

TIMOTHY M. PRIME, *Esquire*

DUNCAN M. PRIME, *Esquire*

TYLER T. PRIME, *Esquire**

SARA R. WERNER, *Esquire**

JULIA M. HAHN, *Esquire**

DANIELLE N. KINBACK, *Esquire**

PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR

† ALSO ADMITTED TO THE NEW YORK BAR

^ ALSO ADMITTED TO THE ILLINOIS BAR

“ ALSO ADMITTED TO THE WASHINGTON, D.C. BAR

* ADMITTED TO THE NEW YORK BAR, NEW JERSEY PENDING

JASON R. TUVEL, *Esquire*†

MICHAEL MICELI, *Esquire*^

NANCY A. LOTTINVILLE, *Esquire*†^

BENJAMIN T.F. WINE, *Esquire*†

DANIEL H. KLINE, *Esquire*†^

ADAM LAZAROS, *Esquire**

January 29, 2024

VIA UPS and EMAIL

Township of West Orange Planning Board

66 Main Street

West Orange, New Jersey 07052

Attn: Jamilet Baquerizo Vite, Planning Board Secretary

**RE: Application for Preliminary and Final Major Site Plan Approval with “c” Variance Relief (the “Application”)
410 Main St Holdings LLC (the “Applicant”)
Block 113, Lots 262, 264 & 308 (the “Property”)
410 Main Street, West Orange, New Jersey 07052**

Dear Ms. Baquerizo Vite:

This office represents the Applicant in connection with an application for preliminary and final major site plan approval along with “c” variance relief to construct a new three- (3) story mixed-use development consisting of 12 residential dwelling units above approximately 900 sq.ft. of commercial space and 13 enclosed parking spaces, along with related site improvements. Please find enclosed the following materials for your review in connection with this Application:

1. Five (5) copies of the complete Application package, including the checklist and all items requested therein;
2. Five (5) signed and sealed copies of a topography survey, prepared by Allstate Mapping & Layout, dated June 3, 2023;
3. Five (5) signed and sealed sets of architectural plans, prepared by Mistry Design, dated December 21, 2023;
4. Five (5) copies of front and rear renderings of the proposed development, prepared by Mistry Design;
5. Five (5) signed and sealed sets of site plans, prepared by SMBT Consultants, dated January 16, 2024;

1 University Plaza Drive, Suite 500

Hackensack, NJ 07601

P 201 883 1010 | F 856 273 8383

w primelaw.com

ADDITIONAL OFFICES

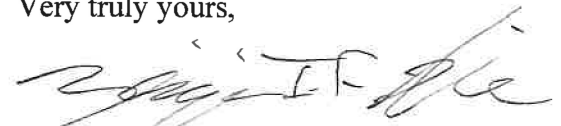
Mount Laurel, NJ | Hoboken, NJ | Fort Washington, PA | New York, NY

Jamilet Baquerizo Vite
January 29, 2024
Page 2 of 2

6. Five (5) signed and sealed copies of a Trip Generation & Parking Analysis, prepared by Hamal Associates, Inc., dated January 12, 2024;
7. Five (5) copies of a planning report, prepared by Dresdner Robin, dated January 8, 2024;
8. One (1) check in the amount of \$4,018.75 made payable to the "Township of West Orange" representing the Application fee as set forth on the fee schedule; and
9. One (1) check in the amount of \$4,000.00 made payable to the "Township of West Orange" representing the initial escrow fee for as set forth on the fee schedule.

Kindly confirm receipt of the enclosed application and advise as to whether the matter may be deemed complete and scheduled for a public hearing before the Planning Board. Thank you and please feel free to contact me with any questions.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Benjamin T.F. Wine", with a stylized flourish at the end.

Benjamin T.F. Wine, Esq.

