Wallace
6 Mountain Way South
West Orange, NJ 07052

Deck Variance

Platt Submission

Contents

1. Application Form for the Zoning Board of Adjustment (5 pages)
2. Project Proposal (2 pages)
3. Reasons for Relief / Assessment of Negative Criteria (2 pages)
4. Property Survey (2 pages)
5. Site Plan: Deck Position on Survey Plan (2 pages)
6. Deck Detail Drawings (1 page)
7. Buffer Report: 200’ Radius Map for 6 Mountain Way South (1 page)
8. Proof of Paid Taxes (1 page)
9. Buffer Report: List of Property Owners (2 page)
10. Elevations (4 pages)
11. Photos of Rear Yard with Raised Patio (4 pages)
12. Statements from neighbors (3 pages)

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

A. APPLICANT INFORMATION

Full Legal Name: Wallace Jr. (Last) James (First)

Mailing Address: 6 Mountain Way South (Street) West Orange (City) NJ (State) 07052 (Zip)

Telephone Number: (646) 853-4880 Email: jamiewallace@me.com

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

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

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

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

B. PROPERTY OWNER INFORMATION

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

Owner's Name: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 6 Mountain Way South, West Orange, NJ, 07052

Block Number(s): 45.06 ; Lot Number(s): 3 ;

Tax Plate: 3 ; Zone of Property: R-5

The location of the property is approximately 200 feet from the intersection of Mountain Way South and Mountain Way (closest intersection.)

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

☐ Yes, Date(s): _____ ; ☒ No

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

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

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

D. TYPE OF APPLICATION

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

1) ☐ Interpretation of ordinance or map.

2) ☐ Appeal of action of Zoning Officer.

3) ☒ Variance "C1" Reason: ☐ shape of property; ☒ physical features; ☒ exceptional situation.

4) ☐ Variance "C2".

5) ☐ Variance "D".

6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.

7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.

8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.

9) ☐ Amended Site Plan.

10) ☐ Conditional Use.

11) ☐ Conceptual.

12) ☐ Home Professional Office.

13) ☐ Home Occupation.

14) ☐ Soil Removal Permit.

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

Section: 25-8.2(a) ; Proposed: 14 feet ; Description: Rear Yard Encroachments

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

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

A 175 sq. ft. deck with stairs that align with an existing raised patio. The design will enhance functionality and aesthetics, while providing access to the rear yard from the main level.

The property is 7,000 (square feet); 0.161 (acres)

Impervious Surface Coverage: Present: 51.15% ; Proposed: 53.65%

Building Coverage: Present: 33.69% ; Proposed: 36.19%

Is the property located:

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

F. EXPERTS

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

APPLICANT'S ATTORNEY: _____

Telephone Number: ( ) _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: _____

Telephone Number: ( ) _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: _____

Telephone Number: ( ) _____ Email: _____

Address: _____

APPLICANT'S PLANNER: _____

Telephone Number: ( ) _____ Email: _____

Address: _____

OTHER EXPERT(S): Freeborne Decking (lic# 13VH00237800)

Telephone Number: (973) 366 - 8333 Email: gary.freebornedecking@gmail.com

Address: 20 Wilkinson Rd., Randolph, NJ 07869

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

_____

_____

_____

_____

_____

_____

_____

_____

G. REQUIREMENTS FOR VARIANCES

4A) Please attach a written statement labeled "**PROPOSAL**", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.

4B) Please attach a written statement labeled "**REASONS FOR RELIEF**", which fully answers **4C-1, 4C-2** or **4D** (Special Reasons) **AND** part **4E** (Negative Criteria).

4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1).* List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.

4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2).* Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.

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

4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

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

ITEM	SIGNED BY	DATE/REVISION
See page 1 of application package for plat submissions		

I. NOTICE

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

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____ Date: 6/11/2024

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

Applicant's Signature: _____ Date: 6/11/2024

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 6 Mountain Way South in the County of Essex and the State of New Jersey; and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 45.06; Lot(s) 3 on the Tax Map of West Orange which property is the subject of the above application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site which is the subject of this application.

Owner's Signature: _____ Date: 6/11/2024

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.

Wallace
6 Mountain Way South
West Orange, NJ 07052

PROJECT PROPOSAL

We are seeking a C1 Variance to ordinance **25-8.2(a) Yard Encroachments** due to the physical features and exceptional situation of our property. We would like to construct an open deck off of the main level of our house with integrated stairs, which lead down and align with an existing raised patio and continue to the rear yard of our property. The purpose of this project is to provide much needed access from the main level of our home to the rear yard. Our home is a split-level dwelling on a significantly sloped lot with a 16-foot elevation difference over 100 feet. The main floor of our home is at ground level in the front but equivalent to the second story in the rear due to this slope. Currently, there is no rear yard access from the main level so access is currently limited to only the lower level of our home.

