for Tree Removal and Replacement Permit

ALL questions must be answered for the Applications to be considered **COMPLETE**.

Application Date: _____

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules, and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: _____
Street Address: _____
City/State/Zip: _____
Home Phone: _____ Work/Cell Phone: _____
Email: _____

2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: _____
Block: _____ Lot: _____

3. Property Owner(s) of Record
Name of Owner: _____
Street Address: _____
City/State/Zip: _____
Home Phone: _____ Work/Cell Phone: _____
Email: _____

4. Status of Applicant (Check One)
☐ Tenant ☐ Owner ☐ Contract Purchaser ☐ Other: _____
If the Applicant is not the owner, attach hereto the notarized consent of the owner.

5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?
Yes ___ No ___ If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency, if applicable: _____

6. Has the property received a construction permit and/or is there a construction permit pending?
Yes ___ No ___ If yes, please state the reason for and the date of application or the date of the issuance of the permit: _____

Permit No: _____
Date Issued: _____

7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary: _____
8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site: _____
9. Map, drawing or diagram must be attached hereto. List the names, address, phone number and email of the preparer of the map drawing or diagram attached: _____
10. List the number, species, and diameter of each tree to be removed: _____
11. State reason for tree removal: _____
12. Identity contractor who will be providing tree removal services:
Name: _____
Address: _____
City/State/Zip: _____
Work Phone: _____ Cell Phone: _____
Email: _____
13. Proposed dated to commence tree removal: _____
Proposed dated to complete tree removal: _____

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.

Applicant's Signature _____

Print Name Legibly _____

Date _____

Permit No: _____
Date Issued: _____

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees replaced: _____

Additional replacement /preservation requirements: _____

Circle One: Basic Permit Fee: \$25.00 Total Development Application Fee: \$300.00 Total

Signature of Forester: _____ Date: _____

West Orange Ordinance #2177-08 defines a tree as "a self-supporting single stem perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side.

Up to three (3) live trees may be removed on an improved residential lot within any 365-day period without the necessity of obtaining a tree removal permit.

AN ORDINANCE AMENDING CHAPTER 25, SECTIONS 4, 51.6, 51.7, 51.8, 51.9, 51.10,
AND 51.15, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF
WEST ORANGE
(REVISION OF VARIOUS ZONING ORDINANCES)

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF
WEST ORANGE, NEW JERSEY that Chapter 25 of the Revised General Ordinances of the
Township of West Orange be and are hereby amended as follows:

I. PURPOSE

The purpose of this ordinance is to overhaul and revise the Township of West Orange
Code governing various aspects of zoning and planning consistent with recommendations
provided from the West Orange Planning Board and adopted by the Township of West Orange
Council.

II. CHAPTER 25-4 SHALL BE AND HEREBY IS AMENDED AND
SUPPLEMENTED TO INCORPORATE THE FOLLOWING DEFINITIONS AS
FOLLOWS:

25-4 Definitions.

b. *Specific Definitions*

Site plan shall mean a development plan of one or more lots or parcels meeting the
requirements of this chapter and the Municipal Land Use Law.

Site plan, major shall mean any development plan for one or more lots that does not
meet the definition of a minor site plan, as defined herein.

Site plan, minor shall mean any development plan of one or more lots that does not
involve planned development, any new street, or the extension of any off-tract
improvement, the cost of which is to be prorated pursuant to N.J.S.A. 40:55D-42;
and proposes development that would require not more than five new parking spaces
over and above the existing permitted spaces on the site, pursuant to the Township's
zoning requirements; and proposes development of not more than 1,000 square feet of
new building floor area.

Site Plan Review Advisory Board shall mean the Board established pursuant to
N.J.S.A. 40:55D-39f and Section 25-51.15 as amended and supplemented.

Site plan approval shall not be required for a change in use or modification of an
existing use that does not change the size of an existing building or propose any
modifications to existing site improvements such as sidewalks, driveways, parking areas,
fences and walls.

