

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

A. APPLICANT INFORMATION

Full Legal Name: RAHAMAN GREGORY
Mailing Address: 91 ^(Last) OAKRIDGE Rd ^(First) WEST ORANGE NJ 07052
Telephone Number: (908) 216 1908 Email: greg0078@msn.com ^(State) ^(Zip)

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: 91 OAKRIDGE Rd

Block Number(s): 34; Lot Number(s): 33-01

* Tax Plate: 0013; Zone of Property: R-6

The location of the property is approximately 422 feet from the intersection of WELLINGTON Rd and OAKRIDGE (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: _____
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.)

EXPANSION OF EXISTING DECK, ENSURE WE
ARE COMPLIANT, REQUESTING VARIANCES

The property is 8173.36 (square feet); 0.19 (acres)

Impervious Surface Coverage: Present: 37.5; Proposed: 39.6
Building Coverage: Present: 16.6; Proposed: 16.6

Is the property located:

Within 200 feet of another municipality?	☐ Yes	☒ No
Adjacent to an existing or proposed county road?	☐ Yes	☒ No
Adjacent to other county land?	☐ Yes	☒ No
Adjacent to a state highway?	☐ Yes	☒ No

F. EXPERTS

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

APPLICANT'S ATTORNEY: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: CHARLES BALDANZA, _____

Telephone Number: (201) 391-0020 Email: info@baldanzadesignbuild.com

Address: 645 WESTWOOD AVE, STE 204, RIVERVALE, NJ, 07675

APPLICANT'S ARCHITECT: CHARLES BALDANZA - BALDANZA DESIGN

Telephone Number: (201) 391-0020 Email: info@baldanzadesignbuild.com

Address: 645 WESTWOOD AVE, STE 204, RIVERVALE, NJ, 07675

APPLICANT'S PLANNER: CHARLES BALDANZA

Telephone Number: (201) 391-0020 Email: info@baldanzadesignbuild.com

Address: 645 WESTWOOD AVE, STE 204, RIVERVALE, NJ, 07675

OTHER EXPERT(S): LEEPER LAND GROUP

Telephone Number: (609) 571-3955 Email: info@leepergroup.com

Address: 767 BRUNSWICK PIKE, LAMBERTVILLE, NJ, 08530

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled "REASONS FOR RELIEF", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (For C1 variances only) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (For C2 variances only) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A. 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (For D variances only) State the special reasons under *N.J.S.A. 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
SITE SURVEY	DAZEN LEEPER	10-17-23
ARCHITECT PLANS	CHAZZEE BALDANZA	12-1-23

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: G.D. Luk Date: 1-8-24

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

Applicant's Signature: G.D. Luk Date: 1-8-24

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 91 OAKLIDGE RD, WEST ORANGE, NJ
in the County of ESSEX and the State of NJ;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 34;
Lot(s) 33-01 on the Tax Map of _____ 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: G.D. Luk Date: 1-8-24

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.

C" VARIANCES

A "C-1" variance: as outlined in the MLUL 40:55D-70C (1), our project qualifies for a C-1 variance:

*(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property: **The requirement of 22 feet to the deck from the rear property line constitutes a hardship in that if it were strictly adhered to, only an 11.2 foot deep deck could be built.***

*(b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or; **There are steep slopes immediately to the rear of the existing deck. If a variance for rear setback were not to be granted, the only alternative for the owner to have a table and seating area would be to provide a paver patio; however, this would require extensive regrading and disturbance of steep slopes. By rebuilding the existing deck, the steep slope area need not be disturbed.***

*(c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such a property, grant, upon an application or an appeal relating to such a property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship. **The owner proposes to rebuild an existing deck that is nonconforming. The expanded new areas of the deck are less non-conforming than what presently exists.***

The granting of the requested variances can likewise be justified under 40:55D-70c (2), a C-2 variance:

- 1. An applicant must show that the purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement.*

In Kaufmann vs Planning Board for Warren Township (1988), the Supreme Court found, that the variance(s) must relate to 1) a specific piece of property, 2) purposes of the MLUL must be advanced (better zoning alternative), 3) there is no substantial detriment to the public good, 4) that the benefits must outweigh detriments for entire proposal, 5) there is no substantial detriment to the zoning regulations or master plan.