Physical and Use Changes Proposed:

Deck Construction:

- The proposed deck will be approximately 175 square feet in size, constructed of pressure-treated lumber and surfaced with Trex composite materials and railings.
- The deck itself will extend approximately 10.5 feet into our required rear yard to align with the integrated stairs and the existing raised patio.
- The deck will provide direct access from the main level of our home to the rear of the property, significantly enhancing our quality of living and ability to enjoy our entire property.

Integrated Stairs:

- The "upper stairs," connecting the proposed deck to the raised patio, will extend into the rear yard a total of 14 feet, aligning seamlessly with the existing patio.
- The "lower stairs," connecting the existing patio to the yard, will run parallel to the patio and rear property line, having no impact on our current encroachment into the rear yard.
- This design maintains our current 15-foot setback from our rear property line.
- Due to the topographical challenges of the property, the proposed stair configuration requires an upper landing, a total of 9 steps, and a lower landing. The minimum possible run, with 9-inch treads to meet the building code, is 12 feet 9 inches. I have concerns this creates a steep and potentially dangerous set of stairs, and West Orange's deck guidelines recommend treads of 11 inches.
- In the proposed design, the total run will be 14 feet, adding 15 inches to the total run of stairs, with 10-inch treads and 42-inch landings. This offers a more thoughtful and safe design.

Impact on Encroachment Requirements:

- Per ordinance 25-8.2, unroofed terraces are allowed to project no more than eight (8) feet into the required rear yard. The proposed deck itself will encroach an additional 2.5 feet beyond the requirements, minimally impacting neighboring properties.

- The proposed stairs will project 14 feet into the rear yard to provide safe access and align with our existing raised patio.
- The proposed deck is essential to create rear yard access with a cohesive and functional transition from the main level.
- We are further challenged by the 2 foot cantilevered portion of our house, which further limits our ability to have a functional deck while adhering to the 8-foot encroachment ordinance.

Proof of Hardship:

- Due to the sloped topography, adhering strictly to the encroachment requirement would result in a deck that is unable to provide full access to the rear of the property and detracts from the aesthetics and cohesiveness of our home.
- Due to the exceptional slope of our property, the split-level design of our home, and the required distance for safe and functional stairs, we are presented with extraordinary difficulties that we believe warrant the granting of this variance.

Project Benefits:

Enhanced Functionality:

- The deck will facilitate a functional and more enjoyable use of our entire property.
- It will improve accessibility for daily living and entertaining guests and family members, some of whom have limited physical abilities to navigate our current rear yard access.

Aesthetic Improvement:

- The proposed layout aligns the deck's stairs with the existing raised patio, ensuring a seamless transition and maintaining the visual harmony of the property.
- The deck will enhance the overall appeal of our home, contributing positively to the neighborhood's character.

Increased Property Value:

- The addition of a thoughtfully designed deck will increase the property value, benefiting not only our household but also the local real estate market.

By granting this variance, the West Orange Zoning Board will enable us to create a more functional, safe and visually appealing outdoor space, enhancing our quality of life and contributing positively to our property value, our neighborhood, and our local real estate market.

Thank you,

James Wallace

Wallace
6 Mountain Way South
West Orange, NJ 07052

REASONS FOR RELIEF

We are seeking relief under **N.J.S.A. 40:55D-70c(1)** due to exceptional practical difficulties and undue hardship presented by the specific conditions of our property. The strict application of the provisions of the Zoning Ordinance would result in the following challenges:

1. **Exceptional Topographical Conditions**:
    - Our home is situated on a sloped lot (16 foot elevation change over 100 feet), with the main floor being ground level at the front but equivalent to the second story at the rear. This unique topography prevents us from having direct access to the rear of the property from the main level of our property.
2. **Functional Necessity of the Deck and Stairs**:
    - The proposed design is necessary to provide adequate space for the integrated stairs to the lower patio. The integrated stairs require a minimum distance of 13'-1.5" to meet building codes, though aligning the stairs to the existing patio allows for a safer, more cohesive solution. This is necessary to ensure a functional transition from the main level to the lower patio and rear yard, providing essential accessibility and usability to the rear of our property.
    - We are also challenged by a cantilevered portion of the house, which further limits our ability to adhere to the 8-foot encroachment rule.
3. **Encroachment into Required Rear Yard**:
    - According to ordinance 25-8.2(a), unroofed terraces are allowed to project no more than eight (8) feet into the required rear yard. The deck itself will encroach 10.5 feet into the yard while the integrated stairs will encroach 14 feet into the rear yard to align with the raised patio.