III. CHAPTER 25-51.6 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.6 Minor Site Plan Requirements.

A complete application for a minor site plan shall include all applicable administrative requirements as delineated in subsection 25-51.2, any data that cannot be mapped, attached to the application form and the following information on one (1) or more maps:

- a. The zoning district in which the subject property is located as well as all zoning district boundaries within two hundred (200) feet.
- b. Key Map showing a sufficient number of natural and man-made features so that the subject property can be located in the field.
- c. Lot, block and property owner information.
- d. Zoning district dimension, setback and area requirements and the relationship of the subject proposal to those requirements.
- e. Bearing and distance data for all lot lines.
- f. North arrow, signature block, graphic scale, title block, name of individual preparing the map together with the individual's raised seal and signature.
- g. Date of map preparation and any revision dates.
- h. All existing structures and wooded areas within the subject property.
- i. The location and design of all new or expanded buildings, sidewalks, driveways and parking areas.
- j. The location of all easements within the subject property.
- k. Four (4) copies of a map, referred to as a "Run Card", depicting the location of all fire hydrants within the subject property, and depicting the surrounding streets, based on a scale of one (1) inch equaling four hundred (400) feet, and contained on an eight and one-half by eleven (8.5 x 11) inch paper within an area not to exceed seven and one-half (7.5) inches in width and eight (8) inches in height.

IV. CHAPTER 25-51.7. SHALL BE AND HEREBY IS REPEALED AND DELETED

V. CHAPTER 25-51.7.1. SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.7.1 Major Site Plan Requirements - Preliminary Stage.

A complete application for a preliminary major site plan shall include all applicable

administrative requirements as delineated in subsection 25-51.2, data that cannot be mapped attached to the application form and the following information on one (1) or more maps.

a. *Basic Data.*

1. Name of the project.
2. A Key Map showing the general location of the project within the community, tax map sheet number, block number and lot numbers.
3. Zone district lines within five hundred (500) feet of the project.
4. Graphic scale not to exceed one (1) inch equals fifty (50) feet of the project.
5. The limits of the total site together with the acreage to the nearest 1/100th of an acre.
6. Date of the original plan and any subsequent revisions.
7. Appropriate places for the signature of the Planning Board Chairman, Secretary and Engineer.
8. A site data box comparing ordinance requirements to actual site plan proposals.
9. Name of individual preparing the site plan together with an embossed engineer's or architect's seal, applicable signature and license number.
10. The location of all structures, property owners and utility poles within two hundred (200) feet of property.
11. Reference to property survey or other information used in preparing map.
12. Bearing and distance information together with property dimensions.
13. Soil survey data indicating soil type, general constraints and depth to bedrock.

b. *Building Data.*

1. Size, heights, location of all existing and proposed buildings, including all proposed setback dimensions from property lines. Existing buildings to be removed should be so noted.
2. A preliminary floor plan of all buildings.
3. Architectural elevations of the front, side and rear of all buildings and perspective sketches or three (3) dimensional models where appropriate.
4. The location and design details of all sidewalks showing connections between buildings, parking areas, and public areas along all expected paths of pedestrian travel.
5. Parking spaces and access plans for the handicapped which shall be in addition to the parking required by ordinance.
6. Circulation plans and loading areas for all expected truck and tractor-trailer traffic.
7. A proposed lighting plan identifying the fixtures to be used as to height, location, luminosity and the lighting pattern in relationship to the other features of the site plan.

c. *Grading, Landscaping and Environmental Data.*

1. Existing and proposed grading at two (2) foot contour intervals or five (5) foot intervals if the grade is more than fifteen (15%) percent with spot elevations at all building corners and critical locations.
2. The finished floor elevation of all building floors with direct access to the outside.
3. All existing wooded areas and individual specimen trees greater than six (6) inches in diameter indicating what is to be removed and what is to remain.
4. A proposed planting plan and planting schedule indicating the location, the species' common and botanical names, size, quantity and planting instructions for all plant material to be installed including trees, shrubs and ground covers prepared by a professional landscape architect.
5. All areas to be seeded and/or sodded.
6. The location and construction details of all proposed retaining walls, fencing and earthen berms.
7. All buffer areas proposed to separate land uses and to screen unsightly areas.
8. The location and all proposed construction details for all proposed and existing signs.
9. The location and identification of all proposed open spaces, parks or recreation areas and facilities.
10. Environmental impact study.
11. A copy of a tree removal permit or application for same if applicable.

d. *Utilities and Drainage Data.*

1. The location, size and capacity of all existing storm drainage facilities, including catch basins which are directly impacted by the proposed development, whether on or off-site and the limits of any flood hazard area affecting the site.
2. All proposed storm drainage facilities, transmission lines, fire hydrants, etc., as well as calculations showing their adequacy.
3. The location and size of all proposed water supply facilities including wells, storage facilities, transmission lines, fire hydrants, etc., as well as calculations showing their adequacy.
4. The location and size of all proposed sanitary sewer mains as well as the location and construction details and calculations to indicate adequacy.
5. Plans for the storage and collection of all solid waste.
6. All off-site and on-site easements which may be required together with copies of legal documentation to support the grant of such easements.
7. The location and type of all other underground utilities.

