



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: GEORGES MARIE KETTY V
(Last) (First)
Mailing Address: 61 VALLEY WAY WEST ORANGE N.J 07052
(Street) (City) (State) (Zip)
Telephone Number: (862) 438-7628 Email: GEORGEKET@gmail.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Husband & wife

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: 10 Elm Street

Block Number(s): 137; Lot Number(s): 83

Tax Plate: _____; Zone of Property: R-T Residential Zone

The location of the property is approximately 125 feet from the intersection of
Elm Street and Franklin Avenue (closest intersection.)

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

☐ Yes, Date(s): _____; ☒ No

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

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

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

D. TYPE OF APPLICATION

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

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

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

Section: 25-7.1 ; Proposed: 2,500 sf. ; Description: Minimum Lot Area for Two-Family Dwelling
Section: 25-7.1 ; Proposed: 3.48 & 1.28 ; Description: Minimum Side Yard Setbacks
Section: 25-7.1 ; Proposed: 7 ft. ; Description: Minimum Front Yard - Pre-Existing
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.)

Existing Use is a two-family dwelling.

The property is 2,500 (square feet); 0.057 (acres)

Impervious Surface Coverage: Present: 60% ; Proposed: 60% (Unaltered)

Building Coverage: Present: 39% ; Proposed: 39% (Unaltered)

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: Stacy A. Santola, Esq.

Telephone Number: (973) 672-8000 Email: DASBARRSTERS@gmail.com

Address: 18 Tony Galento Plaza, Orange, NJ. 07050

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Lloyd S. Stephenson Jr., Architect

Telephone Number: () 973-595-1929 Email: lloydstephensonjr@msn.com

Address: 76 Maple Street, Paterson-NJ 07522

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.
See Architect's Drawing Sheet A101 for Application Statement
- 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).
- X 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
Architect's Drawings		

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: *[Signature]* Date: 12/15/23

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: Mamie H. V. Gorge Date: 12/15/23

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 61 Valley Way
in the County of Essex and the State of New-Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 137;
Lot(s) 83 on the Tax Map of W.O 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: Marie Poff V. Long Date: 12/15/23

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.

EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Lloyd S. Stophonson Jr., Architect

Telephone Number: () 973-595-1929 Email: lloydstophonsonjr@msn.com

Address: 76 Maple Street, Paterson-NJ 07522

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

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- 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.

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**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:

- ✓ 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).

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.

Due to Covid-19

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

Site Plan/ subdivision Checklist

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		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED		
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final					
1. PRELIMINARY INFORMATION														
1.	Name, address of owner and applicant.	X	X	X	X		X	X	X	X				
2.	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				
3.	Name. Title. Board. Address. Type of application, lot map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X		X	X	X	X				
4.	Draw. A key map or specified scale showing location of tract with reference to surrounding properties, street, municipal boundaries, etc., within SUT. Comments: Describe zoning, any be less detailed in pre-application-concept plan and CDP stages.	X	X	X	X		X	X	X	X		X		
5.	Draw. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. Comments: Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X		X	X	X	X				
6.	Draw. North arrow and scale.	X	X	X	X		X	X	X	X				
7.	Draw. Proof of tax fees for context.		X	X	X		X	X	X	X				
8.	Draw. Signature. Stacks for Chairman, Secretary and Municipal Engineer.		X	X	X		X	X	X	X				
9.	Draw. Assumption certification. Made as required by Map Filing Law.		X	X	X		X	X	X	X				
10.	Draw. Memorandum as required by Map Filing Law. Comments: Memorandum required only for final subdivision.		X	X	X		X	X	X	X		X		
11.	Draw. Date of current property survey. Comments: Required by Map Filing Law for final subdivision and site plan necessary for recording on CDP.		X	X	X		X	X	X	X		X		

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

Major Application													COMPLETE	INCOMPLETE	WAIVER REQUESTED
Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan									
	Subdivision	Site Plan		Preliminary	Final	Preliminary	Final								
	X	X		X	X		X						X		
	X							X					X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
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	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		
	X	X	X	X	X		X	X	X				X		

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

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			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final					
31.	Item: Existing and proposed contour intervals based on U.G.S. & O.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: Data for good planning.	X	X	X	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	X
34.	Item: Drainage Area Map. Comment: Necessary for major application; Inapplicable at GDP stage.													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
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
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

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			
38.	Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X		X	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	X	X			X
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.					X	X	X	X			X
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.					X	X	X	X			X
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.					X	X	X	X			X
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	X	X			X
44.	Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X		X	X	X	X			X
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	X			X
46.	Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X		X	X	X	X			X
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X		X	X	X	X			X

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETED	INCOMPLETE	WAIVER REQUESTED
			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
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application concept plan and GSP sheets). 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
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.										X		X
52. Item: Plans and legal documents for compliance with N.J. State Coastal Ordinance.			X		X	X				X		

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

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

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REVISED: 12/01/05 BY

Form 2-Award-PD-ZDAPP-FRM-NJ-CHECKLIST-FRM