Assessment of Negative Criteria

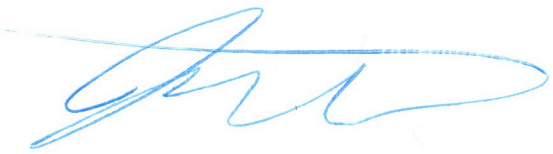
The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. The reasons are as follows:

1. **No Detrimental Impact on Neighborhood**:
    - The proposed deck and stairs are designed to enhance the aesthetic appeal and functionality of our property without causing any adverse effects on the neighboring properties. The design ensures a harmonious integration with the existing structures.
    - Included in the variance application are statements of support from our immediate side and rear neighbors who will have the most significant view of the deck.

2. **Improvement in Property Value**:
    - By increasing the usability and attractiveness of our property, the proposed deck will enhance our home's value. This improvement benefits not only our household but also contributes positively to the local real estate market in the township of West Orange.
3. **Maintaining Visual Harmony**:
    - The deck stairs will align with the existing raised patio, ensuring a cohesive and visually appealing transition between different levels of the property. This design consideration helps maintain the character and appearance of the neighborhood.
4. **Enhanced Accessibility**:
    - The deck and integrated stairs will provide necessary access to the rear of the property, making the outdoor space more functional and accessible, especially for guests with limited physical abilities.
5. **Minimal Encroachment**:
    - While the deck itself encroaches beyond the allowable eight (8) feet into the required rear yard, the requested additional encroachment of 2.5 feet is minimal and necessary to achieve a functional design and meet building codes. When viewing the proposed deck from neighboring properties, the difference in encroachment would be inconspicuous. .

By granting this variance, the zoning board will enable us to create a functional and visually appealing outdoor space, enhancing our quality of life while increasing the value of the property. This improvement will contribute positively to the neighborhood and the local real estate market without causing any material detriment to the welfare of our neighbors or the surrounding community.