VI CHAPTER 25-51.7.2 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.7.2 Major Site Plan Requirements - Final Stage.

A complete application for a final major site plan shall include all applicable administrative requirements as delineated in subsection 25-51.2 and the following information on one (1) or more maps or attached to the application form if it cannot be mapped.

- a. Verification that all of the conditions of the preliminary approval have been met.
- b. A map or maps which comply with this chapter depicting that portion of the project for which final approval is being requested.
- c. A developer's agreement if required by the preliminary approval.
- d. A statement indicating the reasons for any deviations from approved preliminary site plan.
- e. Any off-tract improvement contributions if required.
- f. Four (4) copies of a map, referred to as a "Run Card", depicting the location of all fire hydrants within the subject property, and depicting the surrounding streets, based on a scale of one (1) inch equaling four hundred (400) feet, and contained on an eight and one-half by eleven (8.5 x 11) inch paper within an area not to exceed seven and one-half (7.5) inches in width and eight (8) inches in height.

VII CHAPTER 25-51.8 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.8 Conditional Use Requirements.

No conditional use application shall be considered complete unless it fully conforms with Subsections 25-51.2, 25-51.6 and 25-51.7.1 as well as the following requirements:

- a. A notation indicating the section of this chapter that allows the conditional use as proposed.
- b. A listing of the conditional use standards that apply to the subject proposal.

VIII CHAPTER 25-51.9 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.9 "C" Variance Requirements.

No "c" or bulk variance application shall be considered complete unless it fully conforms with subsection 25-51.2 as well as the following requirements:

- a. A map, either in conformance with subsections 25-51.3, 25-51.4, 25-51.5, 25-51.6 and 25-51.7.1 or if the application is to be bifurcated, a separate map, signed and sealed by an architect, engineer, planner or surveyor which provides sufficient data (i.e., setbacks, lot

area, existing and proposed structures, etc.) upon which a decision can be based.

- b. A statement or legal brief which clarifies why the "c" variance should be granted. Particular attention should be paid to the contents of N.J.S.A. 40:55D-70c, applicable case law and relevant Township Ordinances and N.J. Statutes.

IX. CHAPTER 25-51.10 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.10 "D" Variance Requirements.

No "d" or use variance application shall be considered complete unless it fully conforms with subsection 25-51.2 as well as the following requirements:

- a. A map, either in conformance with subsection 25-51.3, 25-51.4, 25-51.5, 25-51.6 or 25-51.7.1 or if the application is to be bifurcated, a separate map, signed and sealed by an architect, engineer, planner or surveyor which provides sufficient data (i.e. setbacks, lot area, existing and proposed structures, etc.) upon which a decision can be based.
- b. A statement or legal brief which clarifies why the "d" variance should be granted and the "special reasons" that pertain to the subject proposal. Particular attention should be paid to the contents of N.J.S.A. 40:55D-70d, applicable case law and relevant Township Ordinances and N.J. Statutes.
- c. A planning report prepared by a licensed Professional Planner and a traffic report prepared by a licensed Professional Engineer. The Board may waive the provision of such reports at its discretion.

X. CHAPTER 25-51.15 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-51.15 Site Plan Review Advisory Board.

- a. *Establishment.* There is hereby established a Site Plan Review Advisory Board to assist the Planning Board, the Zoning Board of Adjustment and site plan applicants. This Committee shall be comprised of:
 - 1. Director of Planning
 - 2. Township Engineer
 - 3. A Class IV member of the Planning Board who shall hold no other municipal office, appointed by the Planning Board
 - 4. A member of the Zoning Board of Adjustment appointed by the Zoning Board of Adjustment
 - 5. Zoning Official
 - 6. Construction Official
 - 7. Representatives of the Building Department, Fire Department, Health Department

and Police Department.

