

LAW OFFICE OF WALTER E. HANLEY, LLC

TELEPHONE:
(973) 337-1236

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

FACSIMILE:
(973) 337-1238

E-MAIL: whanley@whanleylaw.net

June 20, 2024

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

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

Re: GBSJ, LLC t/a The Goddard School
Premises: 289 Mt. Pleasant Avenue (Block 83, Lot 1), West Orange, New Jersey
PB-24-08
Hearing Date: July 10, 2024

Dear Sir/Madam.

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

- 1) Five (5) copies of the Township of West Orange Application Form for Planning Board and Zoning Board of Adjustment. (Note: One (1) copy provided electronically.)
- 2) Five (5) copies of the Engineering and Architectural Plans. (Note: One (1) copy provided electronically.) Shall be provided directly by the Engineer.
- 3) Notice of Public Hearing including Affidavit of Publication; and
- 4) Notice to Owners within 200 Feet including the list of property owners and Form Ph-4Z.
- 5) Copies of the Certified Mail receipts. (Note: If Green Cards are required, same shall be provided two (2) days before the Hearing.)
- 6) Five (5) copies of the Traffic Study dated October 20, 2023 prepared by Stonefield including a transcript of the testimony of Matthew J. Seckler, PE, PP, PTOW testimony on November 1, 2023. (Note: One (1) copy provided electronically.)
- 7) Filed copy of the Consolidation Deed.
- 8) West Orange Planning Board Engineer Memo dated May 16, 2024.
- 9) West Orange Planner's Memo dated May 12, 2024.
- 10) West Orange Completeness Letter dated May 21, 2024.

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: 
Walter E. Hanley III, Esq.

WEH/lg

Enclosures

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

LAW OFFICE OF WALTER E. HANLEY, LLC

Walter Hanley

From: Lori Gambatese
Sent: Monday, June 17, 2024 11:47 AM
To: Jamilet Baquerizo Vite; Gerry Gesario
Cc: Walter Hanley; steve11harrison@gmail.com; Cheryl Schweiker
Subject: RE: PB-24-08 GBSJ, LLC ta The Goddard School
Attachments: GBSJ-PH4Z.pdf

Jamilet,

Please see attached.

Regards,

Lori

From: Jamilet Baquerizo Vite <jvite@westorange.org>
Sent: Monday, June 10, 2024 4:11 PM
To: Lori Gambatese <lori@whanleylaw.net>; Gerry Gesario <ggesario@jkarch.com>
Cc: Walter Hanley <whanley@whanleylaw.net>; steve11harrison@gmail.com; Cheryl Schweiker <cschweiker@jkarch.com>
Subject: RE: PB-24-08 GBSJ, LLC ta The Goddard School

Good afternoon,

In response to item #2, you need to submit five (5) hard copies and one digital copy of any revised plans 10 days prior to the meeting.

Thank you.



Jamilet Baquerizo Vite

Keyboarding Clerk 1
Township of West Orange
66 Main Street
West Orange, NJ 07052
Office: (973) 325-4111
Office Hours: 8:30AM-4:30PM
Dept Closed Daily For Lunch: 12:00 PM – 1:00 PM
jvite@westorange.org
www.westorange.org



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

Township of West Orange

FORM PH-4Z

Planning Board
TOWNSHIP OF WEST ORANGE

Application No. PB-24-08

STATE OF NEW JERSEY
COUNTY OF PASSAIC

Walter E. Hanley III, Esq., of full age, being duly sworn according to law, deposes and says, that he has a place of business at 1700 Route 23 North, in the municipality of Wayne, County of Passaic and State of New Jersey that he is the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. PB-24-08 and relates to the premises:

289 Mount Pleasant Avenue

Block # 83, Lot # 1, that on June 14, 2024 he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

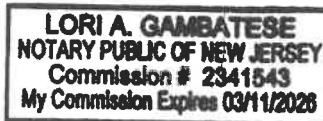
Date of Serving Notice June 14, 2024

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

Sworn to and subscribed before me

this 14th day of June, 2024.

Lori A. Gambatese



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

PLANNING BOARD - TOWNSHIP OF WEST ORANGE

NOTICE TO PROPERTY OWNERS WITHIN 200 FEET

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on **July 10, 2024** at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of GBSJ Properties, LLC t/a The Goddard School ("Applicant") to raze the existing structure located at 289 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map with the same square footage and construct a new building on the existing foundation, to provide for an annex of an existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The consolidated property shall be known as Block 83, Lot 5.02. The renovations shall consist of removing radio towers and construction of a building of three (3) levels (basement, first and second floors with classrooms) for pre-school children. Applicant proposes that The Goddard School (annex) will add three (3) new classrooms – one (1) on each floor and the existing Block 83, Lot 1 shall be consolidated into Block 83, Lot 5.01. The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, side yard setback, front yard setback, maximum lot coverage, trash enclosure in side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

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

West Orange Planning Board Meeting Wednesday, July 10, 2024 @ 7:30 p.m.

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

https://us06web.zoom.us/j/86239408833?pwd=SHk-dd03fmB_NOknfU6oLQM-OoVJQA.5lq1pYpvI0YRRDry

Or Telephone:

Dial: 1-646-931-3860

Webinar ID: 862 3940 8833

Password: 001858

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to raise your hand. You will still be muted and unmuted by the moderator. If anyone is interested in viewing the Application, they should email Diane Chandler, the Planning Board Secretary at dchandler@westorange.org for a copy of the Application.

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

/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant

Dated: 06/14/2024

BREA WO EMERITUS, LLC ECOVA 3349
P.O. Box 2447
Spokane, WA 99210

Main Street Counseling Service
8 Marcella Avenue
West Orange, NJ 07052

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

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

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

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

Albuquerque, Nicholas
504 Prospect Avenue
West Orange, NJ 07052

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

Albuquerque, Nicholas
504 Prospect Avenue
West Orange, NJ 07052

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

500 Prospect Avenue, LLC
22 White Place
West Orange, NJ 07052

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

MCI Tele Corp./Verizon
Prop Tax Dept
P.O. Box 2749
Addison, TX 75001

MCI Tele Corp./Verizon
Prop Tax Dept
P.O. Box 2749
Addison, TX 75001

ATC Watertown, LLC
10 Presidential Way
Woburn, MA 01801

NJ American Water Shared Services
GEN TAX – PO BOX 5627
Cherry Hill, NJ 08034

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

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

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

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

Comcast Cablevision
800 Rahway Avenue
Union, New Jersey 07083

City of Orange Township
29 North Day Street
Orange, New Jersey 07050

Verizon
540 Broad Street
Newark, New Jersey 07101

Buffer Report

created on 2/26/2024

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) (2)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,NJ	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035

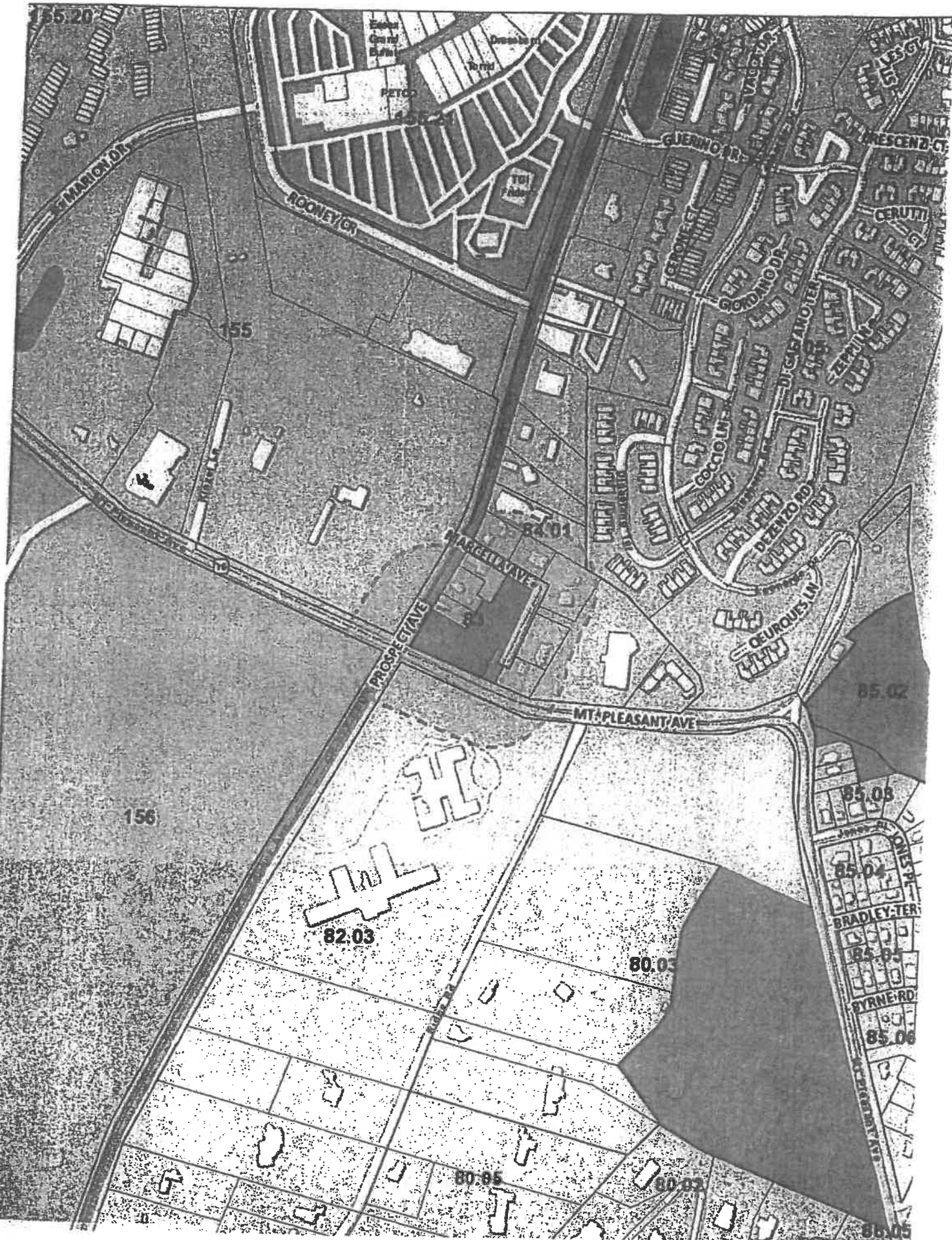
§

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

Adjoining Properties (16)

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

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	105	7		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT PLEASANT AVENUE	P.S. ELECTRIC & GAS CO/IT&A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

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

Lori Gambatese

From: Lori Gambatese
Sent: Monday, June 17, 2024 9:52 AM
To: legals@thelocalsource.com
Cc: Walter Hanley
Subject: RE: Notice of Public Hearing
Attachments: Notice of Public Hearing.docx

Importance: High

Dear Sir/Madam,

Please see attached Notice to be published this Thursday 06/20/2024 in the West Orange Chronicle.

Please confirm receipt of this email.

6/27/24

Regards,

Lori A. Gambatese,
Legal Assistant to Walter E. Hanley III, Esq.

Law Office of Walter E. Hanley, LLC
PLEASE TAKE NOTE OF OUR NEW ADDRESS:
1700 Route 23 North
Suite 210
Wayne, New Jersey 07470-7537
Phone: (973) 337-1236
Fax: (973) 337-1238
Email: lori@whanleylaw.net
Email: whanley@whanleylaw.net

WARNING – DO NOT TRUST WIRING INSTRUCTIONS OR CHANGES TO INSTRUCTIONS REGARDING THE TRANSMISSION OF ANY MONIES SENT TO YOU BY EMAIL NO MATTER HOW LEGITIMATE THE EMAIL LOOKS. No one legitimate to the transaction will send an email saying they are too busy to talk and instruct you to send monies by wire or change previously supplied information. There are sophisticated email scammers who read and send emails which look real. DO NOT BE FOOLED. Always call a trusted person and speak on the telephone. As required by the United States Treasury Regulations, we inform you that unless expressly stated otherwise, any U.S. Federal tax advice contained in this written communication (including any attachments) is not intended to be used, and cannot be used, for the purpose of (i) avoiding penalties under the United States Federal tax laws; or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein. The contents of this email and any attachments to it contain confidential and/or legally privileged information from the Law Office of Walter E. Hanley, LLC. This information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the comments of the contained information is strictly prohibited and that the documents should be returned to this firm immediately. In this regard, if you have received this e-mail in error, please notify our firm by e-mail immediately.

IMPORTANT: Although this e-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the Law Office of Walter E. Hanley, LLC for any loss or damage arising in any way from its intended use.

PLANNING BOARD - TOWNSHIP OF WEST ORANGE -

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on **July 10, 2024** at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of GBSJ Properties, LLC t/a The Goddard School ("Applicant") to raze the existing structure located at 289 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map with the same square footage and construct a new building on the existing foundation, to provide for an annex of an existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The consolidated property shall be known as Block 83, Lot 5.02. The renovations shall consist of removing radio towers and construction of a building of three (3) levels (basement, first and second floors with classrooms) for pre-school children. Applicant proposes that The Goddard School (annex) will add three (3) new classrooms – one (1) on each floor and the existing Block 83, Lot 1 shall be consolidated into Block 83, Lot 5.01. The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, side yard setback, front yard setback, maximum lot coverage, trash enclosure in side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

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West Orange Planning Board Meeting Wednesday, July 10, 2024 @ 7:30 p.m.

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https://us06web.zoom.us/j/86239408833?pwd=SHk-dd03fmB_NOknfU6oLQM-OoVJQA.5lq1pYpvI0YRRDy

Or Telephone:

Dial: 1-646-931-3860

Webinar ID: 862 3940 8833

Password: 001858

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

/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant

Dated: 06/07/2024

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/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant

Dated: 06/07/2024

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/s/ Walter E. Hanley III, Esq.

Walter E. Hanley III, Esq.
Attorney for Applicant

Dated: 06/07/2024

LAW OFFICE OF WALTER E. HANLEY, LLC

TELEPHONE:
(973) 337-1236

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

FACSIMILE:
(973) 337-1238

E-MAIL: whanley@whanleylaw.net

June 4, 2024
May 23, 2024

Updated

VIA EMAIL (jvite@westorange.org) ONLY

Jamilet Baquerizo Vite

Keyboarding Clerk 1

Township of West Orange

66 Main Street

West Orange, NJ 07052

Re: GBSJ, LLC t/a The Goddard School

Premises: 289 Mt. Pleasant Avenue (Block 83, Lot 1), West Orange, New Jersey

PB # 24-08

Dear Jamilet,

In connection with the aforesaid application, more specifically as a follow-up to the Planner's Memo of May 16, 2024, enclosed herewith please find a copy of the recorded Consolidation Deed dated May 13, 2024 that was executed and sent for recording to the Essex County Register's Office. Please note this is being provided pursuant to and consistent with the comments, more specifically Item #6.

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: 

Walter E. Hanley II, Esq.

WEH/lg

Enclosures

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



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES

HALL OF RECORDS - ROOM 130

465 DR. MARTIN LUTHER KING BLVD

NEWARK NJ 07102

Transaction Identification Number

7165760

8756355

Recorded Document to be Returned by Submitter to:

PRESTIGE TITLE AGENCY, NOS

130 POMPTON AVE

VERONA, NJ 07044

Official Use Only

Submission Date (mm/dd/yyyy)

05/29/2024

No. of Pages (excluding Summary Sheet)

6

Recording Fee (excluding transfer tax)

\$95.00

Realty Transfer Tax

\$0.00

Total Amount

\$95.00

Document Type

DEED-NO CONSIDERATION

Electronic Recordation Level

L2 - Level 2 (With Images)

Municipal Codes

ESSEX COUNTY

99

794023

JUAN M. RIVERA, JR
REG. OF DEEDS & MORTGAGES
ESSEX COUNTY
New Jersey

DOCUMENT TYPE

1

INSTRUMENT NUMBER

2024031037

RECORDED ON

May 31, 2024

8:49:22 AM

Total Pages: 8

NJ PRESERVATION ACCOUNT \$40.00

REGISTER RECORDING FEE \$50.00

HOMELESSNESS TRUST FUND \$3.00

CODE BLUE EMERGENCY \$2.00

SHELTER SERVICES

TOTAL PAID \$95.00

INV: 710212 USER: KS

Additional Information (Official Use Only)

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**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Essex County Register Document Summary Sheet

DEED-NO
CONSIDERATION

Type	DEED-NO CONSIDERATION				
Consideration	\$1.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	05/13/2024				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	GBSJ PROPERTIES LLC			3 BUCKINGHAM ROAD, LINCOLN PARK, NJ 07035	
GRANTEE	Name			Address	
	GBSJ PROPERTIES LLC			3 BUCKINGHAM ROAD, LINCOLN PARK, NJ 07035	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	83	5.01 & 1		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by:

Walter E. Hanley III, Esq.

Attorney at Law, State of New Jersey

DEED OF CONSOLIDATION

This Deed is made on May 13, 2024

BETWEEN

GBSJ PROPERTIES, LLC,
a New Jersey limited liability company

whose post office address is: **3 Buckingham Road, Lincoln Park, NJ 07035**

referred to as the Grantor,

AND

GBSJ PROPERTIES, LLC,
a New Jersey limited liability company

whose post office address is: **3 Buckingham Road, Lincoln Park, NJ 07035**

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean *all* Grantors and Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (call the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

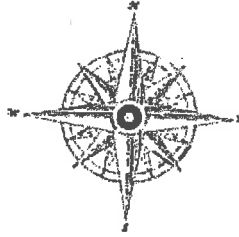
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of West Orange
Block No. 83 Lots 5.01 and 1 Qualifier No. Account No

____ (Check Box if Applicable.)

No property tax identification number is available on the date of this Deed.

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of West Orange, County of Essex and State of New Jersey. The legal description is:

X (Check Box if Applicable.) Please see attached Legal Description annexed hereto and made a part hereof as Schedule A



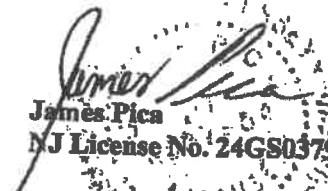
P² LAND SURVEYING, INC.

Description of property situated in the Township of West Orange, Essex County, New Jersey.

Beginning at a point formed by the intersection of the northeasterly line of Mount Pleasant Avenue with the southeasterly line of Prospect Avenue and running thence;

- 1- Along the southeasterly line of Prospect Avenue, North 36 degrees 15 minutes 00 seconds East 135.51 feet, thence;**
- 2- South 53 degrees 45 minutes 00 seconds East 125.00 feet, thence;**
- 3- North 36 degrees 15 minutes 00 seconds East 107.50 feet, thence;**
- 4- South 53 degrees 45 minutes 00 seconds East 25.00 feet, thence;**
- 5- North 36 degrees 15 minutes 00 seconds East 100.00 feet to a point in the southwesterly line of Marcella Avenue, thence;**
- 6- Along the southwesterly line of Marcella Avenue, South 53 degrees 45 minutes 00 seconds East 95.25 feet to a point in the northwesterly line of Marcella Avenue, thence;**
- 7- Along the northwesterly line of Marcella Avenue, South 39 degrees 49 minutes 00 seconds West 210.84 feet, thence;**
- 8- North 59 degrees 11 minutes 00 seconds West 25.00 feet, thence;**
- 9- South 30 degrees 49 minutes 00 seconds West 103.71 feet to a point in the northeasterly line of Mount Pleasant Avenue, thence;**
- 10- Along the northeasterly line of Mount Pleasant Avenue, North 60 degrees 01 minutes 30 seconds West 251.65 feet to the point and place of beginning.**

Being known as Lot 5.02 in Block 83 on the tax map in the Township of West Orange, Essex County, New Jersey


James Pica
NJ License No. 24GS03795400



LOT 5

BEING the same premises conveyed to Grantor by Deed from 291 Mt. Pleasant LLC dated March 27, 2018 and recorded in the Essex County Register's Office on April 13, 2018 as Instrument #2018031913.