Enclosures



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

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: 410 MAIN ST HOLDINGS LLC
(Last) (First)
Mailing Address: 6 Emma Lane Jackson NJ 08527
(Street) (City) (State) (Zip)
Telephone Number: (201) 883-1010 (attorney) Email: ben@primelaw.com

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

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

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

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 410 Main Street
Block Number(s): 113; Lot Number(s): 262, 264 & 308;
Tax Plate: 0061; Zone of Property: B-2
The location of the property is approximately 0 feet from the intersection of Main Street
_____ and Park Drive N (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?
☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

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

D. TYPE OF APPLICATION

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

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

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

Section: _____; Proposed: _____; Description: See Zoning Table on Civil Plans
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
3-story mixed use development with 12 dwelling units above ground floor parking and commercial

The property is 11,936 (square feet); 0.274 (acres)

Impervious Surface Coverage: Present: 30%; Proposed: 82%

Building Coverage: Present: 15%; Proposed: 73%

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: Benjamin Wine, Esq.- Prime and Tuvel

Telephone Number: (201) 883-1010 Email: ben@primelaw.com

Address: 1 University Plaza Drive, Suite 500, Hackensack, NJ

APPLICANT'S ENGINEER: SMBT Consultants

Telephone Number: (347) 762-8364 Email: Ali@SMBTconsultants.com

Address: 293 RT. 18 SOUTH, #D-152, EAST BRUNSWICK, NJ 08816

APPLICANT'S ARCHITECT: Mistry Design

Telephone Number: (973) 347-2727 Email: ym@mistrydesignllc.com

Address: 350 CLARK DRIVE, SUITE 101, BUDD LAKE, NJ 07828

APPLICANT'S PLANNER: Dresdner Robin

Telephone Number: (201) 273-7750 Email: mclark@dresdnerrobin.com

Address: 1 Evertrust Plaza, Suite 901, Jersey City, NJ 07302

OTHER EXPERT(S): Harold Maltz- Traffic Engineer

Telephone Number: (973) 669-3736 Email: halstamp@aol.com

Address: 19 Porter Road, West Orange, NJ 07052

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.

See Planning Report 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.

N/A 4D) (For D variances only) State the special reasons under N.J.S.A 40:55D-70d affecting this property.

See Planning Report 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.

See attached cover letter.

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.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

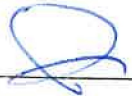
APPLICANT'S VERIFICATION

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: 1/23/24

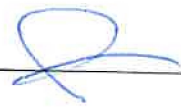
CONTINUANCE

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: 1/23/24

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 6 Emma Ln
in the County of Ocean and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 113;
Lot(s) 262 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature:  Date: 1/23/24

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 -52 ITEMS. 20 Total (original and 19 copies).

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

Due to Covid-19

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

- ✓✓ **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).
- See plans ✓ **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).
- TBD ✓ **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).

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.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	Subdivision		General Development Plan	Site Plan				
					Preliminary	Final		Preliminary				Final
1. <u>PROJECT-PLAN INFORMATION</u>												
1. Item:	Name, address of owner and applicant.	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 plat.	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		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X		X	X		X	X		
Comment: Describes setting, may be less detailed in pre-application-concept plan and GDP stages.												
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		
Comment: Schedule may be less detailed in pre-application-concept plan stages.												
6. Item:	North arrow and scale.	X	X	X		X	X		X	X		
7. Item:	Proof that taxes are current.		X	X		X	X		X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X		X	X		X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X	X		X	X		X	X		
10. Item:	Monumentation as specified by Map Filing Law.		X	X		X	X		X	X		
Comment: Monumentation required only for final subdivision.												
11. Item:	Date of current property survey.											
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.												

N/A

N/A

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		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						X		X	X		
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X	X		X	X	X		X	X		
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).	X	X	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	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	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		X	X		
19. Item: All proposed lot lines and area of lots in square feet.		X	X			X	X		X	X		
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X		X	X	X		X	X		X -
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €	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		N/A

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL														
Item Number Description		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Final					
23. Item:	List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. €		X	X	X						X			
24. Item:	List of variances required or requested. € <u>Comment:</u> Basic planning information.		X	X							X			
25. Item:	Requested or obtained design waivers or exceptions. € <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X							X			
26. Item:	Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X							X			
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X							X			
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration	X		X							X			X - N/A
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X							X			X - N/A
30. Item:	Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X							X		X	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL												
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			
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.						X			X		
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X		X			X		
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.						X				X	
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.						X			X		
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X			X			X		
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X			X			X		
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X			X			X		

N/A

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Final					
Item Number	Description													
38. Item:	Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X			X		X		X			
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				
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 - 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											
44. Item:	Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X										
45. Item:	Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping			X										
46. Item:	Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X										
47. Item:	Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X										

Plant selection, installation process including use of appropriate topsoil and mulch, designed to reduce overall water consumption. Also, recommend using WaterSense labeled irrigation system.