- b. *Review.* The Site Plan Review Advisory Board shall review all applications that require major site plan approval. The applicant shall be notified, in writing not less than seven (7) days before, of the date on which the application shall be reviewed by the Site Plan Review Advisory Board. The applicant shall be invited to attend, either alone or accompanied by an attorney, architect, engineer and any other experts the applicant chooses. The Site Plan Review Advisory Board shall issue its recommendations on every application, in writing. These recommendations shall be filed with the secretary of the proper board and a copy shall be mailed to the applicant.
- c. *Post Approval Review.* A request by an applicant to change one or more aspects of a site plan previously approved by the Planning Board or Zoning Board of Adjustment shall be reviewed by the Site Plan Review Advisory Board to determine whether such changes are considered substantial. Any changes determined to be substantial shall require amended site plan approval from the Board that granted the original approval.
- d. *Time for Decision.* Referral of an application to the Site Plan Review Advisory Board shall not extend the time within which the Planning Board or Board of Adjustment must act upon such application pursuant to the MLUL.

XI. REPEAL OF CONFLICTING ORDINANCES

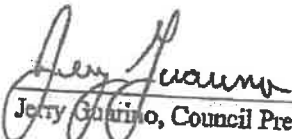
Any Ordinances of the Township which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

XII. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

XIII. EFFECTIVE DATE

This Ordinance shall take effect upon final passage and publication in accordance with the law.


Jerry Guarino, Council President


Robert D. Parisi, Mayor


Karen J. Carnevale, Municipal Clerk

Introduced: January 6, 2015

Adopted: February 10, 2015

Legislative History

This ordinance is drafted as part of an overhaul of the Municipal Code governing the process and procedures for application to the Township of West Orange Planning Department and the Township of West Orange Planning Board and Zoning Board of Adjustment. This ordinance follows a series of recommendations made by the Township of West Orange Planning Board to the Township of West Orange Council for consideration and implementation. This overhaul creates two (2) separate categories of site plan review for: (1) Minor Site Plan Requirements and (2) Major Site Plan Requirements. In addition, the ordinance transforms the previously established Technical Advisory Committee to a "Site Plan Review Advisory Board," as enabled by the Municipal Land Use Law.

**AN ORDINANCE AMENDING CHAPTER 25, SECTIONS 51.16, OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF WEST ORANGE
(REVISION OF ZONING ORDINANCE)**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WEST ORANGE, NEW JERSEY that Chapter 25 of the Revised General Ordinances of the Township of West Orange be and are hereby amended as follows:

I. PURPOSE

The purpose of this ordinance is to incorporate a Sustainability checklist as part of the major/minor site plan, subdivision application process in an effort to create a more sustainable community and further the objectives of the Sustainability Plan included in the Township's Master Plan Updated adopted by the Township of West Orange Planning Board in 2010. The Sustainability checklist shall incorporate and encourage green building and sustainability measures for various aspects of zoning and planning, but zoning and planning approval shall not be conditioned upon any particular rating.

II. CHAPTER 25-51.16. SHALL BE ADDED AND READ AS FOLLOWS:
25-51.16 Sustainable Building and Design Standards.

All applicants for major and/or minor site plan and/or subdivision approval shall complete a Sustainability checklist form as a completeness item.

- a. The Township shall incorporate the current version of "Leadership in Energy & Environmental Design Rating System," which includes rating systems for LEED for New Construction and Major Renovation promulgated by the US Green Building Council.
- b. The Sustainability checklist form shall incorporate proposed green energy and water conservation measures including:
 1. The name of any LEED Accredited Professionals working on the project.
 2. A list of appliances, fixtures and construction techniques which meet U.S. EPA's Energy Star and WaterSense standards.
 3. A list of green and recycled building materials used in construction, renovation, and maintenance.
 4. A Waste Management Plan for recycling and/or reusing 60 percent of all construction and demolition waste generated in projects larger than \$25,000 outlining where waste will be sent for recycling, reuse, reprocessing, or disposal, together with a letter from each of the recipient facilities.
 5. Use of any water efficient landscaping.
 6. Use of any on-site renewable energy systems such as:
 - i. Solar
 - ii. Wind
 - iii. Geothermal

7. 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
8. 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
9. A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides.
- c. For each of the items listed on the Sustainability checklist form applicants must indicate the extent to which they are incorporating such a measure in the project or, alternatively, indicate the reason(s) why the measure is not being incorporated in the project.

III. REPEAL OF CONFLICTING ORDINANCES

Any Ordinances of the Township which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

IV. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

V. EFFECTIVE DATE

This Ordinance shall take effect upon final passage and publication in accordance with the law.