LOT 23

BEING the same premises conveyed to Grantor by Deed from 9 Marcella, LLC, a New Jersey limited liability company dated March 27, 2018 and being recorded in the Essex County Register's Office on April 13, 2018 as Instrument #2018031912.

The two (2) aforesaid lots were previously consolidated into Lot 5.01 pursuant to a Consolidation Deed dated March 27, 2018 and recorded in the Essex County Register's Office on April 13, 2018 as Instrument #2018031914.

LOT 1

Being the same premises conveyed to the Grantee by Deed from Family Stations, Inc. dated April 5, 2024 and being recorded in the Essex County Register's Office on April 29, 2024 as Instrument # 2024024608.

The premises described herein were granted Preliminary and Final Site Plan Approval with "c" variances by the Planning Board of the Township of West Orange on November 1, 2023, which Approval was memorialized by the adoption of a Resolution on November 29, 2023. The sole purpose of this Deed is to consolidate/merge lots that were previously known and designated as Lots 1 and 5.01 in Block 83 on the Official Tax Map of the Township of West Orange into one (1) Tax Lot to be known and designated as Lot 5.02, Block 83 as required by the aforementioned approval.

Subject to easements, restrictions, covenants of record, state and municipal regulations and ordinances and such state of facts as an accurate survey may disclose.

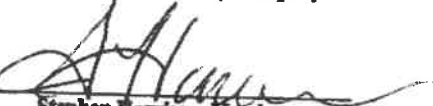
The street address of the Property is: 303 Mt. Pleasant Avenue, West Orange, NJ 07082

4. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

GBSJ PROPERTIES, LLC,
A New Jersey Limited Liability Company


Walter E. Hanley III, Esq.

By: 
Stephen Harrison, Member


Walter E. Hanley III, Esq.

By: 
Nicole Harrison, Member

STATE OF NEW JERSEY, COUNTY OF MORRIS:

SS.:

I CERTIFY that on May 13, 2024, Stephen Harrison and Nicole Harrison personally came before me and this person acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a) is named in and personally signed this Deed as the Members of GBSJ Properties, LLC, the limited liability company named in this Deed (the "Company");
- b) this person signed this Deed on behalf of the Company;
- c) this person was authorized to execute this Deed on behalf of the Company and the person executed this instrument as the true and voluntary act of the Company duly authorized by all necessary action by the Company; and
- d) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Walter E. Hanley III, Esq.
Attorney at Law, State of NJ

RECORD & RETURN TO:
Prestige Title Agency, Inc.
130 Pompton Avenue
Verona, New Jersey 07044

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 88, P.L. 2004) (N.J.S.A. 48:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY PASSAIC

County Municipal Code

0722

Municipality of Property Location: West Orange

FOR RECORDER'S USE ONLY

Consideration \$

RTP paid by seller \$

Date

By

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 1 and 4 attached)

Depositor, Stephen Harrison

(Name)

,

being duly sworn according to law upon his/her oath, deposes

and says that he/she is the

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

in a deed dated May 13, 2024

transferring real property identified as Block No.

83

, Lot No.

5.01 & 1

located at

229 Mt. Pleasant Avenue, West Orange, NJ

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION: \$1.00

(Instructions 2 and 6) ☐ Is no prior mortgage to which property is subject.

(3) Property transferred in Class 4A 4B 4C. If property transferred in Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS (Instructions 4A and 7)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$400,000.00 + 82.5 % = \$432,432.43

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instructions 8)

Depositor states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. (a) for consideration of less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (Instructions 9) NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Depositor claims that this deed transaction is exempt from State portions of the Basic, Supplemental and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1976; C. 118, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN

Grantor(s) ☐ 62 years of age or over * (Instruction 9)

B. BLIND PERSON

Grantor(s) ☐ legally blind or;

C. DISABLED PERSON

Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments

☐ not gainfully employed *

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria.

☐ Owned and occupied by grantor(s) at time of sale

☐ Resident of State of New Jersey

☐ One or two-family residential premises

☐ Owners as joint tenants must all qualify

* IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE

GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instructions 10) IF APPLIES ALL BOXES MUST BE CHECKED

☐ Affordable according to HUD standards

☐ Reserved for occupancy

☐ Meets income requirements of region

☐ Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 11 and 12) IF APPLIES ALL BOXES MUST BE CHECKED

☐ Entirely new improvement

☐ Not previously occupied

☐ Not previously used for any purpose

☐ "NEW CONSTRUCTION" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 13 and 14) IF APPLIES ALL BOXES MUST BE CHECKED

☐ No prior mortgage assumed or to which property is subject at time of sale

☐ No contributions to capital by either grantor or grantee legal entity

☐ No stock or money exchanged by or between grantor or grantee legal entities

(8) INTERCOMPANY TRANSFER (Instructions 15) IF APPLIES ALL BOXES MUST BE CHECKED

☐ Intercompany transfer between combined group members as part of the unitary business

☐ Combined group NU ID number (Required)

(9) Depositor makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 88, P.L. 2004.

Subscribed and sworn to before me

this 13 day

of May, 2024

Walter E. Hanely III, Esq.

Notary Public

Signature of Depositor

3 Buckingham Road
Lincoln Park, NJ 07035

Depositor Address

GBSJ Properties, LLC

Grantor Name

3 Buckingham Road
Lincoln Park, NJ 07035

Grantor Address at Time of Sale

XXX-XX-X 2 9 3

Last 5 digits in Grantor's Soc. Sec. No.

Walter E. Hanely III, Esq.

Notary Commission or Settlement Officer

County recording officers shall forward one copy of each RTP-1 form when section 3A is completed to: State of New Jersey, P.O. Box 351, Trenton, NJ 08646-0351, Attention: Realty Transfer Fee Unit

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/tp/localtax.htm

NC1645 - Affidavit of Consideration for Use by Seller
Exemption - RTP-1 - To be recorded with Deed
Rev. 3/22 P6/2

FOR OFFICIAL USE ONLY

Instrument Number

County

Deed Number

Book

Deed Dated

Page

Date Recorded

GIT/RFP-3
(11-23)

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

GBSJ Properties, LLC, a New Jersey Limited Liability Company

Current Street Address

3 Buckingham Road

City, Town, Post Office

Lincoln Park

State

NJ

ZIP Code

07035

Property Information

Block(s)

83

Lots(s)

S.01 & 1

Qualifier

Street Address

305 Mt. Pleasant Avenue

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

100 %

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

5/13/24

Seller's Acknowledgment (Check the appropriate box(es) (Boxes 2 through 11 apply to Residents and Non-Residents))

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1041, or 1863 (CIRCULAR THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 28 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 7 nor 8 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☒ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

5/13/24
Date

5/13/24
Date

Signature (Seller)
Stephan Harrison, Member

Indicate if Power of Attorney or Attorney in Fact

Signature (Seller)
Nicole Harrison, Member

Indicate if Power of Attorney or Attorney in Fact

1047 - Seller's Residency Certification/Exemption
GIT/RFP-3
Rev. 11/23 P12/23

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www.allstatelegal.com 800.222.0510 Page 1



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
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ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLO, PE, CME

MEMORANDUM

To: *Chairman and Members of the
West Orange Planning Board*

From: *John J. Hess, PE, PP, CME
Planning Board Engineer*

Date: *May 16, 2024*

Re: *Application No. PB 24-08
GBSJ, LLC t/a Goddard School
Amended Preliminary & Final Site Plan - Review #1
289 Mt. Pleasant Avenue
Block 83, Lots 1 & 5.01
Our File: 115.WRP0083.V02*

CC: *Zayibeth Carballo, PE, PLS, PP – Municipal Engineer
George Wheatle Williams, PP - Planning Board Planner
Diana McGovern, Esq. – Planning Board Attorney
GBSJ, LLC - Applicant
Walter E. Hanley, III, Esq. – Applicant's Attorney
Gerard P. Gesario, PE – Applicant's Engineer
Cheryl Schweiker, RA – Applicant's Architect
Stonefield Engineering & Design, LLC – Applicant's Traffic Engineer
Hamal Associates – Applicant's Traffic Engineer*

Our office has received for review the following documents which were submitted in support of the above referenced application for Amended Preliminary & Final Site Plan approval for the above referenced property:

- A set of Amended Preliminary/Final Site Plan drawings (10 sheets) prepared by Gerard P. Gesario, PE with Jarmel Kizel Architects and Engineers, Inc. of Livingston, New Jersey dated April 1, 2024.
- A set of architectural plans (2 sheets) prepared by Matthew B. Jarmel, RA with Jarmel Kizel Architects and Engineers, Inc. dated April 2, 2024.
- A print of a Survey of Property (1 sheet) prepared by James Pica, PLS with P² Land Surveying, Inc. of Wayne, New Jersey and bearing a latest revision date of March 27, 2024.
- A Parking Utilization Memorandum prepared by Matthew J. Seckler, PE, PP, PTOE and John R. Corak, PE with Stonefield Engineering & Design, LLC of Rutherford, New Jersey dated October 20, 2023.
- An April 24, 2024 letter from Gerard P. Gesario, PE to the West Orange Planning Board which lists the variances that are requested by the Applicant.

S:\West Orange\Planning Board\115.WRP0083.V02 - GBSJ Properties, LLC (The Goddard School)\24-05-16 Review #1.docx

CONSULTING AND MUNICIPAL ENGINEERS
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

848 W. BAY AVENUE, SUITE 16 • BARNEGAT, NEW JERSEY 08005 • (732) 410-2650 • FAX: (609) 698-1680



Chairman and Members of the West Orange Township Planning Board
Re: GBSJ, LLC t/a Goddard School (PB 24-08)
Amended Preliminary & Final Site Plan - Review #1

May 16, 2024
Our File No. 115.WRP0083.V02
Page 2

- An April 30, 2024 letter from Gerard P. Gesario, PE to the West Orange Planning Board which describes the Applicant's proposal to demolish the existing 3 story building and to construct a new 3 story annex building.
- A completed Application Form dated April 5, 2024.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated January 27, 2024 which states that the taxes are paid until April 30, 2024 and the 2023 sewer charges are paid in full.
- A List of Owners within 200 Feet of Block 83, Lots 1 & 5.01 from the Office of the West Orange Tax Assessor dated February 26, 2024.
- A Copy of West Orange Planning Board Resolution of Approval for Application PB 17-04 which was memorialized on August 2, 2017. This resolution granted the Applicant Preliminary & Final Major Site Plan approval to construct a day care center at the site. The day care center would be approximately 8,800 sf in size and would have a maximum of 1136 children.
- A copy of West Orange Planning Board Resolution of Approval for Application PB 23-10 which was memorialized on November 29, 2023. This resolution granted the Applicant Preliminary & Final Major Site Plan approval to expand the existing child care center by modifying and expanding an existing building on an adjoining property (lot 1, block 83).

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which is bounded by Marcella Avenue to the north and east, Mt. Pleasant Avenue to the south and Prospect Avenue to the west. It is located in the B-2 General Business District and has an area of 58,344 sf or approximately 1.34 acres. The property is currently occupied by an existing 3 story building, a 1 story building, two (2) radio towers, two (2) sheds and two (2) paved parking lots. The existing 1 story building is occupied by a childcare center (Goddard School) while the existing 3 story building is occupied by a radio station. Access is provided to the site from Mt. Pleasant Avenue to the south and Marcella Avenue to the east. Also, on-site parking presently exists for 45 vehicles including 2 handicap accessible parking spaces.

On November 29, 2023, the Planning Board memorialized Resolution PB 23-10 which granted the Applicant approval to approval to expand the existing child care center by modifying and expanding the existing building on lot 1, block 83. The proposed work included demolition of the



Chairman and Members of the West Orange Township Planning Board
Re: GBSJ, LLC t/a Goddard School (PB 24-08)
Amended Preliminary & Final Site Plan - Review #1

May 16, 2024
Our File No. 115.WRP0083.V02
Page 3

existing radio towers and the construction of two (2) 3 story additions to the 3 story building which would accommodate three (3) classrooms, one on each floor.

The Applicant is now seeking Amended Preliminary & Final Site Plan approval to demolish the existing radio tower and the 3 story building occupied by a radio station on lot 1, block 83 and to construct a new 3 story annex building. The building will have a footprint of approximately 2,097 sf and will be occupied by 3 pre-school classrooms, one on each floor. The Applicant also proposes to add a landscape area and to provide a crosswalk across the access drive between the 1 story and the 3 story buildings.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #25 – *Requested or obtained design waivers or exceptions.*
 - b) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. The Applicant has requested the following waivers:
 - a) Item #9 – *Appropriate certification blocks as required by Map Filing Law.*
 - b) Item #10 – *Monumentation as specified by Map Filing Law.*
 - c) Item #13 – *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.*
 - d) Item #34 – *Drainage Area Map.*
 - e) Item #35 – *Drainage Calculations.*
 - f) Item #48 – *Sight triangles.*

We note that the above waivers were previously granted by Resolution PB 23-10.

3. The existing 3 story building had a gross floor area of 6,231 sf whereas the new 3 story building will have a gross floor area of 6,291 sf. In addition, the existing 1 story building has a gross floor area of 8,800 sf. As a result, the 2 buildings will have a gross floor area of 15,091 sf which requires 71 parking spaces.
4. The Applicant has requested a variance from providing the required number of on-site parking spaces. For this project, 45 parking spaces are proposed whereas 71 parking spaces are required. We note that the Planning Board previously granted the Applicant a variance to permit 45 parking spaces whereas 70 parking spaces were required.



Chairman and Members of the West Orange Township Planning Board
Re: GBSJ, LLC t/a Goddard School (PB 24-08)
Amended Preliminary & Final Site Plan - Review #1

May 16, 2024
Our File No. 115.WRP0083.V02
Page 4

5. The Applicant should address the Board regarding why the decision was made to demolish the existing 3 story building and replace it with a new building.
6. We note that the property in question currently consists of two (2) lots. As a condition of the prior approval granted by the Board, it was required that the lots be consolidated. Therefore, the Applicant must demonstrate that this condition has been addressed.
7. Sheet C300 should be revised to show the sanitary sewer lateral to the new 3 story building.
8. Sheet SA-2.2 of the architectural plans must be revised to delete the references to proposed additions since a new building is now proposed.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.

MEMORANDUM

TO: Township of West Orange Planning Board

FR: Gerard M. Haizel, PP, AICP, Principal

**RE: PB-24-08 - 289 Mt. Pleasant Avenue
Block 83, Lots 1 & 5.01**

DT: May 12, 2024

The following is prepared on behalf of the West Orange Planning Board. The information is for advisory purposes only and is intended to assist the Board's decision-making process. Below are descriptions of the projects based on the supplied plans and documentation as well as commentary on issues evident from them.

Items Reviewed

In preparation of this report, I have reviewed the following items:

- Township of West Orange Application form for the Planning or Zoning Board of Adjustment, dated April 5, 2024.
- Correspondence: Completeness Compliance, GBSJ, LLC – The Goddard School, 289 Mt. Pleasant Avenue, Block 83, Lots 1 & 5.01, dated 4-24-2024, from Jarmel Kizel Architects and Engineers, Inc.
- Correspondence: Project Proposal, GBSJ, LLC – The Goddard School, 289 Mt. Pleasant Avenue, Block 83, Lots 1 & 5.01, Jarmel Kizel Number: GSLNJ-S-23-119, dated 4-30-2024, from Gerard P. Gesario, PE of Jarmel Kizel Architects and Engineers, Inc.
- Architectural Plans titled Goddard School Annex, 289 Mt. Pleasant Avenue, West Orange, NJ, consisting of two (2) sheets, dated 4-02-2024, prepared by Matthew B. Jarmel, AIA, MBA of Jarmel Kizel Architects and Engineers, Inc.
- Site Plans titled Amended Preliminary/Final Site Plan, (Lots Being Consolidated Under Original Approval), Goddard School Annex, 289 Mt. Pleasant Avenue, Township of West Orange, Essex County, New Jersey, Block 83, Lots 1 & 5.01, Tax

Map Sheet 34, consisting of ten (10) sheets, dated 4-01-2024, prepared by Gerard P. Gesario, PE of Jarmel Kizel Architects and Engineers, Inc.

- Survey of Property situated at 303 Mt. Pleasant Avenue/9 Marcella Avenue, Township of West Orange, Essex County, New Jersey, consisting of one (1) sheet, dated 07-29-2023, with revisions dated 08-31-2023 and 03-27-2024, prepared by James Pica, PLS of P² Land Surveying, Inc.

Project Summary

On property located in the Township's **B-2 General Business District**, the applicant, **GBSI Properties, LLC**, proposes to demolish an existing three-story structure on the subject site, which was previously used as a radio station, and in its place construct a new three-story building to be used as an annex to the existing childcare center on the site. The site currently contains several structures, including the three-story building (to be demolished) a one-story building currently being used for *The Goddard School*, and two (2) existing sheds located on the western area of the site.

The proposed childcare center use on the site **is permitted** in the B-2 District (*pursuant to MLUL 40:55D-66.6*). However, the proposed development does not meet all the bulk and design requirements for the District. Site plan approval is required for this application.

Required Deviation / Variance Relief

- | | |
|-------------------------|---|
| Front Yard
Setback – | Pursuant to the Township of West Orange Zoning Ordinance §25-7.1, Part B , a minimum front yard setback of <u>30-feet</u> is required, and the applicant proposes a front yard setback of <u>12.5-feet</u> . A C-variance is required to a lesser front yard setback than required. |
| Side Yard
Setback – | Pursuant to the Township of West Orange Zoning Ordinance §25-7.1, Part B , a minimum side yard setback of <u>10-feet</u> is required, and the applicant proposes a front yard setback of <u>23.9-feet</u> . A C-variance is required to a lesser side yard setback than required. |
| Lot Coverage – | Pursuant to the Township of West Orange Zoning Ordinance §25-7.1, Part B , a maximum lot coverage of <u>60%</u> is permitted, and the applicant proposes a lot coverage of <u>67%</u> . A C-variance is required to permit a greater lot coverage than permitted. |

Parking –

Pursuant to the Township of West Orange Zoning Ordinance §25-12.2(b), one (1) parking space is required for each employee. The applicant proposes twenty-seven (27) employees requiring 27-spaces. Additionally, one (1) parking space is required for each 350-SF of gross square footage. The applicant proposes a total GFA of 15,091-SF of childcare space requiring 43.12-spaces. A total of 71-spaces is required, and the applicant proposes 45-spaces. A C-variance is required to permit a lesser number of off-street parking spaces than required.

Project Description

The subject site is a 58,343.-SF parcel located on the northeastern corner of the intersection of Mt. Pleasant and Prospect Avenues. The site also has frontage on Marcella Avenue to the north and east. The site is comprised of two (2) tax lots, lot 1 and lot 5.01. Lot 5.01, the larger, encompasses 54,492-SF and occupies most of the parcel to the north and west. This lot is improved with a 1-story 8,800-SF building that is occupied by The Goddard School.

On the northern side of the building, on the Marcella Avenue frontage, is an enclosed area, which is used as a play area for the facility. To the south and southwest are two striped and paved parking lots. One of these lots fronts directly on Mt. Pleasant Avenue and Prospect Avenue (the lower lot), while the other is located to the east at a higher elevation (the upper lot). There are a total of forty-five (45) parking stalls striped on the site, including two (2) ADA-compliant stalls.