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:		Yogesh Mistry, Brittany Klimm	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		Residential plumbing fixtures (faucets, toilets, etc.) and appliances will be Energy Star and Water Sense. Continuous insulation where necessary for energy efficiency.	
List of green and recycled building materials in new construction, renovation, and maintenance:		Exterior materials may contain recycled content and are long lasting for low maintenance reducing the need for frequent replacement	
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:		TBD	
Use of any water efficient landscaping:		Plant selection, installation process, including use of appropriate topsoil and mulch, designed to reduce overall water consumption. Also, recommend using WaterSense labeled irrigation system.	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		Roof is being designed for future solar.	
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		A white roofing membrane will be installed to reduce urban heat island effect	
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		StormTech underground stormwater system is proposed to be used for storing all surface and roof runoff.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		Proposed native plants for landscaping.	

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:

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	\$ 4,000.00	\$4,000.00
26-100	4,500.00	
101-500	6,500.00	
501-1000	9,000.00	
1000 +	11,000.00	

2. Commercial/Industrial

1,250-2,500 square feet gross floor area	\$2,500.00
2,501-20,000 square feet gross floor area	3,500.00
20,000-50,000 square feet gross floor area	6,500.00
Over 50,000 square feet gross floor area	\$.10 each additional square feet

3. Preparation of Resolution of Approval or Denial: up to \$1,500.00.

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.

Total escrow fee = \$4,000.00

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. 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: \$350.00
- (b) Attendance for Public Advocate: \$500.00
- (c) Attendance of transcriber: \$500.00
- (d) Attendance of Board Attorney: \$750.00
- (e) Attendance of Planner: \$500.00
- (f) All other expenses such as newspaper notices: \$100.00
- (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— \$75.00/hr.; transcriber—\$125.00/hr.; any other professionals—\$150.00/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 prorated interest the amount within thirty (30) days from the date of final approval. (Ord. No. 2357-12 § 25-55.3)

25-56 APPLICATION FEES.

25-56.1 Minor Subdivision Application Fees.

		<i>Fee</i>	<i>Escrow</i>
a.	Resub division where no new lots are created	\$100.00	N/A
b.	<i>Other</i>		
	Base fee	\$200.00	N/A
	Plus per lot fee	50.00	

(Ord. No. 2357-11 § 25-56.1)

25-56.2 Major Subdivision Application Fees.

a.	<i>Sketch/Plat Concept Application</i>		
	Base fee	\$150.00	N/A
	Plus per lot fee	50.00	
b.	<i>Preliminary Application</i>		
	Base fee	\$250.00	(1)
	Plus per lot fee	75.00	
c.	<i>Final Application</i>		
	Base fee	\$375.00	(1)
	Plus per lot fee	50.00	

(Ord. No. 2357-11 § 25-56.2)

25-56.3 Site Plans - Nonresidential Application Fees.a. *Sketch Plat/Conceptual*

Fee	\$500.00	N/A
-----	----------	-----

b. *Preliminary Application*

Base fee (minimum)	\$450.00	(1)	\$450.00
Plus floor area fee	.03/sq. ft.		
Plus parking space fee	.75/space		
Plus acreage fee	\$75.00/acre		75.00

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	75% of preliminary fee	(1)	393.75
----------------------	------------------------	-----	--------

(Ord. No. 2357-11 § 25-56.3)

25-56.4 Site Plans - Residential Application Fees.a. *Sketch Plat*

Fee	\$100.00	N/A
-----	----------	-----

b. *Preliminary Application*

Base fee	\$300.00	(1)	300.00
Plus unit fee	75.00		900.00

c. *Final Application*

Base fee	\$150.00	(1)	150.00
Plus unit fee	50.00		600.00

(Ord. No. 2357-11 § 25-56.4)

25-56.5 Variances and Conditional Use Application Fees.a. *"D" Variances*

Nonresidential	\$500.00	(1)
----------------	----------	-----

Residential

1-2 family (owner occupied)	\$100.00
1-2 family (non- owner occupied)	150.00
Other	200.00
Public/Quasi public	125.00

b. *"C" Variances*

Nonresidential	\$350.00		350.00
Residential			
	1-2 family (owner occupied)	\$100.00	
	1-2 family (non- owner occupied)	150.00	
	Other	350.00	350.00
	Public/Quasi public	125.00	

c. *Interpretations and Appeals*

Fee	\$200.00
-----	----------

d. *Conditional Uses*

Fee	\$450.00	450.00
-----	----------	--------

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 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)