- (1) Specific Property** – The 0.19 acre property is located on Oakridge Road in the It is located within and surrounded by other residential uses within the R-6 Zone in West Orange.

(2) Better Zoning Alternative - For this specific piece of property, a better zoning alternative is provided for this property by this proposal, and the purposes of zoning are advanced as listed at 40:55D-2(a), (b) (c) (g) and (i) of the MLUL.

(b) Purpose b. of the MLUL (40:55 D-2 b) is *"To secure safety from fire, **flood**, panic and other natural & man-made disasters."* **The proposed rebuilt and expanded deck will mean that no surface grading is required, minimizing the impact of uncontrolled stormwater flow on to adjacent properties and leaving steep slopes untouched. The deck will have spaces between the boards, which will allow water to drip into the crushed stone to be placed below.**

(c) *"To provide adequate light, air and open space."* **By providing more exterior use areas at the residential dwelling, the residents will have great use and enjoyment of the outdoors.**

(g) *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private.* **This proposal will allow for the site to continue to be used as a single family dwelling, which is a permitted use in the zone.**

(i) The improvement promotes a "desirable visual environment through creative development techniques and good civic design and arrangement." **The placing of the expanded deck area towards the middle of the house minimizes the impact on the neighboring properties. The deck is low to ground level so that it does not visually disturb the view from neighboring properties.**

(3) Public Good

The variances requested, involving the deck setbacks to the property lines can be granted without a detriment to the public good. In this case the public good can be defined as the potential impact to our neighbors. The new portion of the deck will be further from the property lines than the existing deck. The deck is low to ground level so that it does not visually disturb the view from neighboring properties. The requested setback variances will not result in a substantial detriment to the public good.

(4) Benefits/Detriments

The stormwater runoff from the lot will not be affected by this proposal, and the existing steep slopes will remain untouched, leaving uncontrolled stormwater flow on to adjacent properties unchanged. Therefore, there are no detriments to the public good by the approval of this proposal.

(5) Zoning Regulations & Master Plan

Section 25-2.1 of the West Orange Zoning Regulations, Purposes:

(b) "To protect the established character and the social and economic well-being of both private and public property" **The proposal calls for the rebuilding of an existing deck that is already in place, with a modest expansion further from the property lines, fulfilling this purpose of the zoning regulations.**

(c) To promote, in the public interest, the utilization of land for its most appropriate purposes. **This proposal calls for the rebuilding and expansion of a deck. A deck on a residential house is an entirely appropriate use in this setting.**

(d) To secure safety from fire, flood, panic and other natural and manmade disasters.

By not changing the topography and staying out of steep slope areas, there will be no changes in stormwater flow on to adjoining lots.

(h) To promote a desirable visual environment through creative development techniques and good civic design and arrangements. **The existing deck needs substantial maintenance, and this proposal calls for it to be rebuilt with new materials matching the expanded area and being low-maintenance.**

Thus, this variance can be granted without substantially impairing the intent and purposes of the zoning regulations.

The West Orange Master Plan was reexamined in 2019. Among the goals of the Master Plan are:

3. Provide and Preserve Adequate Light, Air and Open Space. **By providing more exterior use areas at the residential dwelling, the residents will have great use and enjoyment of the outdoors.**

5. Encourage the Preservation of Neighborhoods and the Environment **This plan calls for the rebuilding of an existing deck and a modest expansion, meaning the existing character of the site**

will not change. The environmental benefits of not regrading and not disturbing steep slopes and not creating new building coverage or impervious surfaces have already been discussed.