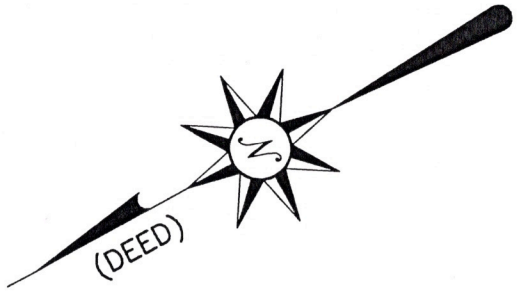
Thank You,

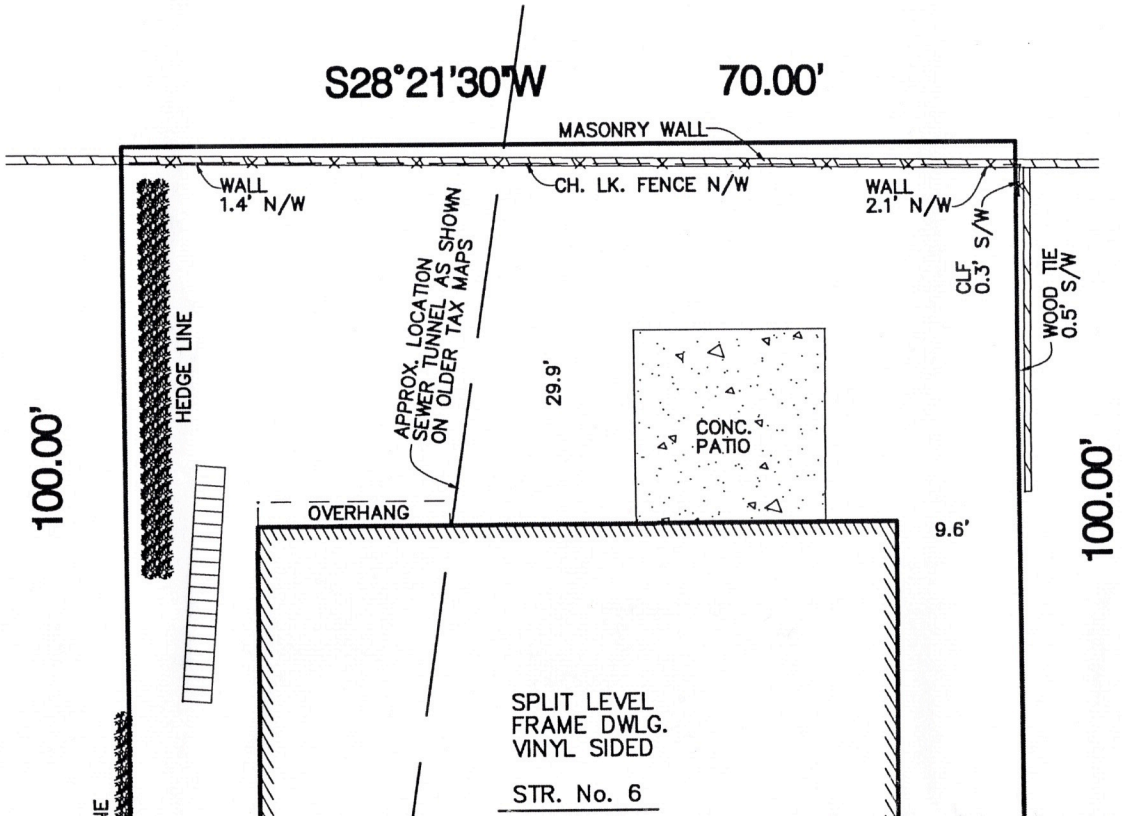


James Wallace

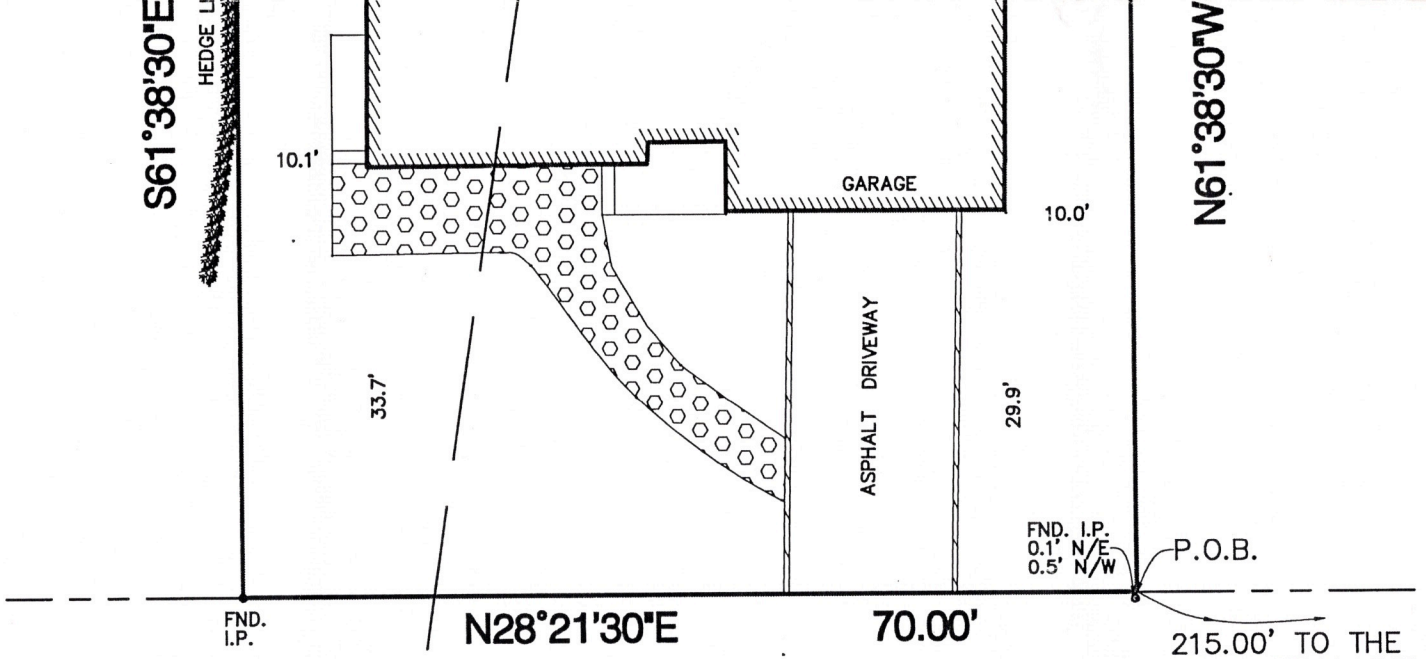
TAX MAP LOT 3 BLOCK 45.06

PREMISES IN
TOWNSHIP OF
WEST ORANGE
ESSEX COUNTY, NEW JERSEY
LOT AREA=7,000 SQ FT (0.161 ACRES)





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MOUNTAIN WAY SOUTH

(50.00' R.O.W.)