Total application fee = \$4,018.75

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:	\$125.00 per lot or unit
	21+lots/units:	\$2,500.00 + \$75.00 per lot/unit in excess of 20
Minor Subdivision:		\$300.00 + \$125.00 per lot
Site and/or Major Subdivision:		
	Preliminary:	
	0-10 units or lots:	\$750.00 + \$150.00 per lot or unit
	11-30 units or lots:	\$1,500.00 + \$125.00 per lot or unit
	31 or more units or lots:	\$3,500.00 + \$100.00 per lot or unit

Final:	0–10 units or lots:	\$500.00 + \$150.00 per lot or unit
	11–30 units or lots:	\$750.00 + \$125.00 per lot or unit
	31 or more units or lots:	\$1,250.00 + \$100.00 per lot or unit

b. *Commercial/Industrial Development Application.*

Concept Plan:	0–3 lots:	\$500.00 + \$150.00 per lot
	4 or more lots:	\$3,000.00 + \$500.00 per lot

If an application involves ten (10) or more acres, an additional \$125.00 for each acre, or fraction thereof, in excess of ten (10) acres.

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

Concept Plan: \$1,500.00

Preliminary Site Plan:

0–1,999 square feet:	\$1,500.00
2,000–19,999 square feet:	\$1,500 + \$200.00 per each 1,000 square feet of gross floor area
20,000+ square feet:	\$3,500.00 + \$150.00 per each 1,000 square feet above 20,000 square feet of gross floor area

Final:

0–1,999 square feet:	\$1000.00
2,000–19,999 square feet:	\$3,500.00
20,000+ square feet:	\$2,000 + \$0.15 per square foot

d. *Other Submissions.*

Conditional use approval:	\$1000.00
Appeals under N.J.S.A. 40:55D-70a:	
Interpretation or special questions under N.J.S.A. 40:55D-70b:	\$150.00
One- or two-family residences-hardship variances under N.J.S.A. 40:55D-70C: (Decks, home addition)	\$75.00

All other hardship variances under N.J.S.A. 40:55D-70c:	\$1000.00
Single Family Residence:	\$ 300.00
Multi-family Residence:	\$ 300.00 + \$200.00 per unit
All other use variances N.J.S.A. 40:55D-70d:	\$700.00

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)



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 land; capping 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 - \$500.00
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: 1/29/2014

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: 410 MAIN ST HOLDINGS LLC
Street Address: 6 Emma Lane
City/State/Zip: Jackson, NJ 08527
Home Phone: _____ Work/Cell Phone: (201) 883-1010 (attorney)
Email: ben@primelaw.com (attorney)
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 410 Main Street
Block: 113 Lot: 262, 264 & 308
3. Property Owner(s) of Record
Name of Owner: Same as Applicant
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: Pending before Planning Board
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: See attached plans
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:
See attached plans
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:
See attached plans
10. List the number, species, and diameter of each tree to be removed: See attached plans
11. State reason for tree removal: New development
12. Identify contractor who will be providing tree removal services:
Name: TBD
Address: _____
City/State/Zip: _____
Work Phone: _____ Cell Phone: _____
Email: _____
13. Proposed dated to commence tree removal: TBD
Proposed dated to complete tree removal: TBD

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.

 SHAUGH M. SULLIVAN
Applicant's Signature Print Name Legibly

1/23/24
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.

AFFIDAVIT OF OWNERSHIP AND CONSENT

I, SHAUL M. SUKAR, authorized representative(s) of 410 Main St Holdings LLC,
being duly sworn, depose and say:

1. I am the Owner ("Owner") of Block(s) 113, Lot(s) 262, 264 & 308, having an address of 410 Main Street, West Orange, NJ 07052 (the "Property").
2. The Owner grants permission to the Township of West Orange to inspect the Property in connection with its review of the instant Application.

By:

Name:

Title:

SHAUL M. SUKAR
MEMBER

STATE OF NEW JERSEY

COUNTY OF ~~BERGEN~~ OCEN

SS:

Notary

SHOSHANA JOSEPH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires: 10/10/2024

Proposal

The Applicant proposes to raze the property and demolish the existing structures on the site and construct a new three- (3) story mixed-use building consisting of 12 residential dwelling units above approximately 900 sq.ft. of commercial space and 13 parking spaces on the ground floor.

The Applicant also proposes related site improvements, including stormwater management infrastructure, landscaping and lighting improvements.