***9. Promote a Desirable Visual Environment.* The existing deck needs substantial maintenance, and this proposal calls for it to be rebuilt with new materials matching the expanded area and being low maintenance.**

It can be said that this proposed improvement will in fact advance these goals of the Master Plan, and therefore, can be granted without substantially impairing the intent and purposes of the Master Plan.

**Request for Taxpayer
Identification Number and Certification**

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

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

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

3 Check appropriate box for federal tax classification; 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) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member 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.)
91 OAKRIDGE RD

6 City, state, and ZIP code
WEST ORANGE, NJ, 07052

7 List account number(s) here (optional)

8 Requester's name and address (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 Part I instructions on page 3. 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 3.

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

Social security number
148-80-3143

or
Employer identification number
_____-_____-_____-_____-_____-_____-_____-_____-_____-

Part II 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 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 on page 3.

Sign Here Signature of U.S. person ▶ **G.D. [Signature]**

Date ▶ **1-8-24**

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 release it) is at www.irs.gov/fw9.

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?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or 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. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of 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.

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) (1)**

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	34	33.01		91 OAKRIDGE ROAD	RAHAMAN, GREGORY & NATALI BUSTAMANTE	91 OAKRIDGE ROAD	WEST ORANGE, NJ	07052

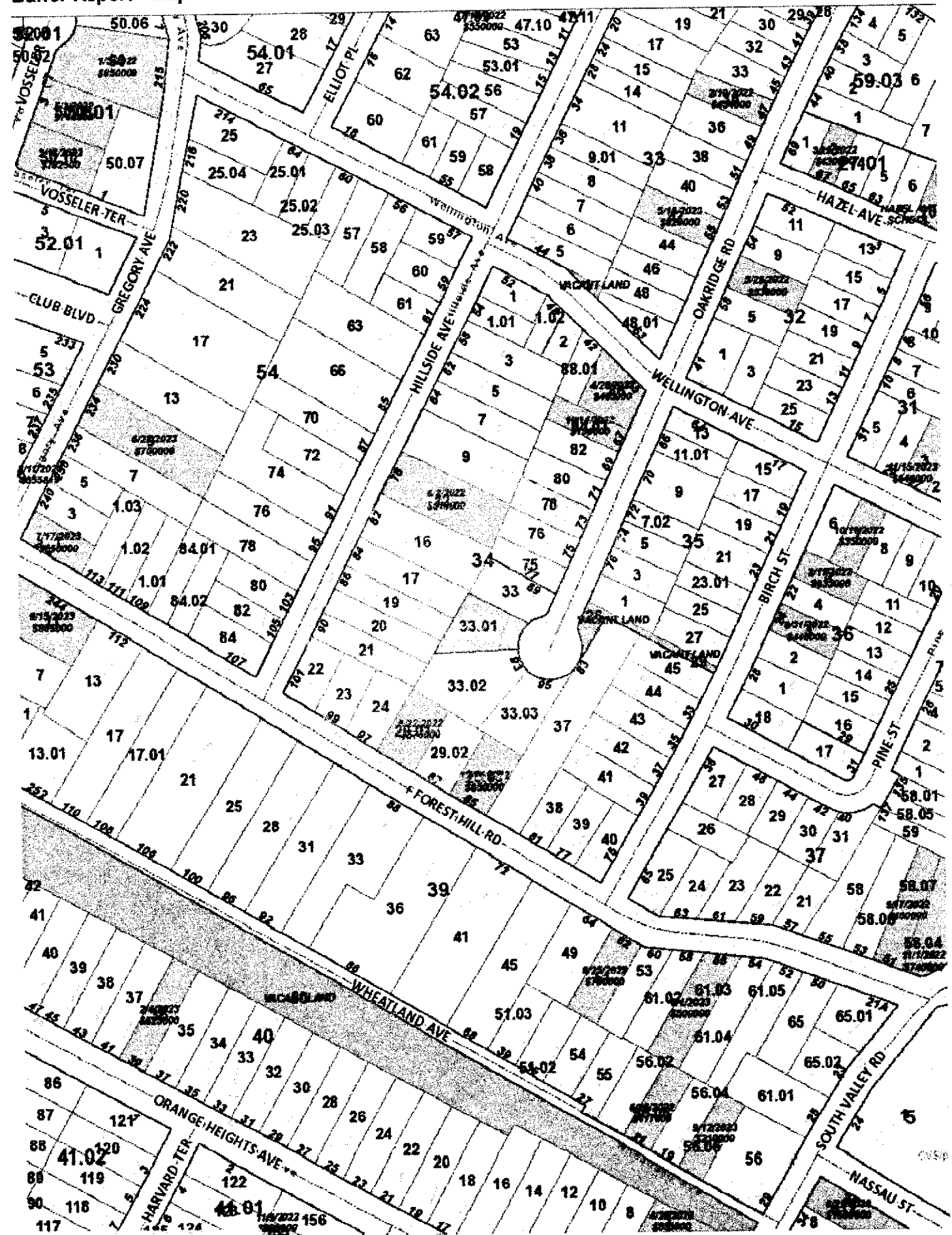
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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).**Adjoining Properties (33)**