Lot 1 is 3,851.92-SF in area and is located in the southeastern corner of the parcel. This lot is improved with a 3-story building, which was formally used as a radio station. Two transmission antennas/towers related to the previous use also remain on the site. The applicant proposes to demolish the existing structures on lot 1 and in their place construct a new 3-story, 2,097-SF building, to be used as an annex to the childcare center on the adjacent lot. As part of the proposed development, lots 1 and 5.01 will be merged and consolidated into a single lot.

The proposed new building will extend beyond the footprint of the existing building and will be setback 12.5-feet from the southern (front) property line on Mt. Pleasant Avenue, 23.9-feet from the eastern side property line.

The main entry to the building is proposed on the western frontage, where an entry door is proposed, with a canopy above it. This door will open into the basement level, which will accommodate a 713-SF pre-school classroom located on the southern end of the building.

There is a door on the western side of the classroom which will access an enclosed staircase, which will open to the western frontage and will serve all three levels of the building.

On the northern end of the floor is proposed a lobby area, an office and an elevator. Abutting the elevator to the west is a proposed second enclosed staircase, which will also access all three levels of the building and open to the western frontage of the building.

The 2nd and 3rd levels is similar to the layout on the 1st level, with a pre-school classroom on the southern end of each floor and a lobby with access to the elevator, with a staff bathroom (1st floor) and a staff lounge (2nd floor) off of it.

A curbed sidewalk is proposed along the western and part of the eastern frontages of the building. The northern side yard will be curbed and landscaped. The sidewalk on the northern frontage will extend to the staircase enclosure, which is bumped out from the western façade. Bollards are proposed along the sidewalk on all sides of the building.

A striped crosswalk is proposed from the paved sidewalk, extending from the northwestern corner of the new building, across the existing driveway, to the existing paved walkway at the front of the existing main school building.

Exterior

- The exterior of the proposed building will be finished with thin brick/brick veneer on the 1st floor façade on all sides and siding on the upper floors.

Landscaping

- Two (2) Eastern Redbud trees are proposed in the eastern side yard.
- Four (4) New Jersey Tea shrubs are proposed in the landscaped area at the front of the building (western) frontage.
- Five (5) White Gem Boxwood shrubs are proposed adjacent to the stairway enclosure on the western frontage.
- Fifty-one (51) Christmas Fern shrubs are proposed in the eastern side yard.
- One (1) Blue Baby Spruce tree is proposed in the eastern side yard.
- Four (4) Nellie Stevens Holly trees are proposed on the northern side yard.
- Three (3) Little Bluestem perennials are proposed in the landscaped area at the front of the building (western) frontage.
- Twenty-three (23) Heatleaf Foamflower groundcover plants are proposed in the southern side yard.

- Twenty-two (22) Wild Stonecrop groundcover plants are proposed in the southern side yard.

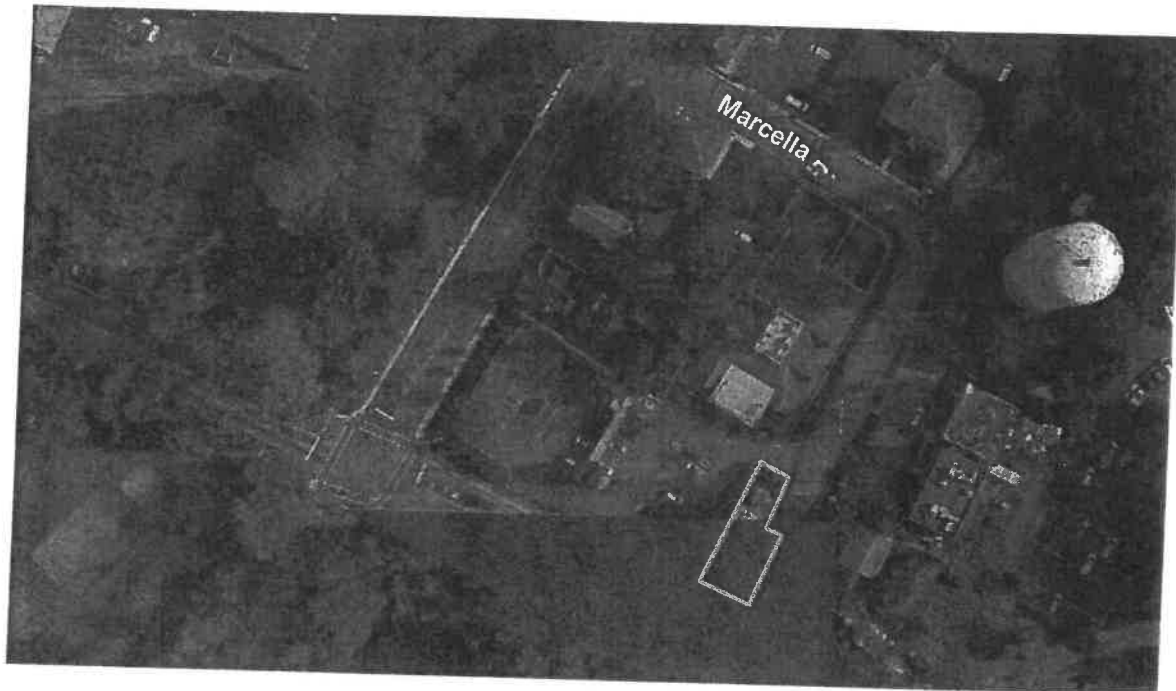
Lighting

- One (1) American Electric Lighting ATB0 Series 39-525MA Type 2 4000KOCT light fixture is proposed on the western side of the main school building.
- Two (2) American Electric Lighting ATB0 Series LED 1000MA Type 4 4000K/5000K OCT light fixtures are proposed in the upper surface parking lot.
- Two (2) American Electric Lighting ATB0 Series LED 1000MA Type 4 4000K/5000K OCT light fixtures are proposed on the front facade of the main school building.
- One (1) American Electric Lighting ATB0 Series LED 1500MA Type 4 4000K/5000K OCT light fixtures are proposed in the lower surface parking lot.

Site & Area Description

Street Address: 289 Mt. Pleasant Avenue
Block & Lot: Block 83, Lots 1 & 5.01
Zoning District: B-2 General Business District
Total Site Area: 58,343.92-SF (Lot 1: 3,851.92, Lot 5.01: 54,492)

Location Map



Location Map – The property in question is outlined in red on the Google aerial map above. Lot 1 is outlined in yellow. The subject site is located on the northeastern corner of the intersection of Mt. Pleasant and Prospect Avenues. Surrounding the site are a mix of residential and commercial uses.

PCL XL error

Error:

Operator:

Position:

IllegalOperatorSequence

ReadImage

12514



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

Susan McCartney
Mayor

JAMILET BAQUERIZO VITE
Planning Board Secretary

Dr. Robert Bagoff, *Chairman*
Jerry Guarino, *Vice-Chairman*
Ken Alper
William B. Wilkes II
Lee D. Klein, PE PTOE
Christopher Morgan
Mayor Susan McCartney
Council president Bill Rutherford
Peter F. Smeraldo, Jr.
John Cardoza (Alternate #1)
Lori Kapferer (Alternate #2)

Tel: (973) 325-4111
Email: planningboard@westorange.org

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

Re: PB-24-08 GBSJ, LLC ta The Goddard School

May 21, 2024

Dear Mr. Hanley III, Esq:

This letter will serve to inform you that the above-referenced application has been deemed **complete** and you are scheduled to appear before the West Orange Planning Board for a meeting on July 10, 2024 at 7:30 pm.

Enclosed are:

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

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

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

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

Sincerely,
Jamilet Baquerizo
Planning Board Secretary

Township Of West Orange

NOTIFICATION TO APPLICANT OF PUBLIC HEARING

FORM PH-2Z

Application Number: PB-24-08 GBSJ, LLC ta The Goddard School

Dear Applicant:

Your application under the Zoning Ordinance in regards to **289 Mt. Pleasant Avenue** has been given application number **PB-24-08**.

You are hereby notified that a public hearing on this application has been scheduled for **July 10, 2024 at 7:30 pm** via a virtual platform, at which time you must be present either in person or by Attorney as required for your application.

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

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

Respectfully,

Planning Department

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

PH2z applicant.doc

Township Of West Orange

FORM PH-3Z

TOWNSHIP OF WEST ORANGE PLANNING BOARD

An application will be heard on _____, at _____ p.m., in the Municipal Building, 66 Main Street, to permit _____ to
(Name of applicant)

(Please describe project and include variances needed and Ordinance sections)

_____ and any other variances which may be required by the Planning Board for property located at
(street address)

block # _____; lot # _____.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4111 to set up a time and date to view the documents.

Please publish the boxed notice at least 10 days prior to hearing

Billing Information

Name: _____

Address: _____

All public notices should be sent to:

Worrall Community Newspapers
1291 Stuyvesant Avenue
Union, NJ 07083

THE WEST ORANGE CHRONICLE IS PUBLISHED ON THURSDAY ONLY

Notice must be sent to the paper by 11 A.M. Friday morning.

- ! **REMEMBER, YOUR NOTICE MUST APPEAR AT LEAST TEN (10) DAYS PRIOR TO YOUR SCHEDULED HEARING DATE!**
- ! **THIS, OR SIMILAR NOTICE, MUST BE SENT TO ALL PROPERTY OWNERS WITHIN 200' BY CERTIFIED MAIL AT LEAST TEN (10) DAYS PRIOR TO YOUR HEARING DATE!**

PROOF OF SERVICE MUST BE SUBMITTED TO THE BOARD SECRETARY AT LEAST TWO (2) DAYS PRIOR TO THE DAY OF THE HEARING.

PRIOR TO THE DAY OF THE HEARING.

Township Of West Orange

FORM PH-4Z

Planning Board
TOWNSHIP OF WEST ORANGE

Application No. _____ Filed _____

STATE OF NEW JERSEY
COUNTY OF _____,

_____, of full age, being duly sworn according to law, deposes and says, that (s)he resides at _____ in the Municipality of _____ County of _____ and State of _____ that (s)he is the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. _____ and relates to premises:

(Name)

(Location)

Block # _____, Lot # _____, that on _____, 20____, (s)he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

Date of Serving Notice _____

Applicant's Signature _____

Sworn to and Subscribed before me
this _____ day of _____ 20____.

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

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
540 Broad Street
Newark, NJ 07101

SEWER

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

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

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



April 30, 2024

**Township of West Orange
Office of the Planning Board**

66 Main Street, Room 214
West Orange, New Jersey 07052

RE: Project Proposal
GBSJ, LLC – The Goddard School
289 Mt. Pleasant Avenue
Block 83, Lots 1 & 5.01
Jarmel Kizel Project Number: GSLNJ-S-23-119

The subject property is an irregularly shaped tract which is bounded by Marcella Avenue to the north and east, Mt. Pleasant Avenue to the south and Prospect Avenue to the west. It is in the B-2 General Business District and has an area of 58,344 sf or approximately 1.34 acres. The property is currently occupied by an existing 3 story building (radio station), a 1 story building (Goddard School), two (2) radio towers, two (2) sheds and two (2) paved parking lots.

GBSJ Properties, LLC t/a The Goddard School ("Applicant") proposes to demolish the existing 3-story radio station structure located at 289 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map, to provide an annex to the existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The demolition will include removing the radio tower located on Lot 1. The new annex building will be 3-stories. No changes to the parking count or means of ingress\egress to the site are proposed. The Applicant also proposes to add a landscaping to Lot 1 and provide a crosswalk across the access drive between the 1 story and the 3 story buildings.

The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, side yard setback, maximum lot coverage, trash enclosure in the side yard, existing fence in the side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals, or other relief as may be identified by the Board or its professionals before or during the public hearing(s).

Very truly yours,
Jarmel Kizel Architects and Engineers, Inc.


Gerard P. Gesario, PE
Director of Civil Engineering

S:\Projects\GSLNJ-S-23-119 Goddard West Orange Annex\Archive OUT submissions\2024-04-02
AMENDED Submission\2024-04-30 Project Proposal.Docx

ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MARVIN JARMEL, IIDA
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF
AUTHORIZATION NUMBER
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com



ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

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FAX: (973) 994-4069

www.jarmelkizel.com

April 24, 2024

**Township of West Orange
Office of the Planning Board**

66 Main Street, Room 214
West Orange, New Jersey 07052

RE: Completeness Compliance
GBSJ, LLC – The Goddard School
289 Mt. Pleasant Avenue
Block 83, Lots 1 & 5.01
Jarmel Kizel Project Number: GSLNJ-S-23-119

In response to the completeness review letter dated April 22, 2024 for the referenced project, please note the following:

- One (1) original signed and sealed survey and four (4) copies are enclosed.
- Variances identified for the project are as follows:
 - Section 25-7.1: Side Yard Setback: Existing: 3' \ Proposed: 3' \ Required 25'
 - Section 25-7.1: Front Yard Setback: Existing: 12.5' \ Proposed: 12.5' \ Required 30'
 - Section 25-7.1: Max Lot Coverage: Existing: 66.7% \ Proposed: 67.0% \ Allowed 60%
 - Section 25-8.2 – Trash Enclosure in the side yard
 - Section 25-12.2 – Insufficient Parking: 71 Required \ 45 Proposed

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,
Jarmel Kizel Architects and Engineers, Inc.

Gerard P. Gesario, PE
Director of Civil Engineering

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AMENDED Submission\2024-04-24 Completeness Response Letter.Docx

LAW OFFICE OF WALTER E. HANLEY, LLC

TELEPHONE:
(973) 337-1236

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

FACSIMILE:
(973) 337-1238

E-MAIL: whanley@whanleylaw.net

April 5, 2024

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

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

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

Dear Sir/Madam,

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

- 1) Five (5) copies of the Township of West Orange Application Form for Planning Board and Zoning Board of Adjustment. (Note: One (1) copy provided electronically.)
- 2) Completed Form W-9.
- 3) Five (5) copies of the Engineering and Architectural Plans. (Note: One (1) copy provided electronically.)
- 4) Check for the Application Fee for Preliminary and Final Site Plan with "C" Variance payable to the "Township of West Orange" in the amount of \$762.31. (Amount to be confirmed and dropped off by client.)
- 5) Check for the Escrows payable to the "Township of West Orange" in the amount of \$2,250.00. (Amount to be confirmed and dropped off by client.)

Notwithstanding the prior approval to rehabilitate the existing structure, the Applicant wants to construct a new structure on the existing foundation with the same square footage.

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: 

Walter E. Hanley III, Esq.

WEH/lg
Enclosures

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

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

A. APPLICANT INFORMATION

Full Legal Name: GBSJ Properties, LLC
(Last) (First)
Mailing Address: 3 Buckingham Road, Lincoln Park, NJ 07035
(Street) (City) (State) (Zip)
Telephone Number: (973) 666-2093 Email: steve11harrison@gmail.com

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

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

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

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

B. PROPERTY OWNER INFORMATION

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

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

C. PROPERTY INFORMATION

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

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

☒ Yes, Date(s): November 1, 2023 ; ☐ No

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

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None (see attached)

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

D. TYPE OF APPLICATION

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

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

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

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Radio station with radio towers

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
expansion of existing Goddard School

To construct a new building in contrast to rehabilitate the existing structure*

The property is _____ (square feet); _____ (acres)

Impervious Surface Coverage: Present: _____; Proposed: _____

Building Coverage: Present: _____; Proposed: _____

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 |

TMPLANNING.BRADDocument LibraryPB-ZBA Application 4-20-15.doc

* on the current foundation with the same square footage.

F. EXPERTS

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

APPLICANT'S ATTORNEY: Walter E. Hanley III, Esq.

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

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

APPLICANT'S ENGINEER: Gerry Gesario, PE

Telephone Number: () _____ Email: ggesario@jkarch.com

Address: 42 Okrer Parkway, Livingston, NJ 07039

APPLICANT'S ARCHITECT: Cheryl Schweiker, AIA

Telephone Number: () _____ Email: cschweiker@jkarch.com

Address: 42 Okrer Parkway, Livingston, NJ 07039

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Hamal Associates, Inc.

Telephone Number: (973) 669-3736 Email: _____

Address: 19 Parker Road, West Orange, NJ 07052

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

Traffic: Stonefield Engineering & Design, LLC

92 Park Avenue

Rutherford, NJ 07070

201-340-4468

Matthew J. Seckler

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

I. NOTICE

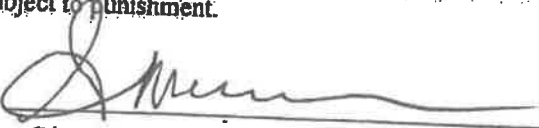
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing 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: 

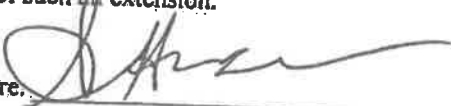
Steve Harrison

Date:

4/5/2024

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: 

Date:

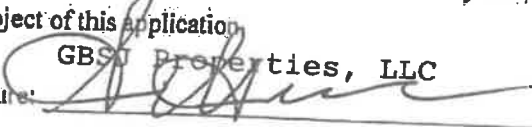
4/5/2024

Steve Harrison

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 3 Buckingham Lane, Lincoln Park, NJ
in the County of Morris 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) 83
Lot(s) 1 on the Tax Map of W. Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

GBSJ Properties, LLC

Owner's Signature: 

Date:

4/5/2024

By: Steve Harrison, Member

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.

Request for Taxpayer Identification Number and Certification

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

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.

GBSJ Properties, LLC

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

/a Goddard School

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

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

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

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

3 Buckingham Road

6 City, state, and ZIP code

Lincoln Park, New Jersey 07035

7 List account number(s) here (optional)

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

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

Social security number

____ - ____ - ____

or

Employer identification number

8 1 - 4 4 4 3 2 9 3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person

Date ► **4/5/2024**

General Instructions

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

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

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

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

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

**Due to Covid-19
5 Paper Copies + 1 Digital emailed to
PlanningBoard@westorange.org
and/or ZoningBoard@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 identifies why the variances should be granted and the specific reasons or hardship that pertains to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that identifies 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 plan, 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.

Site Plan/Subdivision Checklist

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

TOWNSHIP OF WEST ORANGE

2018 Plan Subdivision Checklist

TOWNSHIP OF WEST ORANGE

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		Major Application		COMPLETE	INCOMPLETE	WAVES REQUIRED
				Subdivision	Site Plan			Preliminary	Final			
1. PROJECT-PLAN INFORMATION												
1.	Item: Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2.	Item: Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plan.	X	X	X	X	X	X	X	X	X		
3.	Item: The block denoting type of application, lot map showing, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4.	Item: A key map as specified on the drawing, location of tract with reference to surrounding properties, streets, residential boundaries, etc., within 500'.	X	X	X	X	X	X	X	X	X		
5.	Item: Description of site map as has been detailed in pre-application concept plan and GMP notes.	X	X	X	X	X	X	X	X	X		
6.	Item: A schedule of required and provided area (services) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X		
7.	Item: North arrow and scale.	X	X	X	X	X	X	X	X	X		
8.	Item: Proof that taxes are current.	X	X	X	X	X	X	X	X	X		
9.	Item: Signatures blocks for Chairman, Secretary and Municipal Engineer.	X	X	X	X	X	X	X	X	X		
10.	Item: Appropriate certification blocks as required by Map Filing Law.	X	X	X	X	X	X	X	X	X		
11.	Item: Minutes/minutes as specified by Map Filing Law.	X	X	X	X	X	X	X	X	X		
12.	Item: Minutes/minutes required only for final subdivision.	X	X	X	X	X	X	X	X	X		
13.	Item: Date of current property survey, Certificate Required by Map Filing Law for final subdivision and also plan, necessary for voting on GMP.	X	X	X	X	X	X	X	X	X		

(1) Proposed lot consolidation will be filed by deed as it only involves two (2) lots being consolidated.

(2) Written description of consolidated lots can be provided.

(3) The proposed development...