Solid Waste Management Plan

Each upper floor has a Trash Room with a chute for trash and recycle bins. Residential and retail tenant trash will collect in the first floor Trash Termination Room. Recycling will be collected on a regular schedule by the building superintendent and brought down to the first floor for collection. Trash and recycling will be picked up by a private hauler. The collection vehicle will pull up along Park Drive North, away from Main Street. The attendee will roll out the dumpsters for collection. Once the refuse collection is complete, the collection vehicle will continue forward along Park Drive North. No turn-around required. Frequency of collection will be 2 times per week, which is standard for multi-family apartment buildings of this size.

List of Outside Agency Approvals

1. Essex County Planning Board
2. Hudson-Essex-Passaic Soil Conservation District

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (3)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	113	262		410 MAIN STREET	410 MAIN ST HOLDINGS LLC	6 EMMA LANE	JACKSON, NJ	08527
West Orange Township	113	264		410 MAIN STREET	410 MAIN ST HOLDINGS LLC	6 EMMA LANE	JACKSON, NJ	08527
West Orange Township	113	308		410 MAIN STREET	410 MAIN ST HOLDINGS LLC	6 EMMA LANE	JACKSON, NJ	08527

§

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

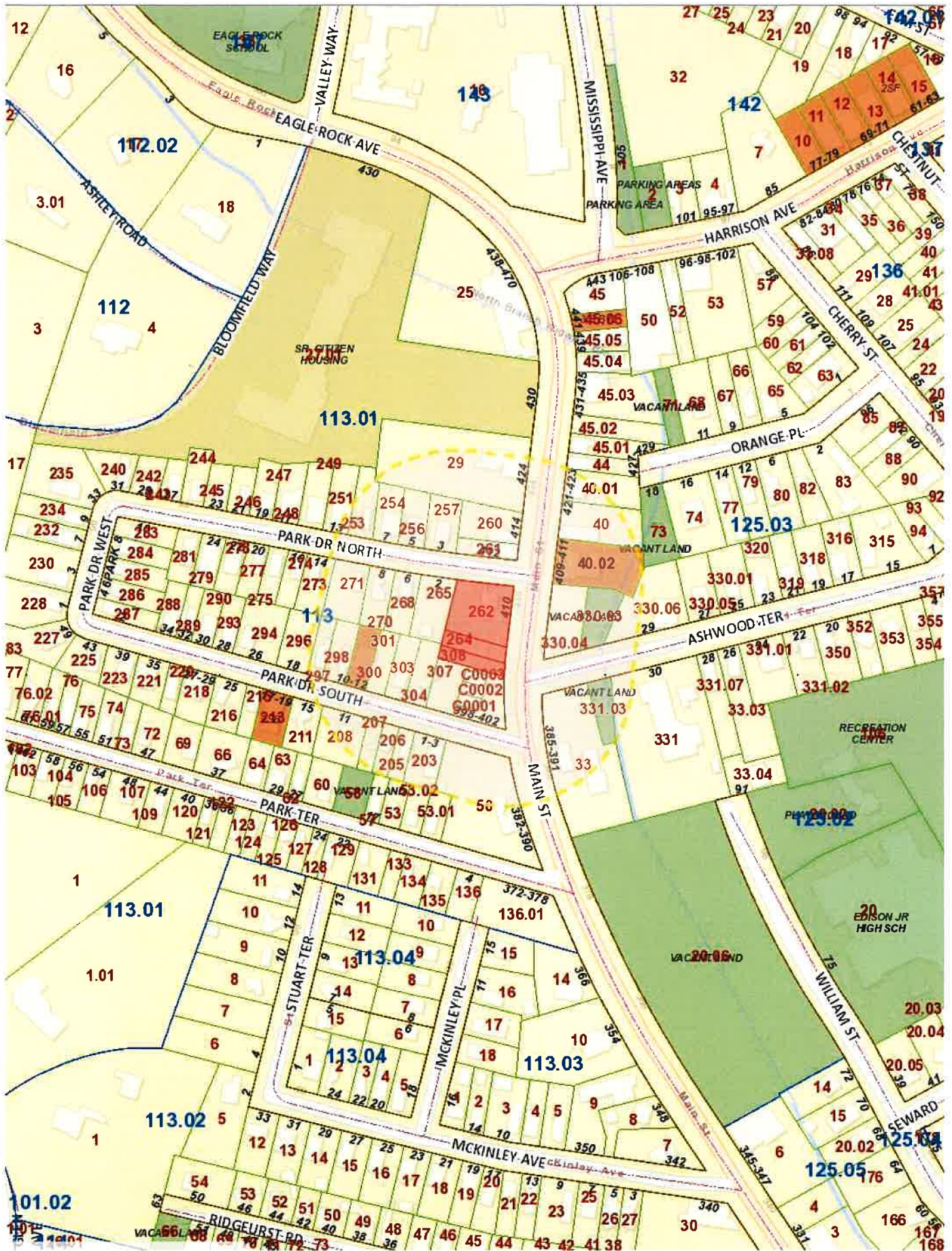
Adjoining Properties (47)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	113	262		410 MAIN STREET	410 MAIN ST HOLDINGS LLC	6 EMMA LANE	JACKSON, NJ	08527
West Orange Township	113	264		410 MAIN STREET	410 MAIN ST HOLDINGS LLC	6 EMMA LANE	JACKSON, NJ	08527
West Orange Township	113	265		2 PARK DRIVE NORTH	FARLEY, MATTHEW	43 BIRCHWOOD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	113	268		6 PARK DRIVE NORTH	PATEL, KETUL	6 PARK DR NORTH	WEST ORANGE, NJ	07052
West Orange Township	113	270		8 PARK DRIVE NORTH	LUCIANO, KAREN M	37 GLEN TERRACE	NEWTON, NJ	07860
West Orange Township	113	271		10 PARK DRIVE NORTH	ZACHARIE, PAUL & MARIE ANGE	10 PARK DR N	WEST ORANGE, NJ	07052
West Orange Township	113	273		14 PARK DRIVE NORTH	MCARTHY, KWADWO & NINA	14 PARK DRIVE NORTH	WEST ORANGE, NJ	07052
West Orange Township	113	296		18 PARK DRIVE SOUTH	CALLENICOFF, HENRY A	18 PARK DR S	WEST ORANGE, NJ	07052