THIS SURVEY CERTIFIED TO:

JAMES WALLACE & MELISSA WALLACE, H/W
ACRES LAND TITLE AGENCY, INC. (307793)
A. ABSOLUTE ESCROW SETTLEMENT CO., INC.
CHICAGO TITLE INSURANCE COMPANY
LISA A. . BREEN, ESQ.
NAVY FEDERAL CREDIT UNION, AND/OR ITS SUCCESSORS AND ASSIGNS

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINIATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, A SURVEY AFFIDAVIT AND/OR RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR AND SUBJECT TO ALL EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

RICHLAN, LUPO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #24GA28005300

Steven R. Lupo LIC. No. 39252

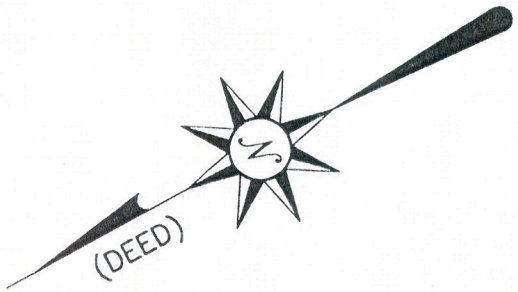
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DATE: MARCH 22, 2017 BELLEVILLE, NJ 07109 FAX: 973-450-8087

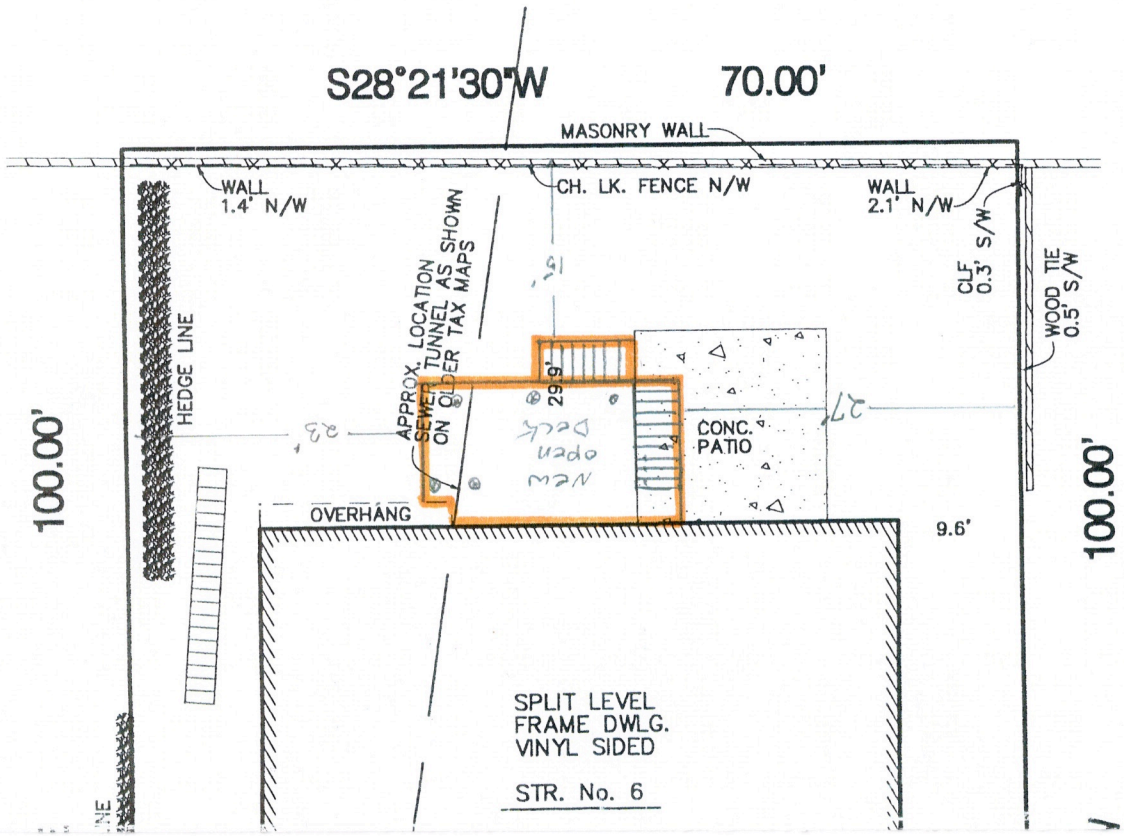
*A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 N.J.S.A. 45:8-36.3 AND N.J.A.C. 13:40-5.1 (d)