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

Item Number	Description
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[illegible]

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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	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
21. Item:	List of required regulatory approvals or permits. Comment: Basis planning information, if		X	X	X							
22. Item:	List of waivers requested or requested. Comment: Basis planning information.		X	X				X		X		
23. Item:	Requested or obtained design waivers or exceptions. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stage; required at site plan stage; required in the plan only if notice is required by ordinance.							X		X		
24. Item:	Payment of application fee. Comment: Fee not imposed for pre-application conference.	X	X	X				X		X		
25. Item:	Property owners and fees 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 stage; required at site plan stage; required in the plan only if notice is required by ordinance.		X	X	X						X	
26. 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 stage, general specification of and sensitivity to such conditions is an important planning consideration.				X			X		X		
27. Item:	Existing right-of-way and/or easements on and within 200' of lot. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see, however, Item 28).	X		X				X		X		
28. 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		
29. Item:		X						X		X		
30. Item:		X						X		X		
31. Item:		X						X		X		
32. Item:		X						X		X		
33. Item:		X						X		X		
34. Item:		X						X		X		
35. Item:		X						X		X		
36. Item:		X						X		X		
37. Item:		X						X		X		
38. Item:		X						X		X		
39. Item:		X						X		X		
40. Item:		X						X		X		
41. Item:		X						X		X		
42. Item:		X						X		X		
43. Item:		X						X		X		
44. Item:		X						X		X		
45. Item:		X						X		X		
46. Item:		X						X		X		
47. Item:		X						X		X		
48. Item:		X						X		X		
49. Item:		X						X		X		
50. Item:		X						X		X		
51. Item:		X						X		X		
52. Item:		X						X		X		
53. Item:		X						X		X		
54. Item:		X						X		X		
55. Item:		X						X		X		
56. Item:		X						X		X		
57. Item:		X						X		X		
58. Item:		X						X		X		
59. Item:		X						X		X		
60. Item:		X						X		X		
61. Item:		X						X		X		
62. Item:		X						X		X		
63. Item:		X						X		X		
64. Item:		X						X		X		
65. Item:		X						X		X		
66. Item:		X						X		X		
67. Item:		X						X		X		
68. Item:		X						X		X		
69. Item:		X						X		X		
70. Item:		X						X		X		
71. Item:		X						X		X		
72. Item:		X						X		X		
73. Item:		X						X		X		
74. Item:		X						X		X		
75. Item:		X						X		X		
76. Item:		X						X		X		
77. Item:		X						X		X		
78. Item:		X						X		X		
79. Item:		X						X		X		
80. Item:		X						X		X		
81. Item:		X						X		X		
82. Item:		X						X		X		
83. Item:		X						X		X		
84. Item:		X						X		X		
85. Item:		X						X		X		
86. Item:		X						X		X		
87. Item:		X						X		X		
88. Item:		X						X		X		
89. Item:		X						X		X		
90. Item:		X						X		X		
91. Item:		X						X		X		
92. Item:		X						X		X		
93. Item:		X						X		X		
94. Item:		X						X		X		
95. Item:		X						X		X		
96. Item:		X						X		X		
97. Item:		X						X		X		
98. Item:		X						X		X		
99. Item:		X						X		X		
100. Item:		X						X		X		

Item Number	Description
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[illegible]

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

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Preliminary	Final	X(5)	COMPLETE	INCOMPLETE	WALVER REQUESTED
			Satisfactory	Site Plan		Preliminary	Final						
48.	New: Sign triangles. Comment: Necessary even for minor applications because sign triangle concept created.		X	X		X	X	X	X				
49.	New: Verticality and pedestrian circulation patterns (New detail necessary for pre-application concept plan and OSP maps). Comment: See Item 44.			X	X	X	X	X	X				
50.	New: 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	X	X			
51.	New: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.			X		X	X	X	X	X			
52.	New: Plans and level dimensions for compliance with Washington Code Ordinance.		X	X	X		X	X	X	X			

a Proposed restrictions or covenants do not have to be included for pre-application concept plan and OSP.
a Conditional approval may be granted subject to other regulatory approval.

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REVISED: 04/05/07

F:\Forms & Attachments\2007\PROJECTS\CHECKLIST.FRM

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS		APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED		TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:		N/A		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		Can be provided with architectural construction documents		
List of green and recycled building materials in new construction, renovation, and maintenance:		None proposed		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:		None proposed by applicant.		
Use of any water efficient landscaping:		See Landscape Plan		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		None proposed		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternative roofing materials reduce the urban heat island effect		None proposed. Not determined at this time.		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/rain gardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		None proposed See Landscape Plan		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015

FEE SCHEDULES (I)

25-65 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 § 23-55)

25-65.1 Escrow Schedule.

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

1. Residential and Nonresidential Dwelling Units or Lots

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

2. Commercial/Industrial

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

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

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

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

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

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

FEE SCHEDULES (H)

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

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

1. Schedule.

- (a) Attendance/all meeting preparation, post-meeting duties/minutes for Secretary: \$225.00
- (b) Attendance for Public Advocate: \$250.00
- (c) Attendance of transcriber: \$225.00
- (d) Attendance of Board Attorney: \$300.00
- (e) Attendance of Planner: \$500.00
- (f) All other expenses such as newspaper notices: \$60.00
- (g) The Board also has the right to hire other consultants if deemed necessary by the Board for regular or special meetings such as traffic or environmental consultants. If the Board deems additional work is needed that is not part of the preparation, meeting and post duties an hourly rate will be paid. The following is the hourly rate: Secretary—\$33.82/hr; transcriber—\$30.00/hr; any other professionals—\$125.00/hr.

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

25-55.2 Posting of Escrow Funds.

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

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

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

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

FEE SCHEDULES (III)

25-56 APPLICATION FEES.

25-56.1 Minor Subdivision Application Fees.

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

(Ord. No. 2357-11 § 25-56.1)

25-56.2 Major Subdivision Application Fees.

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

(Ord. No. 2357-11 § 25-56.2)

25-56.3 Site Plans - Nonresidential Application Fees.

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

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

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

FEE SCHEDULES (iv)

25-56.4 Site Plans - Residential Application Fees.

a.	<i>Sketch Plan</i>		
	Fee	\$75.00	N/A
b.	<i>Preliminary Application</i>		
	Base fee	\$200.00	(1)
	Plus unit fee	50.00	
c.	<i>Final Application</i>		
	Base fee	\$100.00	(1)
	Plus unit fee	25.00	

(Ord. No. 2357-11 § 25-56.4)

25-56.5 Variances and Conditional Use Application Fees.

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

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

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

FEE SCHEDULES (VI)

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

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

a. Residential Site Plan and Subdivision Fees.

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

b. Commercial/Industrial Development Application.

Concept Plan:	0-3 lots:	\$300.00 + \$100.00 per lot
	4 or more lots:	\$2,000.00 + \$250.00 per lot
If an application involves ten (10) or more acres, an additional \$100.00 for each acre, or fraction thereof, in excess of ten (10) acres.		

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

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

FEE SCHEDULES (v)

0-1,999 square feet:	\$500.00
2,000-19,999 square feet:	\$2,500.00
20,000+ square feet:	\$1,000 + \$0.12 per square foot
d. Other Submissions.	
Conditional use approval:	
Appeals under N.J.S.A. 40:55D-70a:	\$750.00
Interpretation or special questions under N.J.S.A. 40:55D-70b:	\$100.00
One or two family residences-hardship variances under N.J.S.A. 40:55D-70c:	\$100.00
(decks, home addition)	
All other hardship variances under N.J.S.A. 40:55D-70c:	\$35.00
Single Family Residence:	\$750.00
Multi-Family Residence:	\$200.00
All other use variances N.J.S.A. 40:55D-70d:	\$200.00 + \$100.00 per unit
	\$500.00
e. Amended Submissions.	
Revised or amended plans or submission for single or two family dwellings:	An amount not to exceed 50% of the original fee requirement
Revised or amended plans or submission in all other categories:	An amount not to exceed 50% of the original fee
<i>A separate check payable to the Township of West Orange shall be submitted for all the above application types.</i>	
<i>(Ord. No. 2357-12 § 25-56.6)</i>	

RESOLUTION

Township of West Orange

Planning Board

PB 23-10 GBSJ, LLC t/a Goddard School/ 289 Mount Pleasant Avenue

Block: 83 Lots: 1 and 5.01; Zone: B-2

Decided on November 1, 2023

Memorialized on November 29, 2023

**Application for Preliminary and Final Major Site Plan Approval with Bulk Variances to
Expand the Existing Childcare Center**

WHEREAS, GBSJ, LLC t/a Goddard School (Hereinafter the "Applicant") has made an application for Preliminary and Final Major Site Plan approval with Variances to expand the existing childcare center at property located at 289 Mount Pleasant Avenue, also known as Block: 83; Lots 1 and 5.01 (the "Property"), in the B-2 commercial zone; and

WHEREAS, a properly noticed public hearing was conducted on November 1, 2023; and

WHEREAS, the Applicant was represented by Walter E. Hanley, III, Esq.; and

WHEREAS, the Applicant provided testimony from Steven Harrison and Nicole Harrison, owners and operators of GBSJ, LLC t/a Goddard School, Gerard P. Gesario, PE of Jarmel Kinzel, as a professional engineer, Cheryl Schweiker, AIA of Jarmel Kizel, as a professional architect and Matthew J. Seckler, P.E. of Stonefield Engineering and Design, LLC as a professional traffic engineer and planning expert; (the "Witnesses"); and

WHEREAS, the Applicant submitted the following documents to the Board in the form of the application package:

ITEM	SIGNED BY	DATE/REVISION
Site Plan (9 sheets)	Gerard P. Gesario, P.E.	10/18/2023

Architectural Plans (2 sheets)	Matthew B. Jarmel, AIA, MBA	10/19/2023
Traffic and Parking Assessment report	Matthew J. Seckler, PE, PP, PTOE and John R. Corak, PE	10/20/2023

WHEREAS, representatives of the public were provided with an opportunity to pose questions of the Witnesses and also had an opportunity to offer statements in regard to the Application; and

WHEREAS, the Board reviewed and considered the Application and the documents submitted therewith, the testimony of the Witnesses and members of the public; and

WHEREAS, the Board also considered the testimony and filed review letters of its professionals at the hearing, including a review memo dated October 30, 2023 from John J. Hess, P.E., PP, CME (Township Engineer) and a Planner's Report by Paul Grygiel, AICP, PP, Township Planner dated October 30, 2023.

NOW THEREFORE, the Board makes the following findings of fact, based upon the evidence presented at its public hearing, at which a record was made:

1. The Applicant is requesting approval for Preliminary and Final Major site plan approval with 6 variances to expand the existing childcare center by modifying and expanding an existing building on an adjacent property.
2. The two properties (Lots 1 and 5.01) will be consolidated as part of the Application.
3. The Planning Board approved an application in 2017 to permit the existing development.
4. The subject property is located on the northeastern corner of the intersection of Mt. Pleasant Avenue and Prospect Avenue.
5. The area surrounding the subject property is developed with a mix of land uses which include office, retail, residential and utility. An electrical substation is located to the

west across Prospect Avenue, the Essex County Country Club is located to the southwest and a large vacant parcel is located to the south across Mount Pleasant Avenue. Offices are located along Marcella Avenue, Mount Pleasant Avenue and Prospect Avenue. Communications towers and ancillary facilities are located on properties along Marcella Avenue. Other commercial uses are located along Prospect Avenue.

6. The subject property is located at the intersection of two main roads: Mount Pleasant Avenue and Prospect Avenue. Mount Pleasant Avenue is a County road (Route 577) adjacent to the subject site and is a State highway to the west of Prospect Avenue (Route 10), while Prospect Avenue is a County road (also Route 577 north of Mount Pleasant Avenue).
7. A childcare center is located on Lot 5.01, along with a metal transmission tower and related improvements.
8. Existing site improvements include an 8,800 square foot, one-story building and a 5,600 square foot outdoor fenced-in play area on the northeastern portion of the site (adjacent to Marcella Avenue.)
9. A total of 45 parking spaces are currently provided in two parking lots, an upper lot at the same elevation as the building, and a lower lot accessed by a driveway and stairs. Twenty-two (22) spaces are located in the upper parking lot and the remaining parking spaces are in the lower parking lot.
10. Vehicular access to the site is provided by right-in, right-out access driveway on Mount Pleasant Avenue and a two-way driveway on Marcella Avenue.

11. The existing childcare center on lot 5.01 was approved by the Planning Board in 2017 and has been operating for five (5) years.
12. Lot 1 is developed with a three-story building and multiple radio transmission towers (Which are currently in operation.) The towers will be removed as part of this application.
13. The Applicant is requesting approvals to renovate and expand the existing building on Lot 1 to serve as an annex to the existing childcare center on Lot 5.01. The proposal includes the construction of two additions to the building on Lot 1, one on the north and one near the southwest corner. Three classrooms would be located within the building on Lot 1, one on each floor. The total capacity of the classrooms would be 60 children.
14. An elevator and three stairways are proposed to be added to comply with the applicable codes and regulations.
15. A new crosswalk is proposed across the site driveway closest to Marcella Avenue to connect the two buildings.
16. An existing trash enclosure at the southeast corner of the upper parking lot is proposed to be replaced by one at the southwest corner.
17. Lot 5.01 is 54,492 square feet (1.25 acres) in area. Lot 1 is 3,852 square feet in area, which when added to the existing Lot 5.01 would result in a new total lot area of 5,344 square feet (1.34 acres).
18. The application was reviewed by the Site Plan Review Advisory Board ("SPRAB") and the Applicant addressed nearly all of the issues raised at the SPRAB meeting through revised and supplemental application materials with the exception of concern

raised about cleanup of trash discarded from passing vehicles. Applicants testified that they would continue to maintain and remove the trash that is littered by passing vehicles.

19. To improve drainage and stormwater runoff, the new curbing on Marcella Avenue and new walkways will be installed. Also, the property will be graded to properly direct runoff and additional landscaping (60 shrubs, 2 trees and perennial plants) is proposed which will also aid in disbursement of the stormwater.
20. 500 square feet of new impervious coverage is being added to the site.
21. Applicant will install "Watch for Pedestrian" signs to alert drivers as they approach the crosswalk from both Marcella Avenue direction as well as from the northerly direction.
22. The only signs will be on the building and will comply with the Township ordinance.
23. While there is a generator currently located on Lot 1, it will be removed as it is not necessary for childcare use.
24. Currently there are 132 students at the school with a long waiting list and 25 faculty members. 80% of the faculty use mass transportation to get to the site.
25. Parents dropping and picking up their children are on site an average of 7 minutes and the drop off and pick up times are staggered through the day beginning at 7:30AM and through to 9:30AM with most drop offs arriving between 8:30 and 9:00AM. There are half day students picked up in the afternoon and from 3:00PM to 6:00PM, students are picked up with most being picked up between 5-5:30PM.
26. At peak drop off and pick up times only half of the currently existing parking spaces (45) are used and while it is anticipated that 60 additional students will be in the new building annex, testimony from Applicant's traffic engineer was that a conservative

estimate would anticipate the use of approximately 33 vehicles on site at any peak time which can easily be accommodated by the existing conditions.

27. If the parking were increased it would result in additional impervious coverage.
28. Electric vehicle charging stations are not recommended because as the facility is a school, parent parking all day is not permitted and there are few faculty members that use the parking lot. Additionally, as this is a secure site being a school, therefore, EV parking spaces are not open for public parking for security purposes.
29. The Application requires the following variance relief from the Board:

SECTION/REQUIREMENT	PERMITTED/REQUIRED	PROPOSED
25.71 Minimum front yard	30 feet	12.5 feet
25-7.1 Minimum side front yard	25 feet	3.0 feet
25-7.1 Maximum lot coverage	60%	66.1%
25-12.2b.1 Minimum number of parking spaces	70 spaces	45 spaces

30. N.J.S.A. 40:55D-46a. and b. and N.J.S.A. 40:55D-50a. govern the Board's review of the preliminary and final site plan application. N.J.S.A. 40:55D-46a provides that an "ordinance requiring site plan review and approval shall require the developer submit to the administrative officer a site plan and such other information as is reasonably necessary to make an informed decision as to whether the requirements necessary for preliminary site plan approval have been met." N.J.S.A. 40:55D-46a further provides that "The site plan and any engineering documents to be submitted shall be required in tentative form for discussion purposes for preliminary approval. If any architectural plans are required to be submitted for site plan approval, the preliminary plans and {Goddard School Draft Resolution}6

elevations shall be sufficient." N.J.S.A. 50:55D-46b provides that "if the planning board required any substantial amendment in the layout of improvements proposed by the developer that have been the subject of a hearing, an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development" and "the planning board shall, if the proposed development complies with the ordinance and this act, grant preliminary site plan approval." N.J.S.A. 40:55D-50a. provides that final site plan approval "shall" be granted if the detailed drawings, specifications, and estimates of the application conform to the standards of all applicable ordinances and the conditions of preliminary approval. As such if the applicant meets the standards set forth in the ordinances, the planning board lacks the authority to deny approval of the site plan and subdivision. N.J.S.A. 40:55D-50a; PRB Enters., Inc. v. S. Brunswick Planning Bd., 105 N.J. 1, 7 (1987); Dunkin' Donuts of N.J., Inc. v. Twp. of N. Brunswick Planning Bd., 193 N.J. Super. 513, 515 (App. Div. 1984).

Conversely, if the application does not comply with all ordinance requirements, the Board must deny approval. Cortesini v. Hamilton Planning Board, 417 N.J. Super. 201, 215 (App. Div. 2010). However, there are two exceptions: (1) The first exception is where an application does not comply with all ordinance requirements but the Board grants relief in terms of variances or exceptions. In that case, the Board then must review the application against all remaining ordinance requirements and grant approval if the application complies with all such remaining requirements.

31. N.J.S.A. 40:55D-60 permits a planning board to grant variances from the bulk regulations of a zoning ordinance and other zoning deviations that do not require a "d"

variance as part of site plan or subdivision review. The variance proofs are the same as for "c" variances as set forth in N.J.S.A. 40:55D-70. A c (2) variance may be granted when the purposes of zoning are advanced and the benefits of deviating from the ordinance requirements outweigh any detriments. The benefits derived from granting a "c (2)" variance must include benefits to the community as a whole, not just the applicant or property owner. A "c" variance must address the "negative criteria," and affirmatively demonstrate that the variance can be granted "without substantial detriment to the public good" and "without substantial impairment to the intent and purpose of the zone plan and zoning ordinance" of the municipality.

NOW, THEREFORE, based upon the foregoing findings of fact, the Board reaches the following conclusions of law:

1. The use at the site is both a permitted use and an inherently beneficial use.
2. The requested variances for minimum front yard, minimum side front yard and maximum lot coverage satisfy the c (1) criteria as they are pre-existing conditions which are hardships caused by the property and as to the lot coverage the improvements to landscaping and curbing will improve the conditions on site.
3. The requested parking variance satisfies the c (2) criteria because the project as a whole advances the purpose of the MLUL as it is inherently beneficial and also will be an aesthetic improvement due to the removal of non-permitted uses (communication towers) and also is an encouraged use under the Master Plan.
4. The benefits of the project outweigh any negatives.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of West Orange that approval for Preliminary and Final Major site plan approval with c variances to expand the existing childcare center by modifying and expanding an existing building on an adjacent property is granted; and

IT IS FURTHER RESOLVED that the approval granted to GBSJ, LLC t/a Goddard School, is subject to the following terms and conditions:

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

3. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
4. The Applicant shall pay all outstanding application fees and technical review fees, board attorney fees for preparation of the resolution, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of the notification or this approval shall be deemed withdrawn.
5. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.
6. Applicant agrees to abide by all of the suggestions and directives set forth in the Hess report dated October 30, 2023.
7. Applicant will correct the site plan to show that there are 70 required parking spaces on site.
8. Applicant shall install and maintain in perpetuity, native plantings with the approval of the Township Forester.
9. An additional "Watch for Pedestrian" sign (as shown on C300) before the crosswalk on the north side will be added.
10. Signs (other than those directional signs required in the parking lot or for traffic control as mentioned herein) will be mounted on the building and will comply with the Township Ordinance.