West Orange Township	113	297		16 PARK DRIVE SOUTH	DELGADO, JAVIER	16 PARK DRIVE SOUTH	WEST ORANGE, NJ	07052
West Orange Township	113	298		14 PARK DRIVE SOUTH	LUNA, MARIA H.	14 PARK DRIVE SOUTH	WEST ORANGE, NJ	07052
West Orange Township	113	300		10-12 PARK DRIVE SOUTH	WU, BEENA	10-12 PARK DRIVE SOUTH	WEST ORANGE, NJ	07052
West Orange Township	113	301		PARK DRIVE SOUTH	LAUREANO, TERESA & BOYE, ALEJANDRA	4 PARK DRIVE SOUTH	WEST ORANGE, NEW JERSEY	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	113	303		4 PARK DRIVE SOUTH	LAUREANO, TERESA & BOYE, ALEJANDRA	4 PARK DRIVE SOUTH	WEST ORANGE, NJ	07052
West Orange Township	113	304		2 PARK DRIVE SOUTH	THORNEY, SANDRA & ANNETTE	2 PARK DRIVE SOUTH	WEST ORANGE, NJ	07052
West Orange Township	113	307		398-402 MAIN STREET	TUM CAR	398-402 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	113	307	C0001	398 MAIN STREET	MIKALA, SOSTHENE E. & KAREN	398 MAIN ST #1	WEST ORANGE, NJ	07052
West Orange Township	113	307	C0002	400 MAIN STREET	SIDIROPOULOS, GREGORY T.	400 MAIN STREET UNIT #2	WEST ORANGE, NJ	07052
West Orange Township	113	307	C0003	402 MAIN STREET	SCHOLZ, ROBERT G	398 MAIN STREET #3	WEST ORANGE, NJ	07052
West Orange Township	113	308		410 MAIN STREET	410 MAIN ST HOLDINGS LLC	6 EMMA LANE	JACKSON, NJ	08527
West Orange Township	113.01	29		424 MAIN STREET	WEST ORANGE ELKS HOME, INC.	424 MAIN STREET	WEST ORANGE, N.J.	07052
West Orange Township	113.01	50		382-390 MAIN STREET	382 MAIN WEST ORANGE, LLC	7 BRADLEY LANE	MONTVALE NJ	07645
West Orange Township	113.01	53		15 PARK TERRACE	CASIANO, HERIBERTO	15 PARK TERRACE	WEST ORANGE, NJ	07052
West Orange Township	113.01	53.01		9 PARK TERRACE	GAETA, ROBERT + CAROL ANN	9 PARK TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	113.01	53.02		11 PARK TERRACE	AQUINO, MARY & O'BRIEN, TERRENCE	11 PARK TERRACE	WEST ORANGE, NJ	07052
West Orange Township	113.01	203		1-3 PARK DRIVE SOUTH	CHAM, JEAN & ICLIDE & CONSERVE, F.	1-3 PARK DRIVE SOUTH	WEST ORANGE, N.J.	07052
West Orange Township	113.01	205		5 PARK DRIVE SOUTH	ADAMS, MARY KAY & PETTIO M.	5 PARK DRIVE SOUTH	WEST ORANGE, N.J.	07052
West Orange Township	113.01	206		7 PARK DRIVE SOUTH	SQUIRES, BARBARA	7 PARK DRIVE SOUTH	WEST ORANGE, N.J.	07052
West Orange Township	113.01	207		9 PARK DRIVE SOUTH	SANTANA, MARCOS & JASMINE	9 PARK DR S	WEST ORANGE, NJ	07052