Jerry Guarino, Council President


Robert D. Puzisi, Mayor


Karen J. Carnevale, Municipal Clerk

Introduced: April 14, 2015

Adopted: May 12, 2014

As of April 2, 2015

Legislative History

2448-15

The purpose of this ordinance is implement measures to further the objectives of the Sustainability Plan included in the Township of West Orange's Master Plan Update adopted by the Township of West Orange Planning Board in 2010. Specifically this ordinance incorporates a Sustainability checklist as part of the minor site plan, subdivision and/or major site plan, subdivision applications process whereby applicants will have to disclose whether certain efforts have been made to utilize sustainability measures and obtain a rating accordingly. The ratings systems is adopted from the current version of the "Leadership in Energy & Environmental Design Rating System," which includes rating systems for LEED for New Construction and Major Renovation promulgated by the US Green Building Council. While the submission of a Sustainability checklist shall be mandatory for the zoning and planning approval, zoning and planning approval shall not be conditioned upon a specific rating under LEED. A proposed Sustainability checklist shall resemble the following.

**AN ORDINANCE AMENDING CHAPTER 25, SECTIONS 8.4, 9.9, 9.10, and 11.10 and
CHAPTER 32, SECTION 3, OF THE REVISED GENERAL ORDINANCES OF THE
TOWNSHIP OF WEST ORANGE
(REVISION OF VARIOUS ZONING ORDINANCES)**

**BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF
WEST ORANGE, NEW JERSEY** that Chapter 25 of the Revised General Ordinances of the
Township of West Orange be and are hereby amended as follows:

I. PURPOSE

The purpose of this ordinance is to make additional revisions as part of the overhaul and revision of the Township of West Orange Code governing various aspects of zoning and planning consistent with recommendations provided from the West Orange Planning Board and adopted by the Township of West Orange Council.

**II. CHAPTER 25-8.4 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED
TO READ AS FOLLOWS:**

25-8.4 Walls and Fences.

Walls and fences are permitted under the following conditions:

- a. Walls and fences which are not more than fifty (50%) percent solid are permitted anywhere on the property, in all districts, provided they are not higher than four (4) feet.
- b. Solid walls and fences not higher than six (6) feet are permitted in the rear yard and on the side property line up to the rear line of the applicant's house. If the distance on each side of such a fence is more than five (5) feet to each adjacent house, such solid fence may be located in the side property up to the front of the applicant's house.
- c. In all nonresidential districts, fences or walls not exceeding six (6) feet in height shall be permitted in the side and rear yards provided the fence or wall is not closer than five (5) feet at any point to a principal building in a residential district.
- d. In all nonresidential districts, a fence or wall to be used for screening may not exceed six (6) feet in height.
- e. In all districts the finished side of the fence must face away from the applicant's property.
- f. The use of barbed and/or razor wire is prohibited in all districts.
- g. Electrical wire fence is prohibited in all districts.
- h. No fence as described in this section may be constructed in any district without a written application being made to the Zoning Officer who shall issue a permit after compliance with the following fee schedule:
 1. A fifty (\$50.00) dollar fee for erection in any residential district.
 2. A one hundred (\$100.00) dollar fee for erection in any nonresidential district.

IV. CHAPTER 25-9.10. SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS

25-9.10 Home Professional Office.

A home professional office must meet the following conditions:

- a. The home must be located on one of the following streets or roadways: Pleasant Valley Way, Mount Pleasant Avenue, State Highway 10, Northfield Avenue, Main Street, Prospect Avenue, Gregory Avenue, Old Short Hills Road, Eagle Rock Avenue, Park Avenue, Washington Street, Harrison Avenue, Valley Road or South Valley Road.
- b. The professional use must be located on the entry level, and shall not occupy (i) more than fifty (50%) percent of the entry level and (ii) shall not exceed one thousand (1,000) square feet.
- c. A site plan indicating the part of the premises, with square footage, to be used shall be submitted to the Planning Board for approval. A Certificate of Continued Occupancy, or Certificate of Occupancy, shall be required. Amended site plan approval and a new Certificate shall be required for any change of the profession practiced on the premises.
- d. The applicant shall submit evidence that he or she has the degree, certificate or license of the profession for which the premises are to be used.
- e. Not more than three (3) people, including the resident of the home and staff, can work in the professional activity on the premises.
- f. A sufficient number of spaces shall be provided for off-street parking for residents of the home and staff personnel.
- g. A name plate, not exceeding one (1) square foot in area, may be used after obtaining a sign permit from the Planning Department. No interior illuminated lighting in the sign shall be permitted; and only the name of the professional and the profession shall appear on the sign which shall be within the property lines not more than five (5) feet high, and shall be located within the property lines of the site. No signs shall be posted in windows.
- h. If a home is located on a corner lot, and one of the adjacent streets is listed in paragraph a, a home professional office, otherwise subject to the requirements of this ordinance is permitted.