11. The trash enclosure will be re-located to the southwest corner.
12. The new additions will have white roofs and if it is determined that a new roof should be installed on the building, then Applicant shall install a white roof.
13. Applicant must submit proof of approval of the facility from the Division of Children and Family Services to the Zoning Official. (This is not a condition precedent to the signing of plans, associated construction or a Certificate of Occupancy.)
14. The Applicant shall list all conditions of approval onto a final site plan submission prior to the submission of the building permit.

The undersigned secretary certifies the decision set forth herein was made by this Board on November 1, 2023, and memorialized herein pursuant to N.J.S.A. 40:55D10(g) on November 29, 2023.


Jamilet Baquerize Vite
Planning Board Secretary

Vote Action Taken by the Board on November 1, 2023:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino			X			
L. Klein						
S. McCartney			X			
C. Morgan			X			
P. Smeraldo						
W. Wilkes			X			
T. Williams		X	X			
S. Jensen						
J. Cardoza			X			
R. Bagoff	X		X			

Vote on Memorialization on November 29, 2023:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino		X	X			
L. Klein						
S. McCartney			X			
C. Morgan			X			
P. Smeraldo						
W. Wilkes			X			
T. Williams			X			
S. Jensen						
J. Cardoza			X			
R. Bagoff	X		X			

RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Decided:

June 7, 2017

Memorialized:

August 2, 2017

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

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

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

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

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

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

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

- iv. Site Plans prepared by Jarmel Kizel Architects and Engineers, Inc. last revised May 23, 2017 (11 sheets);
- v. Architectural Drawings prepared by Jarmel Kizel Architects and Engineers dated Feb. 21, 2017 (2 sheets);
- vi. Turning Movement Exhibit prepared by Jarmel Kizel Architects and Engineers last revised April 21, 2017;
- vii. Steep Slope Plan prepared by Jarmel Kizel Architects and Engineers, Inc. dated April 21, 2017 (1 sheet);
- viii. Traffic Study prepared by Hamal Associates, Inc. dated April 20, 2017.

2. The following Exhibits were admitted into evidence:

- Ex. A-1 Colorized version of the Site Plan (Sheet C-300)
- Ex. A-2 Color Rendering of Architectural Style of Proposed Building
- Ex. A-3 Google Area Image of the subject property
- Ex. A-4 Architectural Elevation
- Ex. A-5 Google Earth aerial view of the property with evacuation route shown

3. Sai Anderton, Esq. introduced the application on behalf of the Applicant. He stated that it involves demolition of a vacant house and the former Mt. Fuji restaurant on the site and constructing a day care center.

4. Applicant called Matthew Jarmel, RA who was qualified as an expert in architecture with a specialty in child care centers. He testified that he had designed several similar facilities in the past and was also an investor and owner. Mr. Jarmel explained that Applicant wished to build a Goddard type center, which is a franchise which was started in 1986. There are 63 such centers in New Jersey. The proposed center would be approximately 8,800 square feet in size and would have a maximum of 136 children. Hours of operation would be 6:30 a.m. to 6:30 p.m. The facility would be a secure environment with a fob needed for door entry and a fence around the play area. The building would be sprinklered. He introduced a colorized rendering of the proposed building (Ex. A-2) to show the proposed architectural style which was described as "typical Goddard." There would be 18 employees. The trash enclosure would have separate dumpsters for trash and for recyclables.

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

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

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

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

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

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

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The remaining variances needed were:

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

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

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

THE DECISION

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

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

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

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

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

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

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

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

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

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

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

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

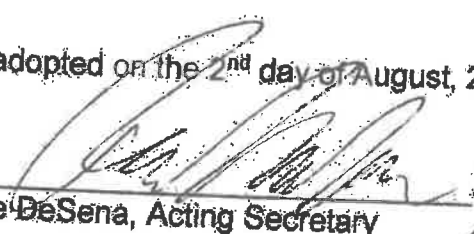
12. Applicant to provide an Engineer's estimate of the cost of improvements.

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

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

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

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

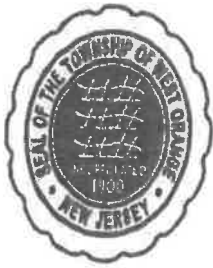

Rose DeSena, Acting Secretary

Vote on the Action Taken by the Board

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

Vote on the Memorializing Resolution

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



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: 1/27/24

BLOCK: 83

LOT: 1 QUAL:

NAME: FAMILY SOLUTIONS INC. - REGI

ADDRESS: 289 MT. PLEASANT AVENUE

TAXES PAID UNTIL: APRIL 30, 2024

2023 SEWER PAID IN FULL: ☒ YES ☐ NO

2024 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org



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: 1/27/24

BLOCK: 83

LOT: 5.01 QUAL:

NAME: GBSJ PROPERTIES, LLC

ADDRESS: 303 MOUNT PLEASANT AVENUE

TAXES PAID UNTIL: APRIL 30, 2024

2023 SEWER PAID IN FULL: ☒ YES ☐ NO

2024 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

Buffer Report

created on 2/26/2024

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) (2)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN, M.	289 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035

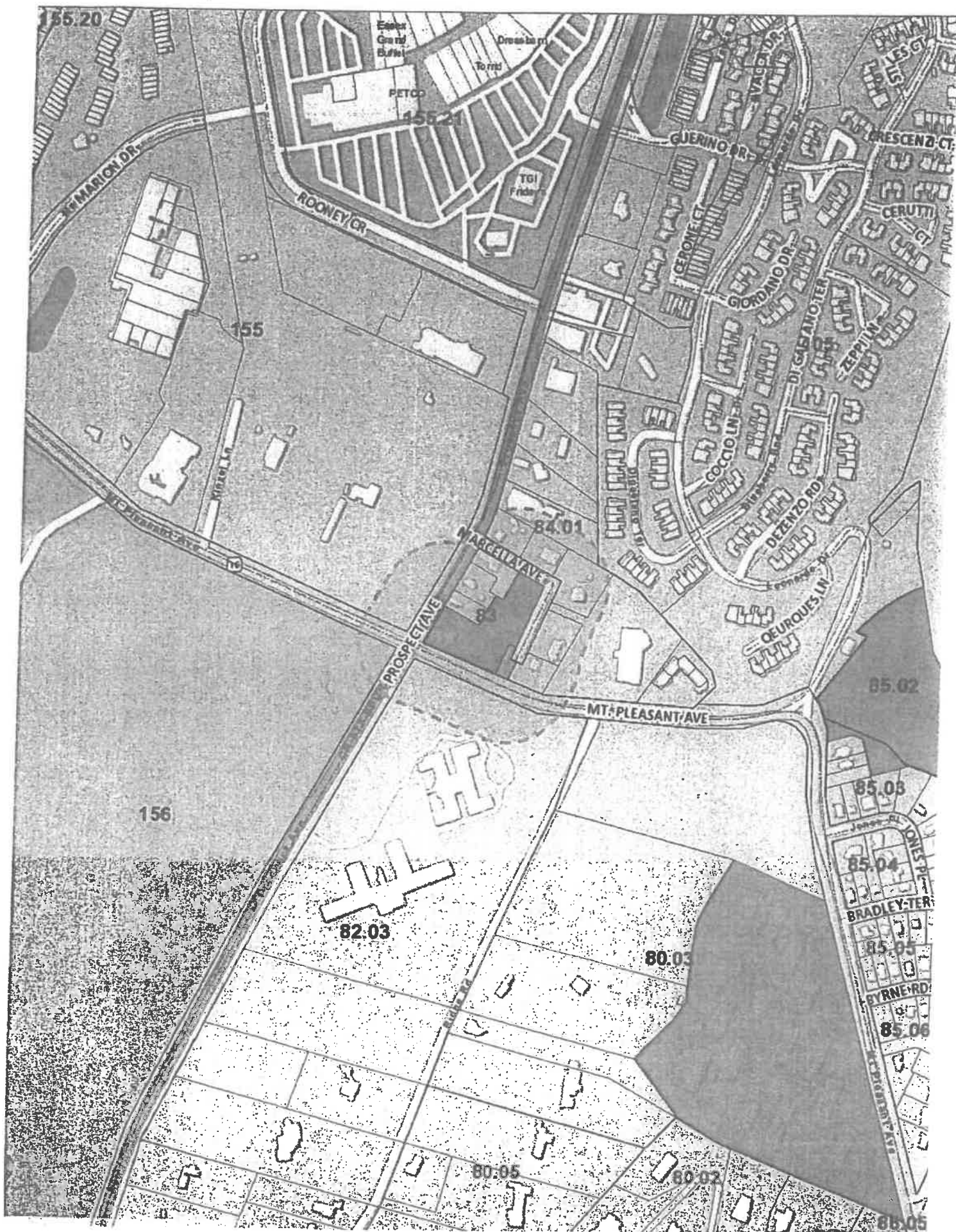
§

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

Adjoining Properties (16)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS, LLC % ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN, M.	289 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	105	7		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO J24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE ,	WEST ORANGE, N.J.	07052



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

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

STONEFIELD

October 20, 2023

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

**RE: Parking Utilization Memorandum
 Proposed Childcare Facility Expansion
 289 Mt Pleasant Avenue
 Block 83, Lots 1 and 5
 Township of West Orange, Essex County, New Jersey
 SE&D Job No. RUT-230300**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this memorandum to examine the potential parking impacts of the proposed facility expansion to the existing Goddard School of West Orange. The subject property is located at the northeasterly quadrant of the intersection of Mt Pleasant Avenue and Prospect Avenue in the Township of West Orange, Essex County, New Jersey. Access to the site is facilitated via one (1) full-movement driveway along Marcella Avenue and one (1) full-movement driveway with a left-turn egress restriction along Mt Pleasant Avenue. Access to the site and the existing parking area, inclusive of 45 parking spaces, are to remain.

In order to assess the existing parking availability of the childcare facility, on-site parking utilization counts were conducted on Wednesday, October 18, 2023, throughout the operational hours of the facility. Data was collected in 10-minute intervals from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:30 p.m.; and in 30-minute intervals from 9:00 a.m. to 4:00 p.m. The 10-minute interval study time periods were chosen as they are representative of the expected peak parking turnover of the existing Goddard School during child drop-off and pick-up operations. The results of the on-site parking utilization study are provided in Table I.

TABLE I – MAXIMUM OBSERVED PARKING DEMAND

Time Period	Peak Period	Parking Supply	Maximum Demand	Parking Utilization
Weekday Morning (Child Drop-Off)	7:00 AM – 9:00 AM	45	23	51%
Weekday Midday (Faculty Parking)	9:00 AM – 4:00 PM	45	15	33%
Weekday Evening (Child Pick-Up)	4:00 PM – 6:30 PM	45	16	36%

Based on a review of the count data, the maximum parking demand was 23 vehicles during the weekday morning peak period, 15 vehicles during the weekday midday peak period, and 16 vehicles during the weekday evening peak period. Based on the on-site parking utilization observations conducted, a maximum parking demand of 23 parking spaces was observed at 8:40 a.m. during the critical weekday morning student drop-off time period.

STONEFIELDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

Appended **Exhibit A1** provides a summary of the parking utilization results, and **Exhibit A2** and **A3** are aerial drone images of the maximum parking demand during the 10-minute peak weekday morning and weekday evening parking demand periods, respectively.

The on-site parking utilization observations were conducted on the peak child attendance day, where an attendance was recorded of 138 students supported by 25 faculty. The proposed childcare expansion would accommodate an enrollment of potentially up to 60 additional students and the hiring of potentially up to seven (7) additional faculty for a total of 198 students and 31 faculty under the proposed condition. The proposed childcare facility expansion would equate to a 44% increase in student enrollment and 28% increase in faculty for a total increase of approximately 41% (students + faculty). This would result in a proposed maximum parking demand of 33 vehicles during the weekday morning peak period, 21 vehicles during the weekday midday peak period, and 23 vehicles during the weekday evening peak period. Based on the existing parking utilization percentage and number of open spaces available for each time period, the existing parking supply of 45 parking spaces would be sufficient to support the expected parking demand of the proposed expansion.

If you have any comments regarding the above information, please contact our office.

Best regards,



Matthew J. Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC



John R. Corak, PE
Stonefield Engineering and Design, LLC

STONEFIELD

Exhibit A1 - Parking Utilization Counts

Proposed Childcare Facility Expansion

289 Mt Pleasant Avenue

Township of West Orange, Essex County, New Jersey

Wednesday, October 18, 2023

RUT-230300

Weekday Morning Peak Period

Supply	45	Utilization	Open Spaces
Time	Parked Vehicles		
7:00 AM	1	2%	44
7:10 AM	2	4%	43
7:20 AM	3	7%	42
7:30 AM	3	7%	42
7:40 AM	4	9%	41
7:50 AM	5	11%	40
8:00 AM	5	11%	40
8:10 AM	8	18%	37
8:20 AM	16	36%	29
8:30 AM	12	27%	33
8:40 AM	23	51%	22
8:50 AM	22	49%	23
9:00 AM	17	38%	28

Weekday Midday Peak Period

Supply	45	Utilization	Open Spaces
Time	Parked Vehicles		
9:30 AM	13	29%	32
10:00 AM	14	31%	31
10:30 AM	15	33%	30
11:00 AM	14	31%	31
11:30 AM	14	31%	31
12:00 PM	14	31%	31
12:30 PM	12	27%	33
1:00 PM	14	31%	31
1:30 PM	10	22%	35
2:00 PM	11	24%	34
2:30 PM	9	20%	36
3:00 PM	12	27%	33
3:30 PM	11	24%	34

Weekday Evening Peak Period

Supply	45	Utilization	Open Spaces
Time	Parked Vehicles		
4:00 PM	10	22%	35
4:10 PM	10	22%	35
4:20 PM	10	22%	35
4:30 PM	14	31%	31
4:40 PM	11	24%	34
4:50 PM	14	31%	31
5:00 PM	12	27%	33
5:10 PM	13	29%	32
5:20 PM	12	27%	33
5:30 PM	16	36%	29
5:40 PM	16	36%	29
5:50 PM	11	24%	34
6:00 PM	9	20%	36
6:10 PM	8	18%	37
6:20 PM	4	9%	41
6:30 PM	1	2%	44

Exhibit A2

Maximum Observed Parking Demand – Weekday Morning (Child Drop-Off) Peak Period

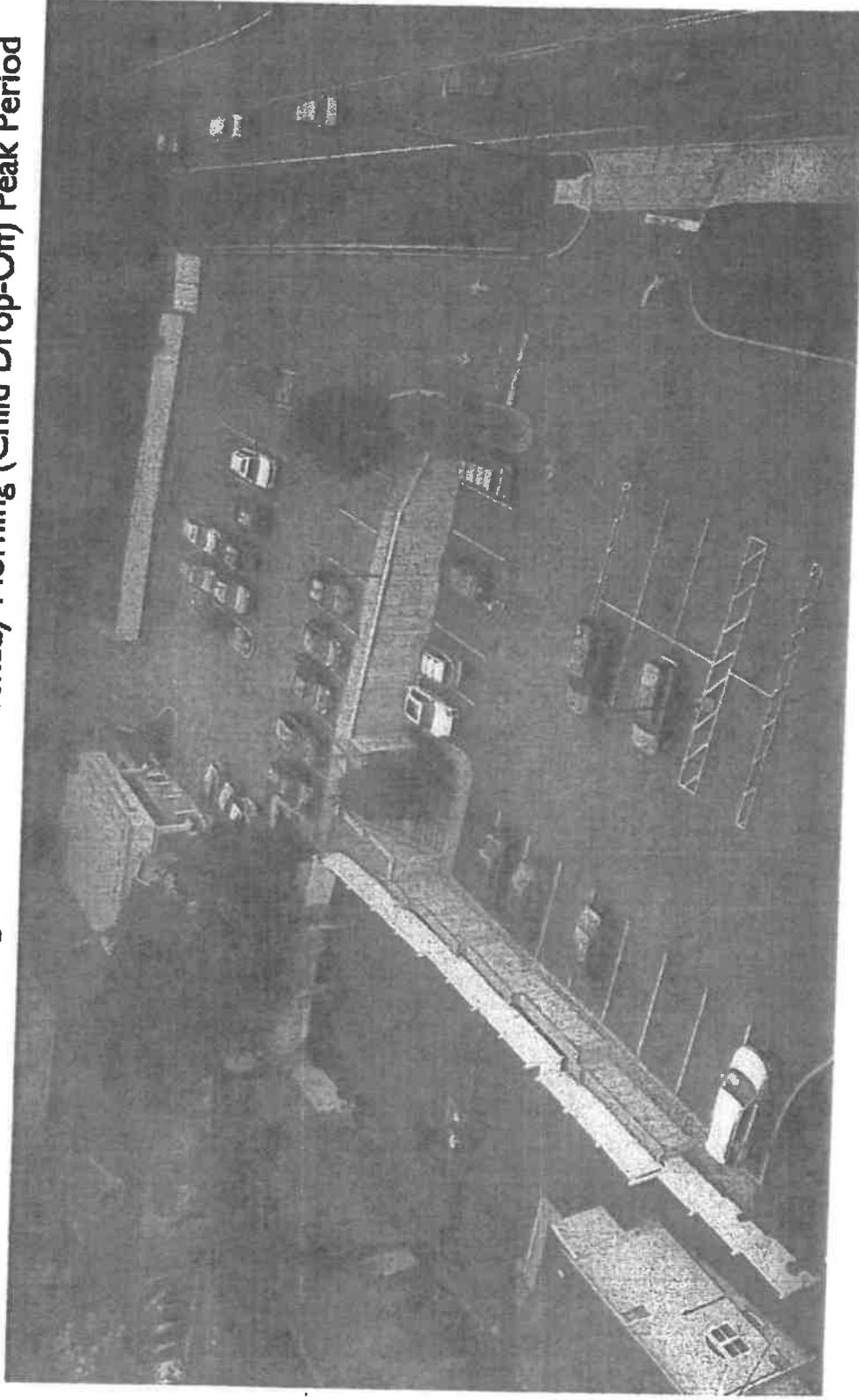
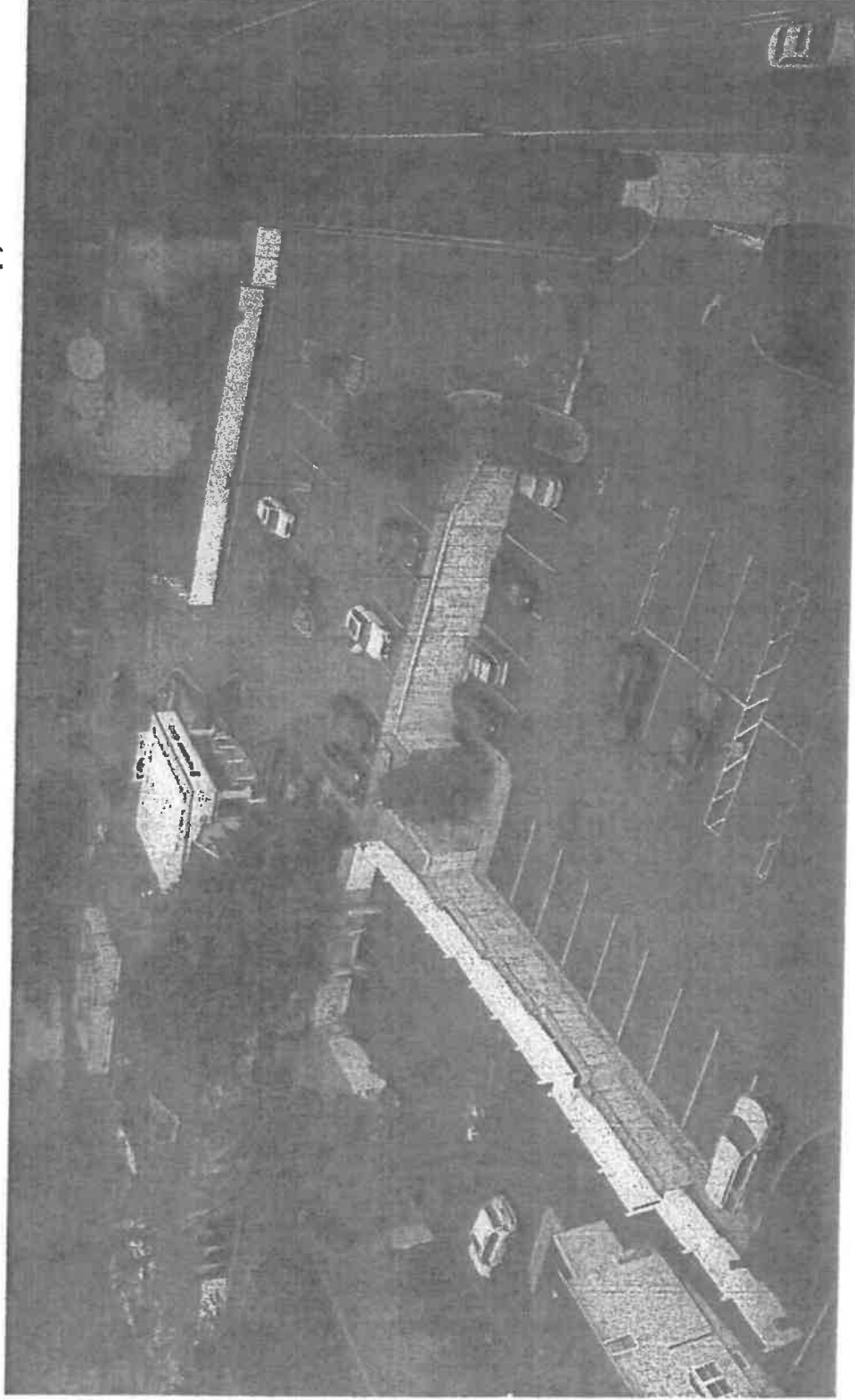