West Orange Township	113.01	208		11 PARK DRIVE SOUTH	SINNICK, CATHERINE & LAUDATI, KEITH	11 PARK DRIVE SOUTH	WEST ORANGE, NJ	07052
West Orange Township	113.01	211		15 PARK DRIVE SOUTH	MURPHY, ANN MARIE	15 PARK DR	WEST ORANGE, NJ	07052
West Orange Township	113.01	251		13 PARK DRIVE NORTH	NOACK, RICHARD	13 PARK DRIVE NORTH	WEST ORANGE, N.J.	07052
West Orange Township	113.01	253		11 PARK DRIVE NORTH	MILLS, WILLIAM P. & RACHELL SAEZ	11 PARK DRIVE NORTH	WEST ORANGE, N.J.	07052
West Orange Township	113.01	254		7 PARK DRIVE NORTH	MILMOE, JOHN R & JOANNE	3 FAITH LANE	PALM COAST, FLA	32137
West Orange Township	113.01	256		5 PARK DRIVE NORTH	KIRSCH, QUINCY A.	5 PARK DRIVE NORTH	WEST ORANGE, NJ	07052
West Orange Township	113.01	257		3 PARK DRIVE NORTH	TORIELLO PETER JR & BARBARA	3 PARK DR., N.	WEST ORANGE, N.J.	07052
West Orange Township	113.01	260		414 MAIN STREET	414 MAIN STREET LLC.	414 MAIN STREET	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	113.01	261		412 MAIN STREET	412 MAIN STREET WEST ORANGE LLC	6 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	125.02	33		385-391 MAIN STREET	PIAZZA, INC.	385-391 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	125.02	331		30 ASHWOOD TERRACE	BETHANY EVANGELICAL FREE CHURCH	30 ASHWOOD TER	WEST ORANGE NJ	07052
West Orange Township	125.02	331.03		ASHWOOD TERRACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	125.03	40		419 MAIN STREET	ZHUANG, RONG GAN	444 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	125.03	40.01		421-423 MAIN STREET	421-423 MAIN STREET,	PO BOX 196	LIVINGSTON, NJ	07039
West Orange Township	125.03	40.02		409-411 MAIN STREET	JOSAPHAT, RONALD & ESTIVENE, FRANTZ	1342 SPRINGFIELD AVENUE	IRVINGTON, NJ	07111
West Orange Township	125.03	44		425 MAIN STREET	TESTA, CARMINE & REBIMBAS, ANA	65 BENJAMIN BLVD	MANAHAWKIN, N.J.	08050
West Orange Township	125.03	330.03		ASHWOOD TERRACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	125.03	330.04		ASHWOOD TERRACE & MAIN ST	OUTDOOR SYSTEMS, INC.	185 U.S. HIGHWAY 46	FAIRFIELD, N.J.	07004
West Orange Township	125.03	330.06		29 ASHWOOD TERRACE	LIBERATO, JOSE A CHECO & EDWIN D	691 SUMMER AVE	NEWARK, NJ	07104

Buffer Report - Map





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: 11/6/23

BLOCK: 113

LOT: 262, 308 + 264 QUAL: _____

NAME: 410 Main Street Holdings LLC

ADDRESS: 410 Main Street

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