V. CHAPTER 25-11.10. SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

25-11.10 Outdoor Cafes in the B-1, B-2 and PC Districts.

Outdoor cafes shall be permitted subject to the standards and conditions of Section 5-10 of Chapter V, General Licensing, of the Revised General Ordinances of the Township of West Orange and in conjunction with the following conditions:

- a. Adequate access for emergency response personnel must be allowed to the main entrance of the serving establishment from the outdoor serving area as defined by Township fire regulations.
- b. Adequate sidewalk access (at least four (4) feet) must be maintained for easy passage of pedestrians on any public sidewalk or right-of-way.
- c. Some form of formal space delineation, such as a removal fence, may be required during cafe business hours to define sidewalk space from cafe space.
- d. Outdoor or patio type furniture must be used; upholstered furniture is prohibited.

- e. Street furniture (seating, tables, fencing, etc.) must be moved into the serving establishment when the outdoor cafe is not open for business.
- f. Cleanliness of the outdoor serving area is the responsibility of the serving establishment.
- g. Signage, in addition, to that permitted for the serving establishment pursuant to Section 25-15, is prohibited.
- h. A sketch showing the proposed location of tables, chairs and umbrellas shall be prepared and submitted to the Director of Planning and Development for approval prior to the use of the sidewalk area.
- i. The use of the described locations shall be authorized by a sidewalk cafe permit issued by the Director of Planning upon compliance by the applicant with the requirements of this paragraph and the payment of an annual fee of fifty (\$50.00) dollars.
- j. Any permit issued by the Director of Planning shall designate the hours of operation of any sidewalk cafe but in no event may a sidewalk cafe remain open after 11:00 p.m. on Sunday through Thursday or after 12:00 midnight on Friday, Saturday and legal holidays.
- k. Nothing herein shall be deemed to be a waiver of the provisions of any health and/or licensing ordinance regulating the operation of a sidewalk cafe.

VI. CHAPTER 32-3 SHALL BE AND HEREBY IS AMENDED AND SUPERCEDED TO READ AS FOLLOWS:

32-3 Approving Agency; Administration.

The approval provisions of this chapter shall be administered by the Planning Board or Zoning Board of Adjustment in accordance with Sections 25-46.7b and 25-47.8d of Chapter XXV, Land Use Regulations.

VII. REPEAL OF CONFLICTING ORDINANCES

Any Ordinances of the Township which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

VIII. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

IX. EFFECTIVE DATE

This Ordinance shall take effect upon final passage and publication in accordance with the law.


Jerry Guarino, Council President


Robert D. Parisi, Mayor


Karen J. Carnevale, Municipal Clerk

Introduced: September 29, 2015

Adopted: October 27, 2015

Approved as to form on the basis of the facts provided:

2464-15

Legislative History

This ordinance is drafted as an additional part of the overhaul of the Municipal Code governing the zoning for the Township of West Orange. These revisions are another set of revisions approved and proposed by the Township of West Orange Planning Board and Zoning Board of Adjustment.

4824-7734-6088, v. 1



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: 8/28/23

BLOCK: 83

LOT: 1 QUAL: _____

NAME: Family Stations Inc.

ADDRESS: 289 Mt. Pleasant Avenue

TAXES PAID UNTIL: 10/31/23

2023 SEWER PAID IN FULL: ☒ YES ☐ NO

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



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

Lori Gambatese

From: West Orange Township- Tax Assessor <taxassessor@westorange.org>
Sent: Tuesday, June 6, 2023 12:37 PM
To: Lori Gambatese
Subject: RE: Block 83, Lot 1 - 289 Mount Pleasant Avenue, West Orange, NJ
Attachments: 289 Mt. Pleasant Ave. property owners list. Block 83 lot 1.pdf; Public Utilities.docx

Good Afternoon,
See attached property owner list along with the utility list. No fee at this time.

Best,
Connie



Connie Mauriello

Keyboarding Clerk
Office of the Tax Assessor: Kevin J. Dillon, CTA
Township of West Orange
66 Main Street
West Orange, NJ 07052
Phone (973) 325-4060
Fax (973) 669-4859
Taxassessor@westorange.org
www.westorange.org

 Please consider the environment before you print this email
America, Land of the Free, Because of the Brave!