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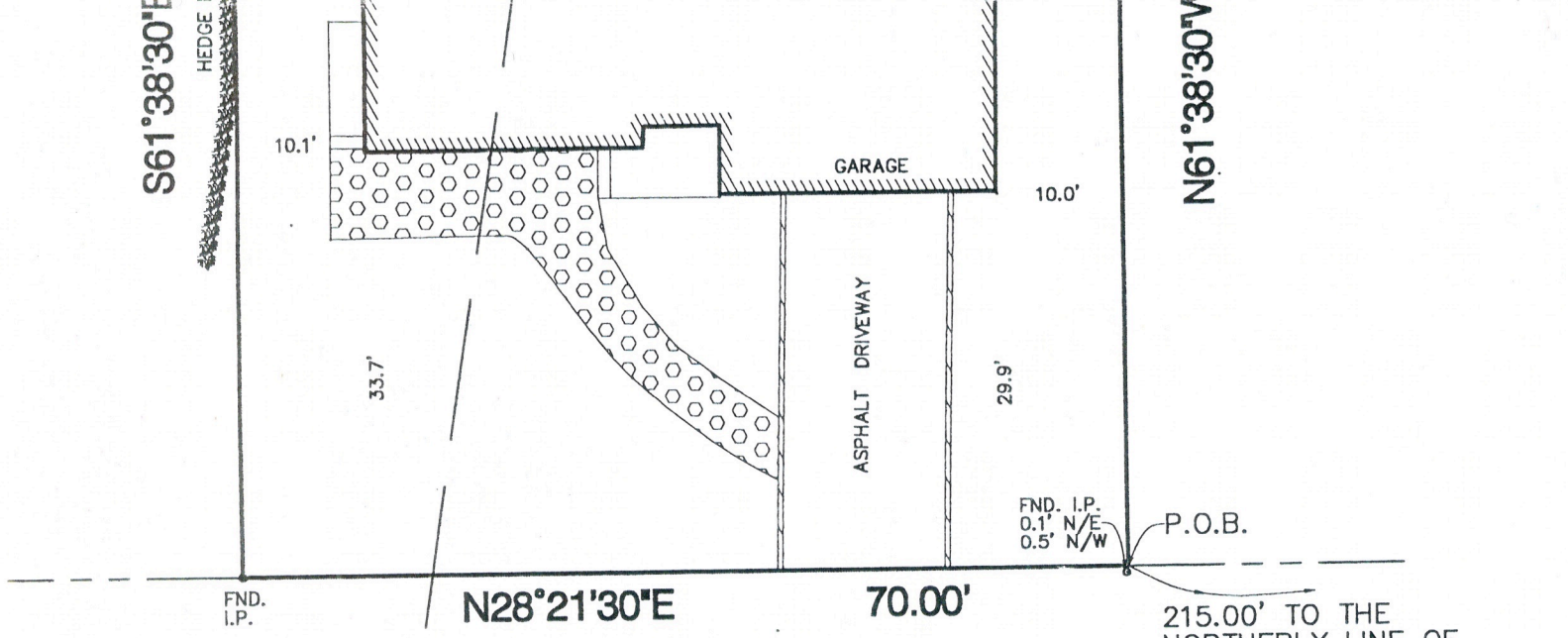
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PREMISES IN
TOWNSHIP OF
WEST ORANGE
ESSEX COUNTY, NEW JERSEY
LOT AREA=7,000 SQ FT (0.161 ACRES)





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MOUNTAIN WAY SOUTH

(50.00' R.O.W.)

THIS SURVEY CERTIFIED TO:

JAMES WALLACE & MELISSA WALLACE, H/W
ACRES LAND TITLE AGENCY, INC. (307793)
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PROFESSIONAL LAND SURVEYORS
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Steven R. Lupo LIC. No. 39252

SCALE: 15 FT=1 INCH
DATE: MARCH 22, 2017

55 HECKEL STREET
BELLEVILLE, NJ 07109

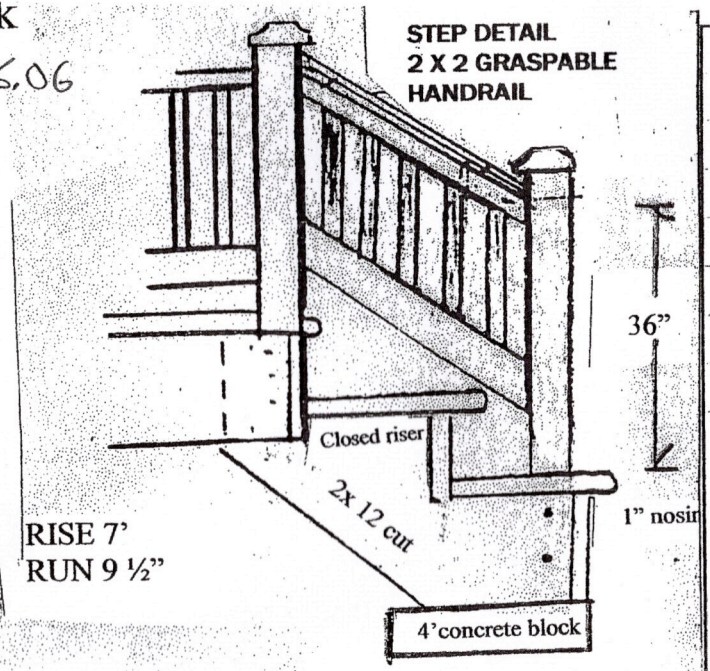
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FAX: 973-450-8087