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	34	9		70 HILLSIDE AVENUE	RIDEAU, AMELIA & WINDS, TROY	70 HILLSIDE AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	34	12		78 HILLSIDE AVENUE	ALONSO-OLMO, ROBERTO & MERCHAN, BEA	78 HILLSIDE AVE	WEST ORANGE, NJ	07052
West Orange Township	34	16		82 HILLSIDE AVENUE	SCHUMACHER, EVAN & FOSTER, LOLITA	82 HILLSIDE AVE	WEST ORANGE, NJ	07052
West Orange Township	34	17		84 HILLSIDE AVENUE	EDWARDS-JAMES, PAMELA J & HERMAN R	84 HILLSIDE AVE	WEST ORANGE, NJ	07052
West Orange Township	34	19		86 HILLSIDE AVENUE	SCHICKRAM, MICHAEL & JENNIFER MCCARTHY	86 HILLSIDE AVE	WEST ORANGE, NJ	07052
West Orange Township	34	20		88 HILLSIDE AVENUE	DICKSON, GARAN	88 HILLSIDE AVENUE	WEST ORANGE NEW JERSEY	07052
West Orange Township	34	21		90 HILLSIDE AVENUE	ALMODOVAR, HARRY & YUDELCA	90 HILLSIDE AVE	WEST ORANGE, NJ	07052
West Orange Township	34	22		101 FOREST HILL ROAD	NAERIS URMAS & AINO M	101 FOREST HILL ROAD	WEST ORANGE NEW JERSEY	07052
West Orange Township	34	23		99 FOREST HILL ROAD	DILLON, KATHLEEN M.	99 FOREST HILL RD	WEST ORANGE, NJ	07052
West Orange Township	34	24		97 FOREST HILL ROAD	CORDOZA, ANTHONY & COLLINS, JUDITH	97 FOREST HILL ROAD	WEST ORANGE NJ	07052
West Orange Township	34	29.01		89 FOREST HILL ROAD	STENSETH, JOSHUA	89 FOREST HILL RD	WEST ORANGE, NJ	07052
West Orange Township	34	29.02		87 FOREST HILL ROAD	CASNER, ALANA BET & ERICA C	87 FOREST HILL RD	WEST ORANGE, NJ	07052
West Orange Township	34	29.03		85 FOREST HILL ROAD	YABLONSKYY, ANDRIY & DUMYCH, OLHA	85 FOREST HILL ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	33		89 OAKRIDGE ROAD	YEDIDIAH, SHMARIAHU TRUSTEE	PO BOX 1442	PISCATAWAY, NJ	08855