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From: Lori Gambatese <lori@whanleylaw.net>
Sent: Tuesday, June 6, 2023 12:10 PM
To: West Orange Township- Tax Assessor <taxassessor@westorange.org>
Subject: Block 83, Lot 1 - 289 Mount Pleasant Avenue, West Orange, NJ
Importance: High

Dear Sir/Madam,

In connection with the aforesaid matter, more specifically a site plan application, I would appreciate if you would provide the office of the undersigned with a verified list of all property owners within 200 feet of the subject premises. Please confirm the fee is \$10.00 and we will send out a check for the cost of same.

Buffer Report

created on 6/6/2023

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)

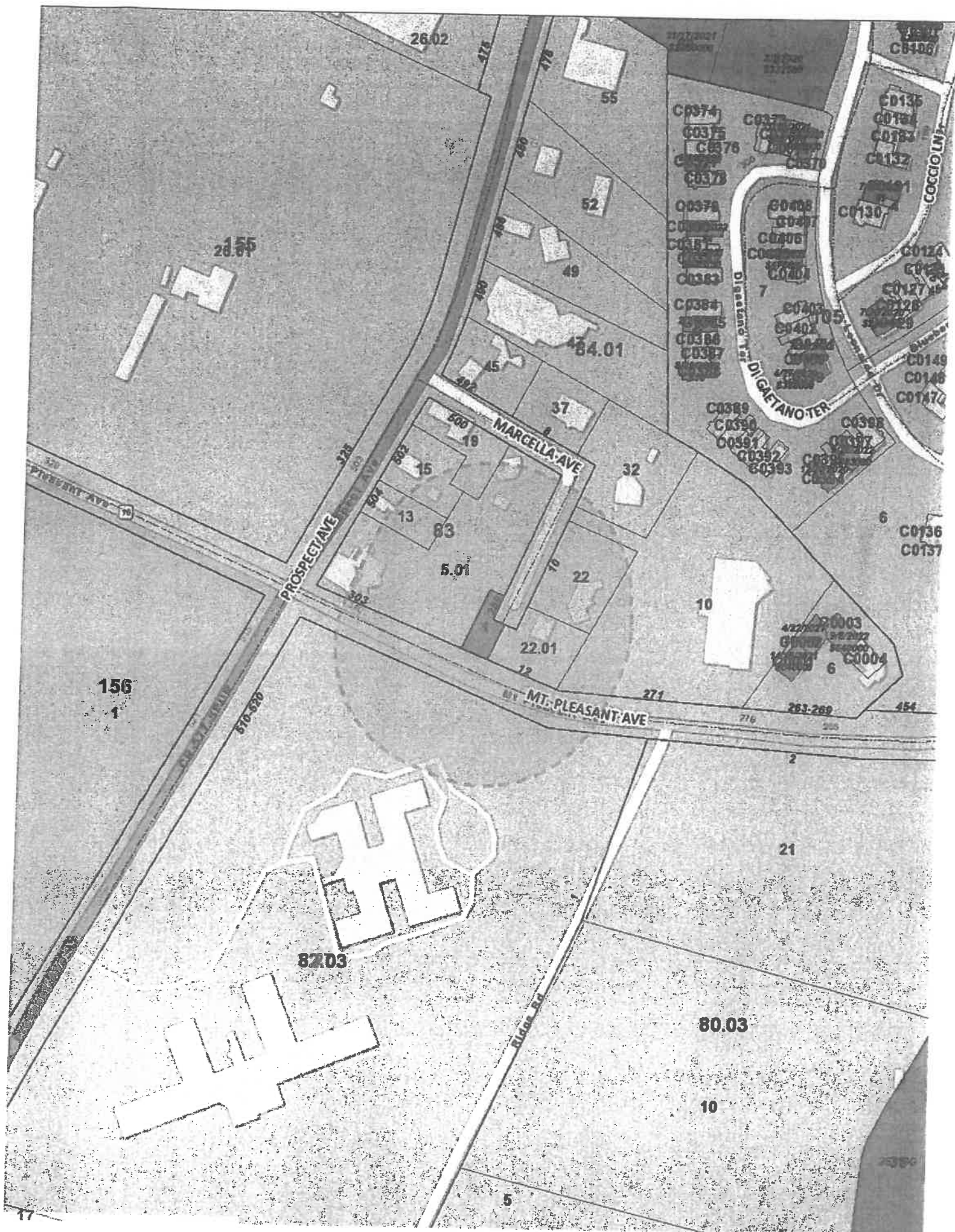
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,N.J.	07052