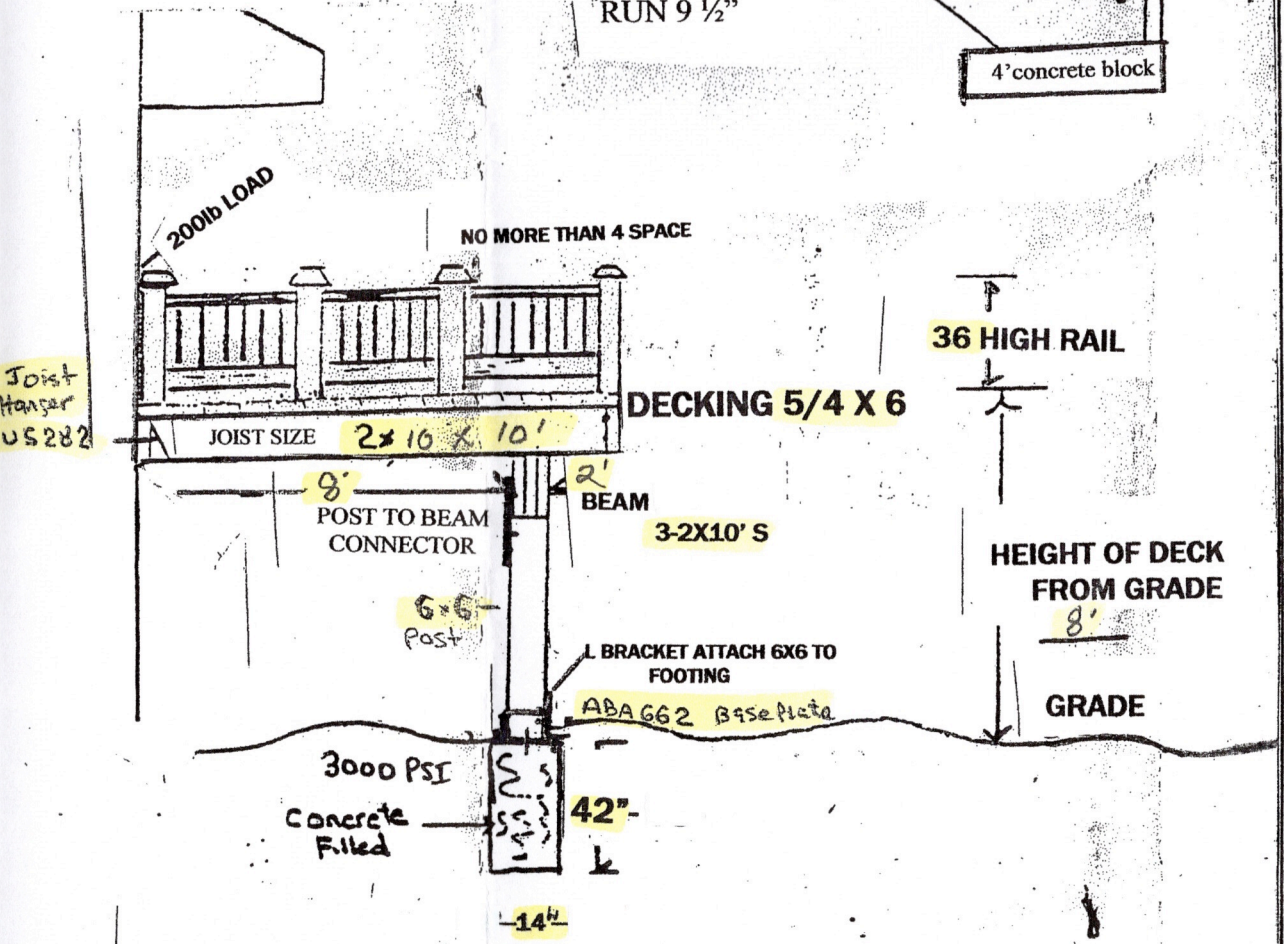
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...\RLA survey backup\RLASURVEY\6MOUNTAIN WAY SOUTH WO.pro Mar 22, 2017

Name	Lot	Block
Wallace	3	45.06

1 ALL LUMBER S.Y.P.
2 EXITING DOOR WITH LIGHT
3ALL HARDWARE GALV. CERAMIC SCREWS STAINLESS
4 ZMAX HANGERS
5 ACQ LUMBER
6 HOUSE FLASHED-ICE AN WATER SHIELD--OR VINYL -DURAFLASH
7LEDGER BOLTED 5 x ½ up/dn pattern 16" oc double ends