Exhibit A3

Maximum Observed Parking Demand – Weekday Evening (Child Pick-Up) Peak Period



1
2 TRANSCRIPT OF EXCERPT OF VIRTUAL MEETING

3 TOWNSHIP OF WEST ORANGE

4 PLANNING BOARD

5
6
7 Location: 66 Main Street
8 West Orange, NJ 07052

9 Date: November 1, 2023

10
11 APPEARANCES:

12 Dr. Robert Bagoff
13 Jerry Guarino
14 Ken Alper
15 John Cardoza
16 Susan McCartney
17 Christopher Morgan, Sr.
18 Tammy Williams
19 William B. Wilkes, II
20 Secretary Jamilet Basquerizo Vite

21
22 ALSO PRESENT:

23 Walter E. Hanley, Esq.
24 Matthew Seckler of Stonefield Engineering

25
Andrea Semanovich
KING TRANSCRIPTION SERVICES
3 South Corporate Drive, Suite 203
Riverdale, NJ 07457

I N D E X

<u>PROCEEDING</u>	<u>PAGE</u>
Excerpt of Planning Board Meeting	3
Testimony of Mr. Seckler	3
<u>QUESTION</u>	<u>PAGE</u>
by Mr. Bagoff	13
by Ms. McCartney	16
by Mr. Rohmeyer	17
by Mr. Grygiel	22

1 MS. VITE: Okay. Mr. Seckler, please raise
2 your right hand.

3 M A T T H E W S E C K L E R, WITNESS, SWORN.

4 MR. HANLEY: Matt, could you please begin the
5 voir dire for me?

6 MR. SECKLER: Sure. My name is Matt Seckler,
7 S-E-C-K-L-E-R. I'm a principal at Stonefield
8 Engineering Design. The address is 92 Park Avenue in
9 Rutherford, New Jersey. I'm a licensed profession
10 engineer and professional planner in the State of New
11 Jersey. I have a Bachelors of Science in Civil
12 Engineering from Union College in Schenectady, New
13 York. I have a Master's in City and Regional Planning
14 from Rutgers University. I've been accepted before
15 over a hundred boards in the State of New Jersey,
16 including your Zoning Board and about a dozen other
17 boards in Essex County.

18 MR. BAGOFF: Thank you. Are you testifying
19 as an engineer, planner, or both?

20 MR. SECKLER: Both.

21 MR. BAGOFF: Okay, great. So unless any
22 members of the Board have any questions, we'll accept
23 Mr. Seckler as a licensed -- planner and engineer in
24 the State of New Jersey. Mr. Seckler, you have the
25 floor.

1 MR. HANLEY: I believe you have been provided
2 your report -- could you go over that with the Board,
3 please?

4 MR. SECKLER: Certainly. We did provide a
5 parking utilization memorandum report. It was dated
6 October 20th, 2023. I'll briefly go into the data we
7 collected and the conclusions we reached. As part of
8 this study we were on site -- the existing Goddard
9 School site on Wednesday, October 18th, 2023 from seven
10 in the morning to 6:30 in the evening to study the
11 parking supply and the drop-off and pickup of children.
12 From seven in the morning to nine in the morning, which
13 is when the majority of the students are dropped of we
14 calculated the maximum amount of cars parked on site in
15 ten minute intervals. From -- from nine a.m. to four
16 p.m. we looked at the parking utilization at thirty
17 minute intervals. That's essentially when the site is
18 mainly occupied by the -- by the teachers and staff.
19 And then from four p.m. to 6:30 p.m. we again looked at
20 ten minute intervals because that would capture the
21 primary pick-up period for parents picking up their
22 children.

23 You heard from the operator, consistent with
24 a lot of daycare facilities, the way that drop-off and
25 pickup works is that it's on the parent's pleasure in

1 terms of when they drop off and pick up their students.
2 So you do not see necessarily huge surges like you may
3 see at an elementary school when everyone's trying to
4 get there for the bell or at pick-up time periods where
5 all the parents are waiting around for the students to
6 be released from the school where they kind of park in
7 the parking lot or even queue on site. That does not
8 happen at a Goddard School. As you heard every parent
9 that is dropping off or picking up parks their car,
10 walks into the building, goes through the proper
11 identification and then brings their child either home
12 or into the building themselves.

13 As was mentioned -- as was testified earlier
14 we typically see anywhere between five and seven
15 minutes for drop-off and pickup. Usually drop-off is
16 more in the five minute range. People are usually in a
17 rush to get someplace, to get to work, so the drop-off
18 occurs usually at five, five and a half minutes.
19 Pickup time period is more in the six, maybe seven
20 minute range when you're picking your child up. You're
21 usually a little bit more calm and you want to find out
22 how your child experienced that day. That's typically
23 the amount of kind of turnover we see in the lot.

24 During the morning drop-off periods the max
25 amount of cars that we saw in the parking lot were

1 twenty-three cars. As a reminder there are forty-five
2 parking stalls on site, so a little less -- a little
3 more than fifty percent full is what we saw in the
4 parking lot during the drop-off periods. In the middle
5 of the day when it was mainly just staff and -- staff
6 and faculty there were fifteen cars in the lot out of
7 the forty-five spaces. And in the evening we saw
8 sixteen cars at maximum parked in the lot where again
9 forty-five spaces are the supply. So, essentially we
10 saw really only at one time period was there even half
11 the parking spaces occupied within the lot. And as was
12 testified by the applicant we did see generally, you
13 know, a -- a -- you know, a nice cadence of parents
14 dropping and picking up. Essentially, peaking at
15 around the 8:40 to 8:50 hour of drop-off was -- was
16 usually -- was the peak in the morning. In the evening
17 right around 5:30 to 5:40, 5:45 was when you saw the
18 peak of parents picking up at the end of the day. But,
19 again, always more than sufficient number of park --
20 parking stalls on site.

21 So, we knew how the site operates with the
22 current level of students and faculty, and as you heard
23 from the applicant you know basically a waitlist amount
24 of students -- basically at capacity. What they're
25 looking at is adding about sixty students, and what

1 we've been told is about seven faculty members, which
2 basically is an increase of about forty-one percent of
3 population on site. So we expect from the counts that
4 we performed about -- the numbers to go about forty-one
5 percent higher.

6 Going about forty-one percent higher would
7 mean that at the worst period, that morning drop-off
8 period you'd be looking at about thirty-three cars
9 instead of twenty-three cars parked on site at any one
10 time. I also want to emphasize that this simple
11 calculation of -- let's just add forty-one percent is
12 probably conservative in nature. As we know from
13 working in daycares, about twenty percent of drop-offs
14 are of more than one student, usually siblings
15 something or -- or car pools. So even though the
16 student population is increasing by sixty students it
17 doesn't mean there will necessarily be sixty more
18 parents coming to the site. It could -- it's more in
19 the range of probably forty-five to fifty parents
20 coming to the site. Because what these additional
21 classrooms will allow is more you know multi-child
22 families to be able to utilize this site. And, so
23 again you will not have sixty new cars coming to the
24 site, it will be again a lesser amount because of the
25 amount of siblings that are enrolled in these type of

1 facilities.

2 So, anyway what we've found is again even
3 with this increase in students we would anticipate
4 there being in the range of about twelve empty stalls
5 at any one time, versus the twenty-two empty stalls
6 that we see now at any one time on site. So we could
7 conclude that while we are seeking a parking variance
8 here, that the parking amount is sufficient for the
9 projected increase in student population and staff
10 population as well. So we do believe that the parking
11 on site is sufficient.

12 I do know there were some comments about --
13 generation or -- or traffic impacts. Again, this is a
14 permitted use in the zone. You know -- anticipated the
15 -- there really should not be an evaluation of off-site
16 traffic impact when it comes to permitted uses. That
17 said, the amount of increased parents coming per hour
18 is really going to be de minimis when you compare the
19 overall traffic that exists on the nearby roadways,
20 something in the range of about one new parent coming
21 to the site every two or three minutes during the
22 busiest hour. That's not going to change the traffic
23 flow in the area. And if the access pattern you heard
24 from the applicant does have the right in, right out
25 access on the major road, you know we -- we -- this is

1 -- we're not looking to change the access pattern on
2 Mount Pleasant, that will stay right in, right out.
3 And then you have Marcella Avenue being a safe access
4 point for the remainder of parents that need to make
5 those kind of left turn movements. So, overall we do
6 believe the access plan is -- is sufficient. It works
7 -- it works safely. And, again, there's really no
8 changes to the drive aisles, parking space dimensions,
9 all operate properly and have been designed properly.
10 And as you've heard from the application really no
11 concerns with how the site operates today from a
12 traffic on-site circulation perspective. So from a
13 traffic perspective we believe this application for the
14 additional classrooms and capacity will not have a
15 negative impact on the public or the adjoining roadway
16 network.

17 I'd be happy to roll right into planning if
18 that's preferred, Chairman, at this point?

19 MR. BAGOFF: Go right ahead.

20 MR. SECKLER: Perfect. From a planning
21 perspective, again really the only new variance that
22 we're seeking related to this development is the
23 parking variance. And, again, you've heard my
24 testimony. We've studied this site in operation on a
25 Wednesday, which is their busiest day, and have seen

1 that even if we increase the parking amounts to account
2 for the new student population there is still
3 sufficient parking on site. To create more parking on
4 site would mean more -- more impervious coverage, less
5 green space, obviously negative from a -- which would
6 be a negative from an environmental standpoint.

7 I would want to reiterate that this type of
8 use, daycare facilities, is statutorily recognized as
9 an inherently beneficial use, so automatically it meets
10 the positive criteria when evaluated variances. And
11 again it is clearly seen as -- as advancing the general
12 welfare when you can add additional childcare, helping
13 families rear their children, teach their children,
14 keep their children safe. That's obviously a benefit
15 to the public.

16 We are removing an existing non-conforming
17 use in the B-2 Zone, which is the -- zone that we are
18 in, commercial antenna facilities are not permitted.
19 So, again, when you balance the fact that we're adding
20 an inherently beneficial use that's permitted in the
21 zone and we're taking away a non-permitted use in the
22 zone, from the zoning perspective this is obviously a
23 win-win and clearly something that your zoning
24 ordinance and master plan would see as a benefit here,
25 besides again the -- the statewide statutory

1 regulations that show that this is a use that -- that
2 is permitted within the B-2 Zone.

3 Again, the other -- the other variances that
4 we're seeking for this project essentially relate to
5 the existing structures on the property. The existing
6 side front yard setbacks of both the -- the existing
7 Goddard School and the antenna building, you know the
8 -- the front yard setback of the -- of the antenna
9 building, these are all I would say C-1 variances
10 because the building and -- and -- and lot currently
11 exist today. We're re -- re-utilizing the building, so
12 we're basically stuck keeping that variance.

13 We are improving lot area. The -- we are
14 removing an existing non-conforming as it -- conforming
15 condition as it relates to this small lot on -- on Lot
16 1 by consolidating it with the other lot. And, again,
17 we do believe that all that is -- is a benefit.

18 I do note there was comments raised by the
19 Board regarding EV spaces. I know that's not -- I
20 don't necessarily believe that the EV space is a
21 variance, but obviously we are seeking a parking
22 variance here for overall number of spaces. I think
23 this type of use where the parents are on-site for such
24 a short period of time that there's no need for them to
25 have EV spaces. And this is a site that needs to have

1 I would say a higher level of security than most other
2 sites. They do have EV parking. It does allow
3 essentially -- you know it -- it would -- could invite
4 people who have EV cars to park on site to charge up,
5 and having a site that does have small children, may
6 have children walking from one building to the other to
7 use the playground, we want to really limit the ability
8 for -- as much as we can for -- to the general public
9 to come on to the site and use any type of EV parking.
10 So, we really you know do not believe that statutorily
11 we're required to have an EV parking space, nor do we
12 think that this is the use that really invites itself
13 to having an EV need because one of the large portions
14 of population that will be using the site are on the
15 site for less than ten minutes. So, again, just kind
16 of reiterating what you've heard from the previous
17 applicant and experts, while that may not be a variance
18 specifically, we don't think that that's necessary for
19 this -- this use on the site here today.

20 So, overall, again, I think that balancing
21 the positive and negative criteria here, as we're
22 required to do for all variances, I do think clearly an
23 inherently beneficial use permitted in the zone,
24 removing an existing non-conforming use is clearly a
25 benefit. All the rest of the variances other than

1 parking are existing non-conformities that come along
2 with re-utilizing a building.

3 And, obviously the last piece of this being
4 the parking variance, which again we hope we've shown
5 through testimony and through our field visit and
6 parking counts that there's no need to create more
7 paved area on the site, to create more storm water
8 runoff on the site by paving and creating more parking
9 because there is sufficient parking for the increased
10 number of students and staff. So, overall I do believe
11 that we have provided the proper proofs to have the --
12 this application be approved with the variances being
13 sought.

14 MR. BAGOFF: Thank you, Mr. Seckler. So just
15 for clarity the front yard setback, side yard setback
16 and maximum lot coverage, you're asking for C-1
17 variances, and the parking you're asking for a C-2
18 variance; is that correct?

19 MR. SECKLER: Well, I'd say the -- the lot
20 area -- we're removing a existing non-conformity with
21 that. The lot coverage, you're correct. Lot coverage
22 is an existing non-conformity that is being maintained,
23 but coming slightly better because we add a little bit
24 more land.

25 MR. BAGOFF: Well it said -- so originally

1 Mr. Hanley said that the maximum lot coverage was 67.4
2 percent and 60 percent is allowed.

3 MR. SECKLER: Right.

4 MR. BAGOFF: Is that not a variance? Is that
5 correct?

6 MR. SECKLER: No, no that's a variance. It's
7 -- it's -- we're improving it slightly --

8 MR. BAGOFF: Uh huh.

9 MR. SECKLER: From the existing condition.

10 MR. BAGOFF: Right, but it's still a
11 variance?

12 MR. SECKLER: Still a variance, yes, correct.

13 MR. BAGOFF: Okay, cool. I just want to get
14 that for the record.

15 MR. SECKLER: Yep.

16 MR. BAGOFF: I like clarity. I'm old, I like
17 clear things. Okay. Let's go back for a moment -- I'm
18 going to take my prerogative and speak first. So, it's
19 great that you talked about inherently beneficial. The
20 Planning Board and the Township of West Orange and the
21 Master Plan speak to electric charging stations as
22 being inherently beneficial. You do have people who
23 work there, and some of them may have electric
24 vehicles. And agreed that most parents will come and
25 drop off and pick up and not stay there, absolutely

1 agreed. So, again, I'm going to ask the Planning Board
2 for the -- for the proofs that you offered that the
3 positive criteria outweigh the negative criteria. It's
4 inherently beneficial to the zone plan and it speaks to
5 the Master Plan, the Board again decide if the people
6 who work there deserve an electric charging station.
7 So to that end I'm going to ask Vice Chairman Wilkes,
8 do you have any questions for Mr. Seckler?

9 MR. WILKES: No, no questions at this time.

10 MR. BAGOFF: Mayor McCartney, do you have any
11 questions for Mr. Seckler?

12 MS. MCCARTNEY: -- maybe --

13 MR. BAGOFF: I'm sorry, I didn't get that.

14 UNIDENTIFIED MALE: I think she froze.

15 MR. BAGOFF: Counsel President? You're
16 muted. Ms. Williams, you're muted. Ms. Williams,
17 you're -- Counsel President, you're muted.

18 MS. WILLIAMS: I'm so sorry. I have no
19 questions. Thank you.

20 MR. BAGOFF: Okay, excellent. Thank you.
21 Mr. Alper, do you have any questions?

22 MR. ALPER: I do not. It looks like Mayor
23 McCartney has unfrozen, though. I don't know if she
24 did.

25 MS. MCCARTNEY: Yeah, thanks --

1 MR. BAGOFF: Mayor McCartney, you're up.

2 MS. MCCARTNEY: Everything -- everything went
3 blank. Mmm hmm, thank you. Chairman, you know as much
4 as I would like to see the EV charging stations, I can
5 speak from experience that we did Mr. Harrison say that
6 eighty percent of his staff takes mass transit -- mass
7 -- public transportation. And, again speaking from
8 experience that parents really do just drop off, so if
9 there is already a parking variance you really wouldn't
10 want a car parked there all day if they do need the
11 parking spaces. I do like your point though, maybe one
12 staff member may have an electric charge -- electric
13 car. I -- I don't think it's really reasonable at this
14 moment.

15 MR. BAGOFF: Okay.

16 MS. MCCARTNEY: Thank you.

17 MR. BAGOFF: We'll talk more. Mr. Alper?

18 MR. ALPER: I was good. I have nothing.

19 MR. BAGOFF: Okay, Mr. Guarino?

20 MR. GUARINO: Not at this time, Mr. Chairman.

21 MR. BAGOFF: Mr. Morgan?

22 MR. MORGAN: I echo Mayor McCartney's
23 sentiments.

24 MR. BAGOFF: Okay. Mr. Cardoza?

25 MR. CARDOZA: No -- no questions for Mr.

1 Seckler. I would like to ask another question of Ms.
2 Schweiker at the next opportunity.

3 MR. BAGOFF: Okay. Mr. Rohmeyer?

4 MR. ROHMEYER: Thank you, Mr. Chairman. I'd
5 like to talk about the ingress/egress point along Mount
6 Pleasant briefly. And, Mr. Seckler, can you talk about
7 -- can you give some testimony based on the -- you said
8 you -- your -- you or your office was onsite for a full
9 day in October. What -- where are the trips being
10 generated from? Is it a -- is it an even split coming
11 from the east side of the site -- from the south side,
12 or are you seeing most of the traffic enter and exit at
13 -- Mount Pleasant?