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

Adjoining Properties (10)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO. EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,N.J.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034



Buffer Report

created on 8/31/2023

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	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035

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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	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS, LLC % ECOVA	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN, M.	289 MT. PLEASANT AVE.	WEST ORANGE, N.J.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081

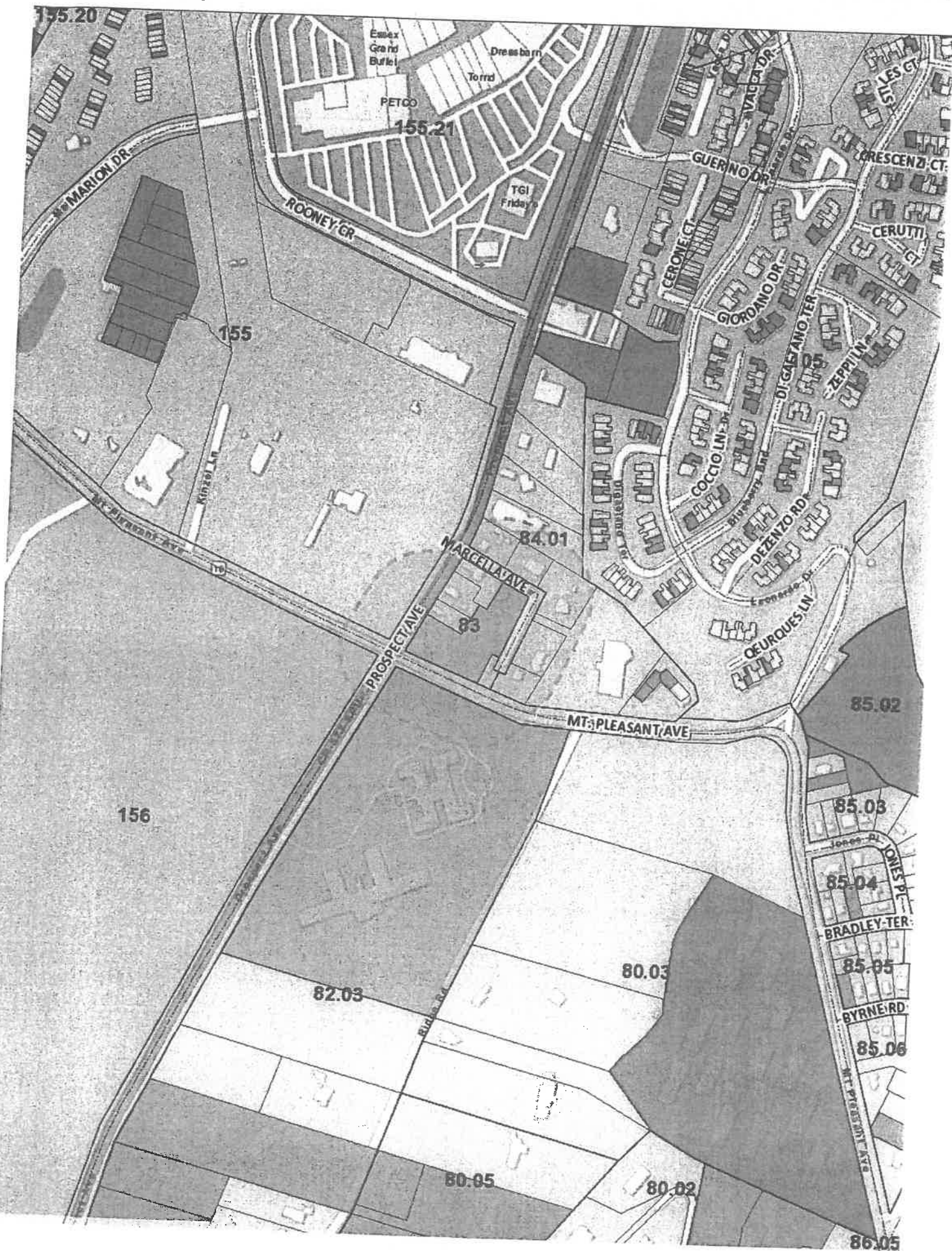
DUPLICATE

created on 8/31/2023

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % DUFF&PHELPS	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	105	7		454 PROSPCT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO. T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052

Buffer Report - Map

created on 8/31/2023



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
540 Broad Street
Newark, NJ 07101

SEWER

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

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

City of Orange Township
29 North Day Street
Orange, NJ 07050