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	34	33.01		91 OAKRIDGE ROAD	RAHAMAN, GREGORY & NATALI BUSTAMANTE	91 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	33.02		93 OAKRIDGE ROAD	SMITH, KEVIN	93 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	33.03		95 OAKRIDGE ROAD	BARNETT, PONTHELLA	95 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	37		83 FOREST HILL ROAD	FRANKLE, MAX G & WIMMER, JILL D	83 FOREST HILL ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	38		81 FOREST HILL ROAD	SIMONE, RICHARD & LORI	81 FOREST HILL ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	41		39 BIRCH STREET	ZIEGLER, KELLY	39 BIRCH ST	WEST ORANGE, NJ	07052
West Orange Township	34	42		37 BIRCH STREET	LARKIN, KATE & JOHANN	37 BIRCH ST	WEST ORANGE, NJ	07052
West Orange Township	34	43		35 BIRCH STREET	DJURKOVIC, ILIA	80 BELLEVILLE AVE	BLOOMFIELD, NJ	07003
West Orange Township	34	44		33 BIRCH STREET	EDWARDS, ANTHONY + JACQUELINE	33 BIRCH STREET	WEST ORANGE, NEW JERSEY	07052
West Orange Township	34	45		31 BIRCH STREET	MARIN, EVA	31 BIRCH ST.	WEST ORANGE, NJ	07052
West Orange Township	34	75		77 OAKRIDGE ROAD	NAWROCKI, TIMMIE & CAROL	77 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	76		75 OAKRIDGE ROAD	BAPTISTE, JEAN LOUIS & ERLINE C.	75 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	34	78		73 OAKRIDGE ROAD	KLITTICH, RICHARD & CAROL	73 OAKRIDGE ROAD	WEST ORANGE, N.J.	07052
West Orange Township	35	1		78 OAKRIDGE ROAD	SMITH, TIMOTHY C. & BLAKE	78 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	35	3		76 OAKRIDGE ROAD	CALVO, GIANNA K & SCHWARTZ, STEPHEN	76 OAKRIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	35	5		74 OAKRIDGE ROAD	AGUSTIN, DESGANDES & PIERRE, MARIE	74 OAKRIDGE ROAD	WEST ORANGE, N.J.	07052
West Orange Township	35	27		29 BIRCH STREET	BURTON, DOUGLAS S & LAUREN K	29 BIRCH STREET	WEST ORANGE, NJ	07052
West Orange Township	35	28		OAKRIDGE ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N.J.	07052
West Orange Township	35	29		BIRCH STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N.J.	07052

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: 12/18/23

BLOCK: 34

LOT: 33.01 QUAL: —

NAME: RAHAMAN, Gregory + BUSTAMA

ADDRESS: 91 Oak Ridge Road

TAXES PAID UNTIL: 4TH QTR of 2023

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

where invention lives
WEST
ORANGE

AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

APPLICANT: GREGORY RAHAMAN

Site Plan/Subdivision Checklist

[illegible]

Item Number	Description	Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WALVER REQUESTED	
			Subdivision	Site Plan	General Development 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	X	X	X			
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	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	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 COA's Ordinances.		X	X	X	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.

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

REVISED: 8/30/05 aw

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
23.	<u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. e		X	X	X		X		X			
24.	<u>Item:</u> List of variances required or requested. e <u>Comment:</u> Basic planning information.		X	X		X	X	X	X			
25.	<u>Item:</u> Requested or obtained design waivers or exceptions. e <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	X	X	X			
26.	<u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	✓		
27.	<u>Item:</u> 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	X	X	X	X			
28.	<u>Item:</u> 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	X	X	X			✓
29.	<u>Item:</u> 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	X	X	X			✓
30.	<u>Item:</u> 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					✓		

SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS	CHARLES BALDANZA	
Name of LEED Accredited Professional working on project:		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	N/A	
List of green and recycled building materials in new construction, renovation, and maintenance:		
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:	N/A	
Use of any water efficient landscaping:	N/A	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	N/A	
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	N/A	
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	N/A	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	N/A	

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