14 MR. SECKLER: We saw a little more coming
15 from essentially Marcella, really Prospect Avenue and
16 kind of working themselves around. We definitely saw
17 more coming on -- from that driveway than from Mount
18 Pleasant. So, again, I can't speak to the exact split,
19 but it was definitely leaning -- it wasn't fifty/fifty,
20 it was more Marcella than it was Mount Pleasant.

21 MR. ROHMEYER: Okay. You -- you indicated
22 max cars observed in the morning peak onsite were
23 twenty-three with an estimated increase with the new
24 building to be somewhere in the low thirties. That
25 said with the two parking lots, the upper and lower

1 parking lot vehicles will need to traverse and go past
2 that driveway -- that -- that driveway on Mount
3 Pleasant. So, how does stacking at that driveway
4 interact with the need to go between the upper and
5 lower driveway -- lower parking area? Especially with
6 this significant deficiency in parking -- the local
7 ordinance?

8 MR. SECKLER: Yeah, so what we -- what we saw
9 is -- one, we saw a majority of the time the lower
10 parking lot was utilized by staff versus parents. You
11 know, so really you know the -- the amount of vehicles
12 that are going to the lower parking lot, you know the
13 one closest to the corner, was essentially you know
14 people going there once a day, as opposed to the
15 constant turnover. Again, because of -- because of
16 convenience to the -- you know two drop-off locations.

17 What we did notice in terms of queuing,
18 obviously the -- the driveway on Mount Pleasant's
19 about two or three cars back from the signal. So when
20 the light's red on Mount Pleasant there usually is a
21 parent potential -- you know especially during the
22 morning hour, waiting to leave the site. But
23 essentially once the light turns green on Mount
24 Pleasant really the driveway queue dissipates. Really
25 we only saw usually about one parent waiting at that

1 point because they're making right turns. You know any
2 -- anybody that wants to make -- you know head
3 eastbound on Mount Pleasant, anyone -- you know they
4 were basically going out Marcella and -- and utilizing
5 that road.

6 MR. ROHMEYER: Okay. So -- so Mount Pleasant
7 is a County road; correct?

8 MR. SECKLER: Yes.

9 MR. ROHMEYER: Has this application received
10 County Planning Board approval?

11 MR. SECKLER: I -- I know obviously the
12 original application did -- typically I know Essex
13 County will not act on applications until there's local
14 either approval or denial. So, I -- I don't know if
15 the application's been made, but they would not provide
16 any approval or denial until we've met this board's
17 decision.

18 MR. ROHMEYER: Okay. I recognize the -- the
19 driveway may be subject to comment or request for
20 modification from the County, so at this point there
21 are no proposed mods to that driveway; correct?

22 MR. SECKLER: Correct, correct.

23 MR. ROHMEYER: I recognize Mount Pleasant is
24 -- it's one lane in each direction, there's -- there's
25 really no shoulder or bypass lane, so it -- if there

1 are stacked vehicles on site blocking the ingress you
2 could very quickly have some -- some vehicles hanging
3 out in the travel way of -- of Mount Pleasant. So, is
4 it -- are there any proposed modifications to ensure
5 that -- that the entrance portion of the site maintains
6 free-flowing conditions during the peak time?

7 MR. SECKLER: Yeah, again we did not notice
8 any stacking causing any type of on-site circulation
9 issues. Obviously, we are increasing you know the
10 capacity here, so I understand your question. The one
11 benefit is if you are coming in from Mount Pleasant
12 you're mostly, again, as a parent making a right turn
13 as you enter the site, and then making another right
14 turn. And they would unimpeded to get towards the
15 upper parking lot, which is where the parents want to
16 be. That's the one that's closest to the doors.
17 Really, if there would be any queuing it would start
18 limiting the impact -- start limiting the ability to
19 get to the lower parking lot, which again is primarily
20 for staff. So, we don't see that being a concern. If
21 it is a concern we could start looking at other
22 internal circulation measures, but again I -- I don't
23 anticipate that it's going to be an issue with the
24 minimal level of increased traffic that we'll be
25 experiencing.

1 MR. ROHMEYER: Thank you. And -- and that's
2 just leads into to my last question. The drop-off
3 procedure -- cars don't stack along the curb line;
4 correct?

5 MR. SECKLER: Right.

6 MR. ROHMEYER: They have to find a parking
7 stall, a legal parking stall?

8 MR. SECKLER: Correct, yes.

9 MR. ROHMEYER: Okay. So operationally who --
10 who controls cars from stopping along the curb line,
11 parents getting out there and -- and clogging up the
12 internal circulation? Who -- who controls that?

13 MR. SECKLER: Again, I imagine the
14 application or the administrator on site. I know
15 obviously when someone signs up for the school they
16 have a whole list of rules what the children could
17 bring, what food could come there. Also it would
18 discuss you know what the proper drop-off and pickup
19 procedures are. But, again I do know there's
20 administrators always on site, so if there are people
21 violating those rules I imagine those would be ones
22 enforcing the rules.

23 MR. ROHMEYER: Very good. Thank you.

24 MR. BAGOFF: Mr. Grygiel, do you have any
25 questions?

1 MR. GRYGIEL: Briefly with regard to the
2 planning testimony. Thank you, Mr. Seckler, I concur
3 with regard to the inherently beneficial nature of the
4 use. The Municipal Land Use Law also has special
5 provisions regarding childcare centers. And in fact a
6 reduced burden with regard to parking. Strictly
7 speaking you may be able to argue you don't need any
8 parking under Section 66.2 I believe it is.

9 Regardless, we have an ordinance, you put the proofs
10 in.

11 As for the -- just for the other variance,
12 for the coverage for example, the negative criteria --
13 based on the testimony of Mr. Gesario -- the other
14 testimony, do you believe that it's been addressed as
15 far as improving conditions with regard to drainage,
16 vegetation on site, adding the curbing, that type of
17 thing?

18 MR. SECKLER: Yeah, correct. And, again, I
19 think you know looking you know again at the other
20 purposes of the Municipal Land Use Law and again I
21 think visual environment is being enhanced here. You
22 do have a building that has seen its age, and in the
23 form that it is in with its previously non-permitted
24 use. And, again, you know improving the -- the lot
25 coverage, the increased vegetation, new curbing, you

1 know it's really going to be enhanced look, which again
2 obviously benefits the user here, but also the public
3 getting that building to get a facelift -- that whole
4 property to get a facelift.

5 MR. GRYGIEL: Right, and as you noted
6 removing existing non-conforming use, bringing the site
7 into closer conformity with the zoning is a benefit as
8 well; correct?

9 MR. SECKLER: Correct.

10 MR. GRYGIEL: All right. Thank you.

11 MR. BAGOFF: Okay. Do any members of the
12 public have any questions for Mr. Seckler on his
13 testimony? Do any members of the public have any
14 questions for Mr. Seckler on the testimony, please
15 raise your hand and be identified. Seeing none. Thakn
16 you, Mr. Seckler. Mr. Hanley, you have your floor.

17 (EXCERPT CONCLUDED)

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2 I, Andrea Semanovich, the assigned transcriber, do
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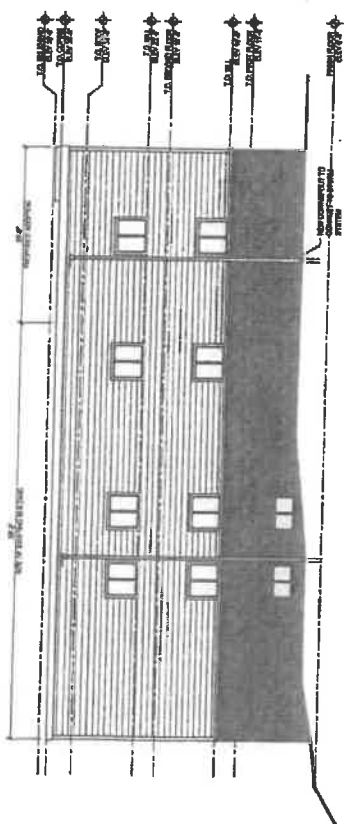
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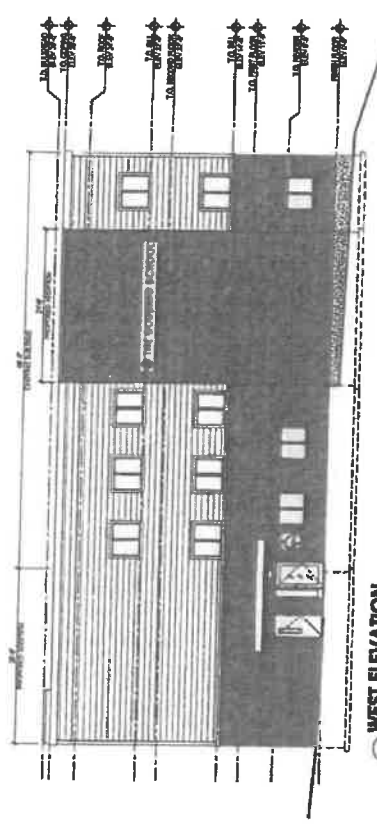
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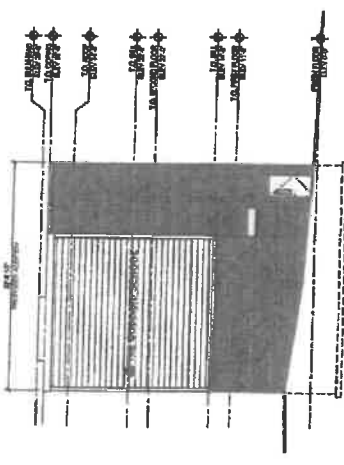
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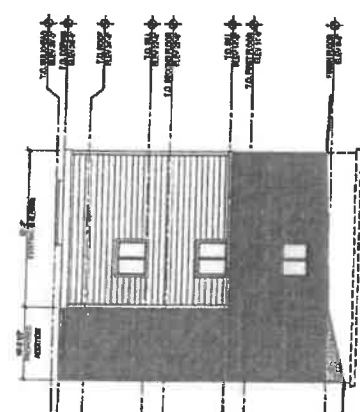
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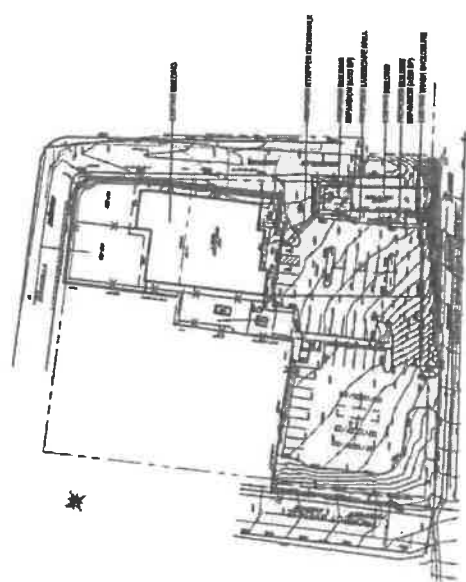
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SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE N.T.S.



The image shows two identical empty forms, one labeled 'HOUSE' and one labeled 'REVISION'. Each form has a header section with three fields: 'Name', 'Date', and 'Description'. Below the header is a large, empty rectangular area for notes or details. The forms are oriented vertically on the page.

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STANDARD SCHOOL ANNEX

NEW MOUNTAIN ELEGANT APARTMENT
WEST CRAWFORD, NEW JERSEY
BLOCKS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 9

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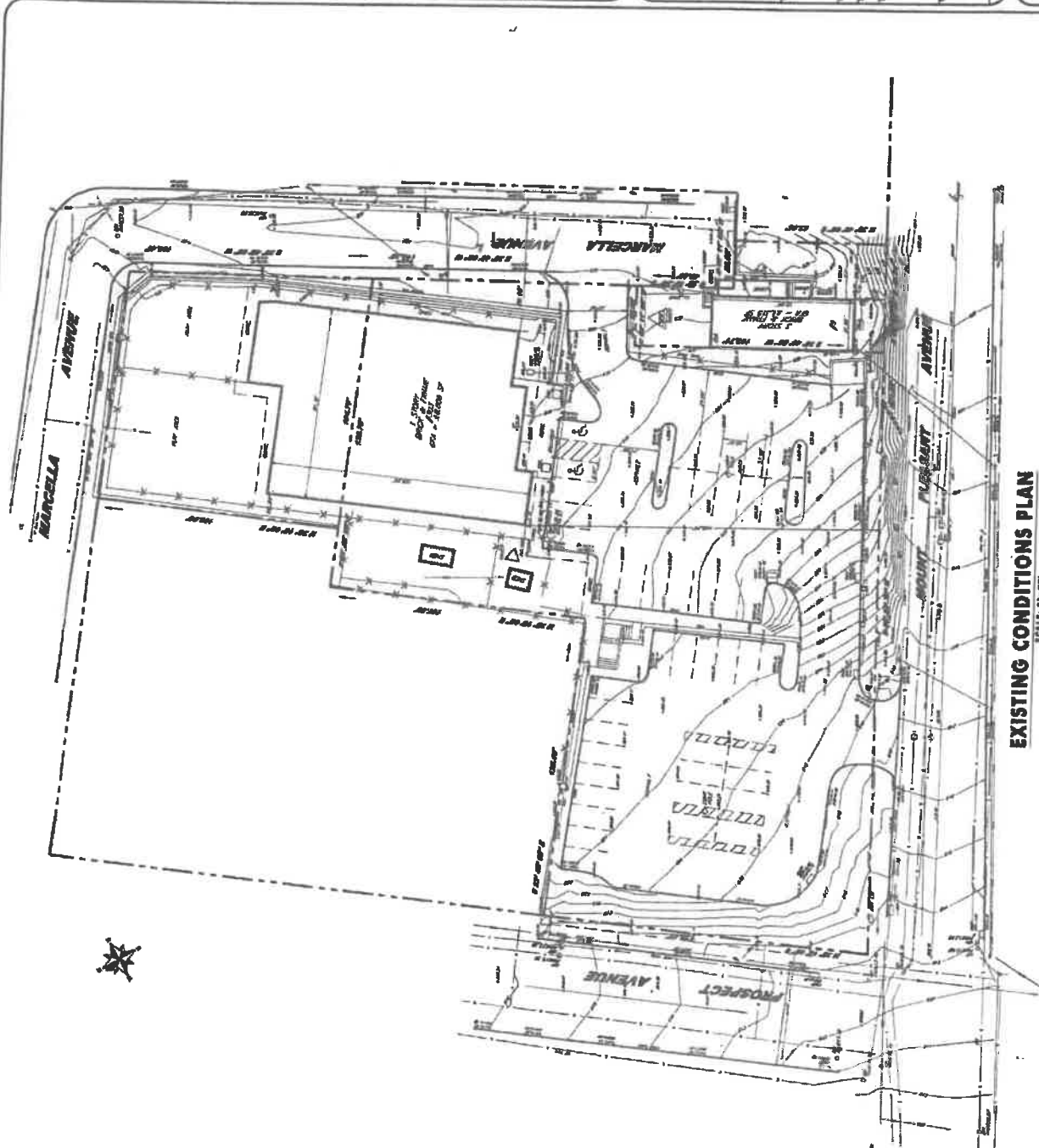
DATE: 07/11/2014

Approved for Release

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[Signature]

ESTABLISHED 1924

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EXISTING CONDITIONS PLAN

2025 RELEASE UNDER E.O. 14176

- [illegible]



Jameel Kheir
ARCHITECTS AND ENGINEERS, INC.
2100 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1234
WWW.JAMEELKHEIR.COM
Architectural
Engineering
Interior Design
Implementation Services

www.jameelkheir.com

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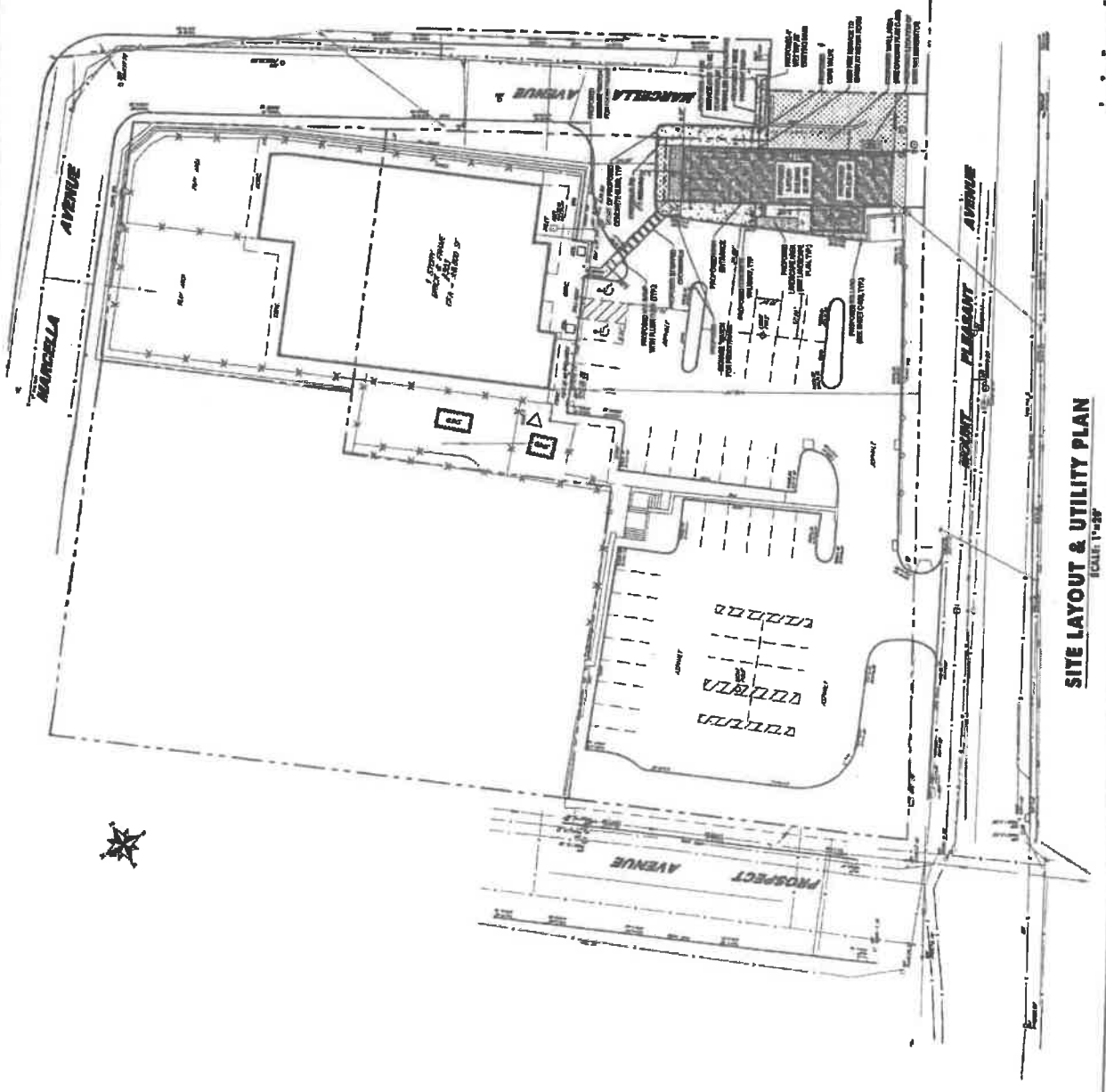
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SITE LAYOUT & UTILITY PLAN
SCALE: 1"=20'

1. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

2. ALL UTILITIES SHALL BE DEPTHS TO BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

3. CONSTRUCTION MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

4. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

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WOODARD SCHOOL ANNEX

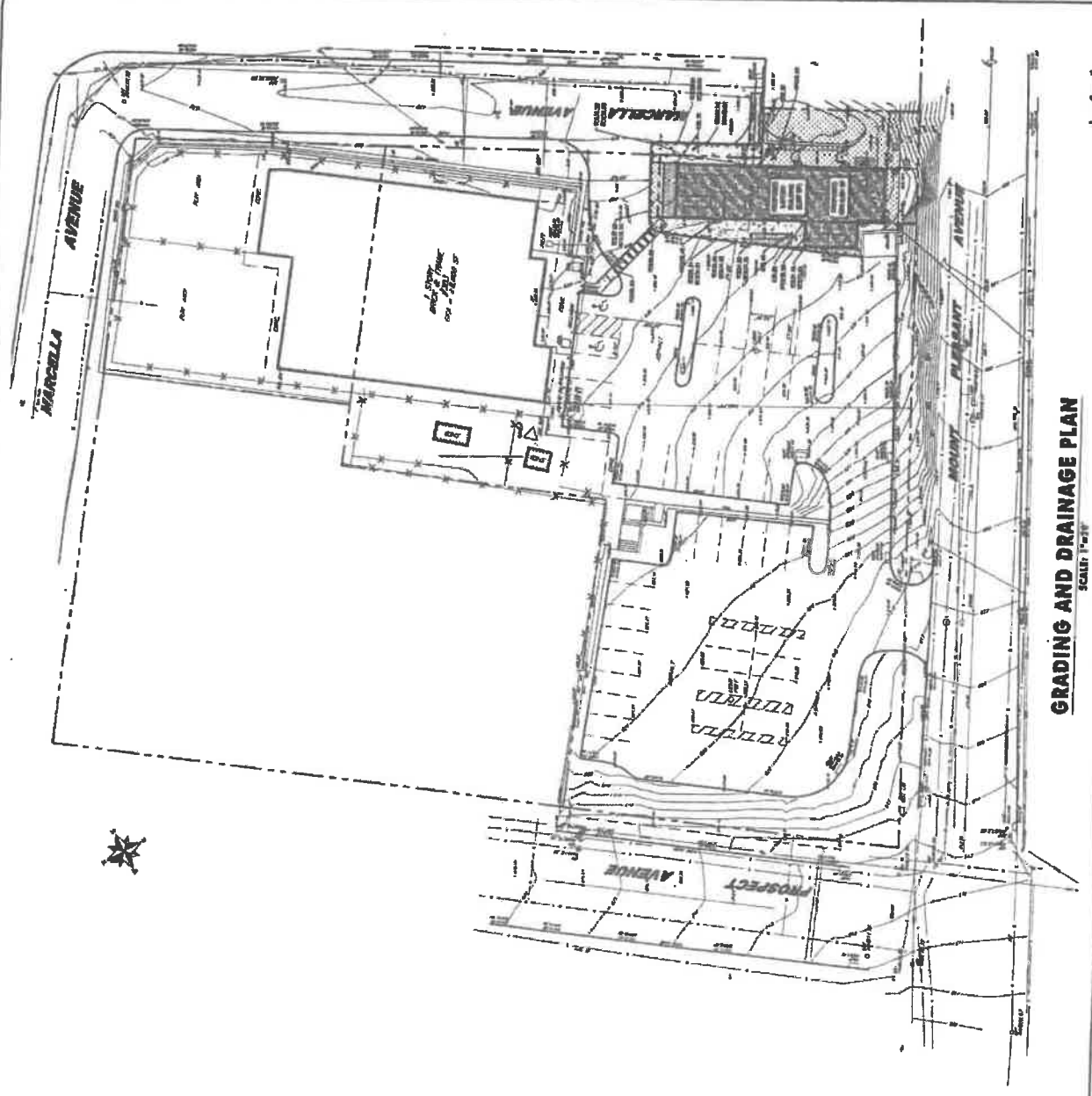
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LANDING AND DRAINAGE PLAN

C-400

Customer's Name


 GERALD M. O'SULLIVAN, JR.
 BY THE DEFENDANT



GRADING AND DRAINAGE PLAN

[illegible]



Jamel Kizel
ARCHITECT
2200 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 733-5544
WWW.JAMELKIZEL.COM

Architect
Landscape Architect
Interior Designer
Implementation Services

ISSUE
DATE
BY

REVISION
DATE
BY

NOTES
1. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL BE REPLACED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE WATERED BY THE LANDSCAPE ARCHITECT.

GOODMAN SCHOOL ANNEX
300 MOUNT PLEASANT AVENUE
NORTH DENVER, CO 80202
TEL: 733-5544

DATE: 08/12/19
BY: J.K.
SCALE: 1" = 10'

LANDSCAPE
PLAN

C-600

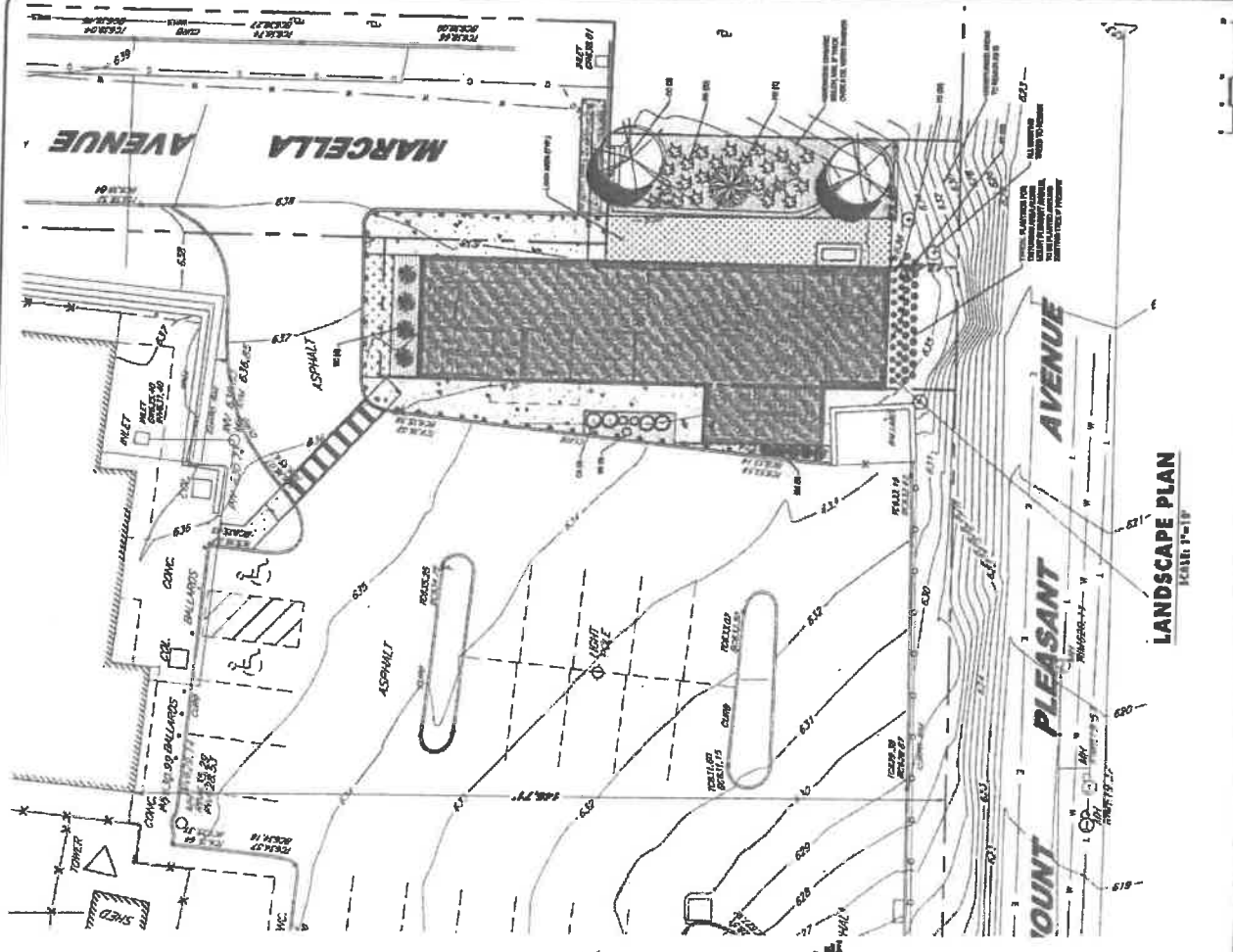
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PROJECT: GOODMAN SCHOOL ANNEX

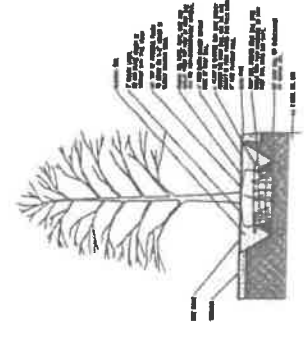
SCALE: 1" = 10'

DATE: APRIL 27, 2021

PROJECT: GOODMAN SCHOOL ANNEX



LANDSCAPE PLAN
SCALE: 1" = 10'



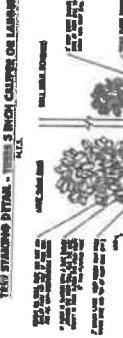
PLANTING DETAIL



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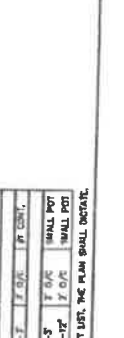
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PLANTING DETAIL



PLANTING DETAIL

NO.	PLANT NAME	COMMON NAME	SIZE	SPACING	NOTES
1	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
2	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
3	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
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96	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
97	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
98	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
99	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'
100	ACACIA GUMMI	ACACIA GUMMI	12" x 12"	10' x 10'	10' x 10'

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN DRAWINGS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLANT LIST SHALL CONTROL.



DEPARTMENT OF RECORDS

[Signature]

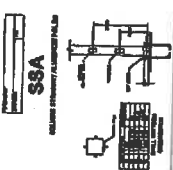
CHARLES F. GILBERT, JR.
BY SA [redacted]



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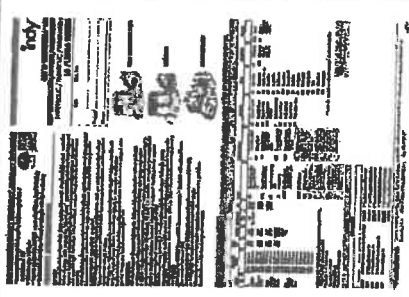
[illegible]

This image shows a close-up of a musical score for a string quartet. The staves are labeled Violin I, Violin II, Viola, and Cello/Double Bass. The notation includes various musical symbols such as notes, rests, and dynamic markings.

[illegible][illegible]

1

Abstract





DATE	RECEIVED BY	RECEIVED AT
1/1/19	RECEIVED BY	RECEIVED AT

REVISED	DATE	BY
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Advertisement for a book titled "The Book of the Dead" by a person named "The Book of the Dead" (likely a pseudonym or a reference to a specific work).

THE BOOK OF THE DEAD
By THE BOOK OF THE DEAD
New York: The Book of the Dead, 1964.
Pp. 128. \$1.95.

STODARD SCHOOL ANNEX
230 MOUNT PLEASANT AVENUE
WEST CHICAGO, NEW JERSEY
IN LOCK #2, LETTERS 1 & 29

0001122-119	Y = 27
C.P.O.	G.P.D.

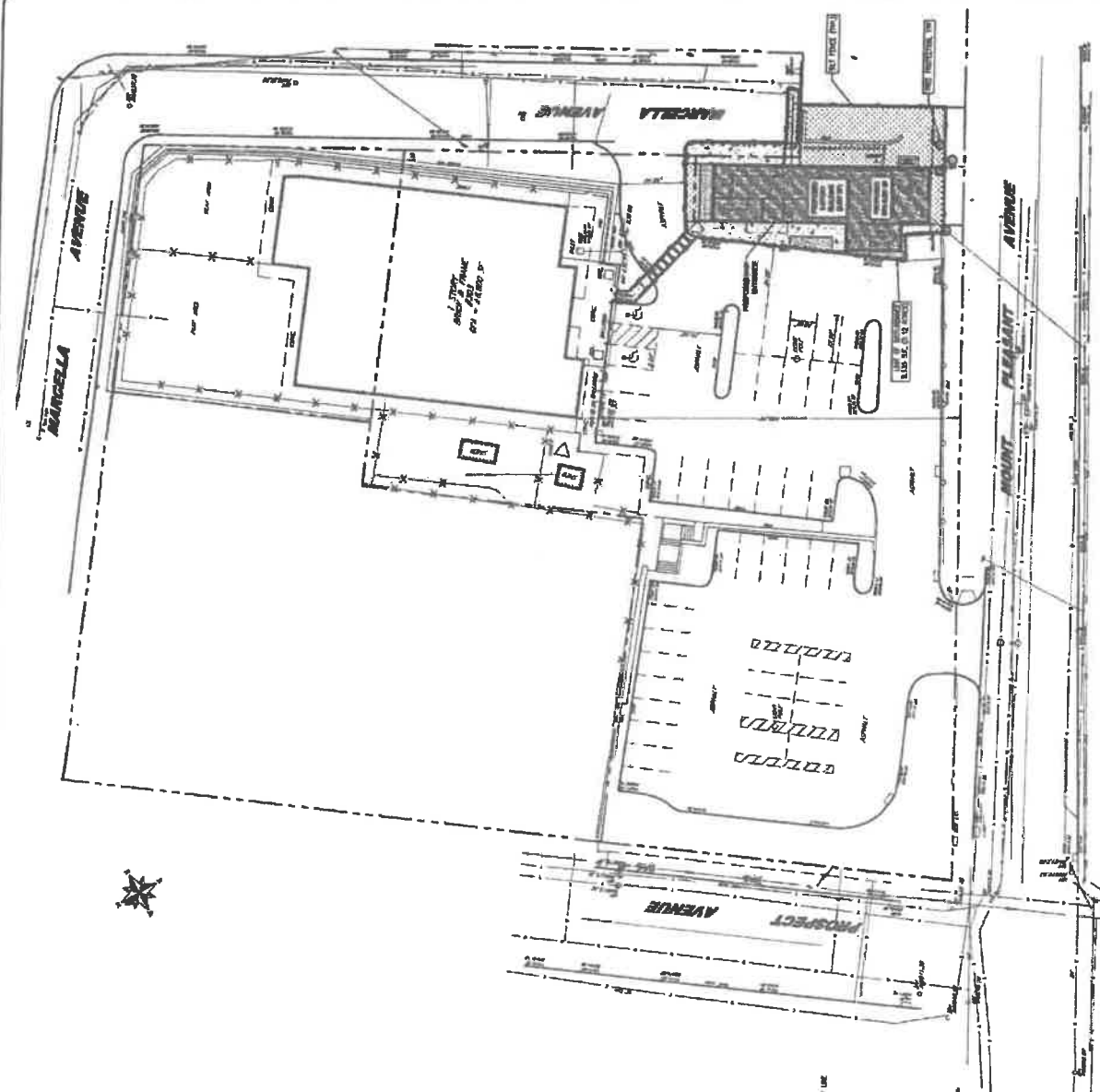
**BOILER EROSION
AND
SEDIMENT CONTROL**

C-800

NUMBER OF PAGES



 GERALD R. CONRAD, JR.
 MAY 1968



SOIL EROSION AND SEDIMENT CONTROL PLAN

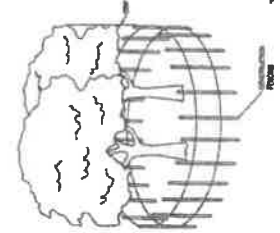
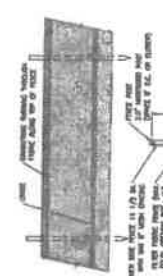
SCALE: 1" = 10'

Discussion

1. RECENTLY OBTAINED INFORMATION IS BASED ON A SURVEY MADE THROUGH THE PROPERTY OWNERS OF 7000 IN THE NEIGHBORHOOD OF MARICCA, AREA IN THE CITY OF NEW YORK CITY. NEW YORK CITY RECORD MAINTAINS 10 LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 8

DR. JAMES H. HARRIS, JR.

1. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE FBI AT NEW YORK CITY ON 11/11/64:
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1	ISSUED FOR PERMIT	04/01/09	JK

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1	REVISION	04/01/09	JK

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PROJECT NAME: GODDARD SCHOOL ANNEX
PROJECT LOCATION: 10000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
PROJECT NO.: JK-09-001
SHEET NO.: 10 OF 10
DATE: 04/01/09

DESIGNER INFORMATION
DESIGNER: JAMEEL KIZEL ARCHITECTS AND ENGINEERS
DESIGNER ADDRESS: 10000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
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DESIGNER FAX: 727-991-2098
DESIGNER EMAIL: JK@JAMEELKIZEL.COM

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CLIENT: GODDARD SCHOOL
CLIENT ADDRESS: 10000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
CLIENT PHONE: 727-991-2099
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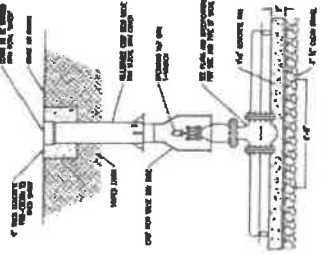
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C-901

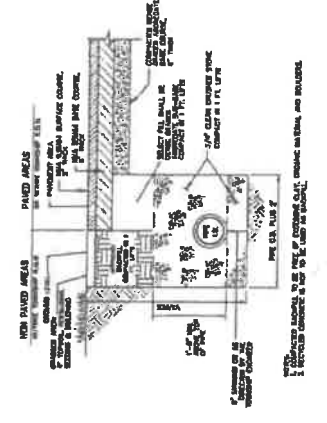
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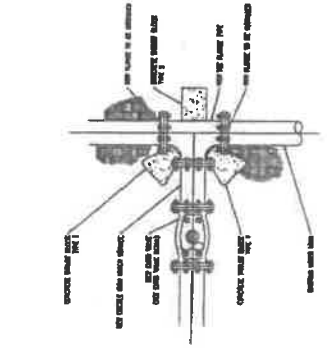
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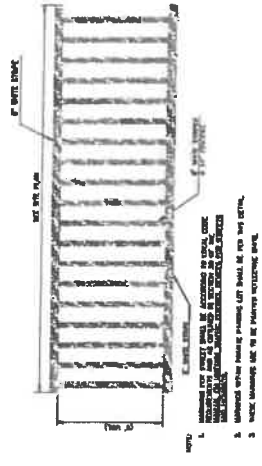
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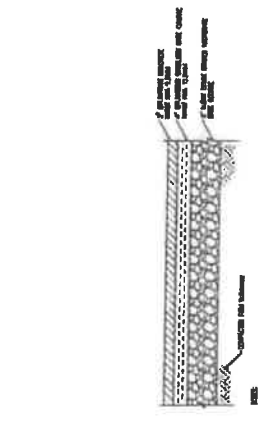
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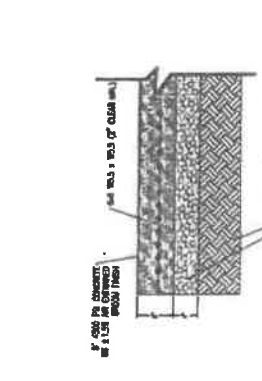
WATER MAIN CONNECTION DETAIL
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PEDESTRIAN CROSSWALK DETAIL
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ASPHALT PAVEMENT SECTION (ON-SITE)
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CONCRETE SLAB FOR GENERATOR
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