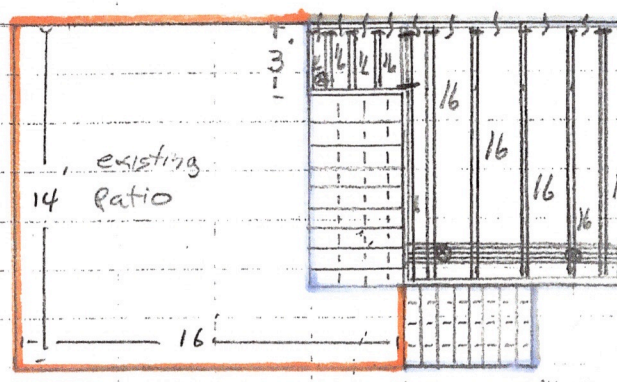




Side view:

Jamie Wallace
6 Mountain Way South
West Orange NJ, 0708
(646) 853-4800

House



Key:
⊗ = Footings
= Beams
= Joists
= double Joists
= Lags
= Hangers
= Stringers
16 = 16" on center

= New open deck
= existing Patio

14'± — 16'
19'±

Buffer Report

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

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	45.06	3		6 MOUNTAIN WAY SOUTH	WALLACE, JAMES C JR & MELISSA A.	6 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (27)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	45.01	11		22 DEVON DRIVE	ALMAGNO,RONALD + MARIE	22 DEVON DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	45.01	12		24 DEVON DRIVE	MORI, SHINJI & MARIA	24 DEVON DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	45.01	13		26 DEVON DRIVE	ADAMS, SANDRA D.	26 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.01	14		28 DEVON DRIVE	H2HHC GH1930 LLC,	576 CENTRAL AVE SUITE 301	EAST ORANGE,NJ	07018
West Orange Township	45.01	15		DEVON DRIVE	GROSSMAN, LEE & SHELLY	44 JESSICA WAY	SOUTH ORANGE, N. J.	07079
West Orange Township	45.06	1		2 MOUNTAIN WAY, SOUTH	MAGEE, DANIEL & TULLY, KATHRYN L	2 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.06	2		4 MOUNTAIN WAY SOUTH	PORIS,MICHAEL J	4 MOUNTAIN WAY SOUTH	WEST ORANGE, N. J.	07052
West Orange Township	45.06	3		6 MOUNTAIN WAY SOUTH	WALLACE, JAMES C JR & MELISSA A.	6 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.06	4		8 MOUNTAIN WAY SOUTH	TURNER, DEMI & ANTOINETTE JOHNSON	8 MOUNTAIN WAY S	WEST ORANGE, NJ	07052
West Orange Township	45.06	5		10 MOUNTAIN WAY SOUTH	MCCRAW, PEYTON D & ELIZABETH J	10 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.06	6		12 MOUNTAIN WAY SOUTH	WESSEL, WAYNE J. & NIDIA E.	66 JESSICA WAY	SOUTH ORANGE, NEW JERSEY	07079
West Orange Township	45.06	7		29 DEVON DRIVE	ROTHSTEIN, JEFFREY & LAURI	54 JESSICA WAY	SOUTH ORANGE, NEW JERSEY	07079
West Orange Township	45.06	8		27 DEVON DRIVE	PRYOR, CANDACE	27 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.06	9		25 DEVON DRIVE	NUNEZ, RAISA NOBLE	25 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.06	10		23 DEVON DRIVE	DORISCA, GESSIE	23 DEVON DRIVE	WEST ORANGE, N.J.	07052

Developed by Civil Solutions, using myiDV

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	45.06	11		21 DEVON DRIVE	BRINDZAK, VILIAM	21 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.06	12		39 MOUNTAIN WAY	FORSYTHE, ROBERT	39 MOUNTAIN WAY	WEST ORANGE, N. J.	07052
West Orange Township	45.07	8		70 BURNETT TERRACE	ROBINSON, KEITH & WILLIAMS, BENEE	70 BURNETT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	45.07	9		72 BURNETT TERRACE	PRIMAS, JONI E	72 BURNETT TERR	WEST ORANGE NJ.	07052
West Orange Township	45.07	10		74 BURNETT TERRACE	BEST,TERREL A. JR & HUTCHINS-BEST,I	72 BURNETT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	45.07	11		76 BURNETT TERRACE	CROWLEY,STEPHEN P & MCGINTY,JOHN P	76 BURNETT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	45.07	13		11 MOUNTAIN WAY SOUTH	MILLAR, ANCIL & LISA	11 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	14		9 MOUNTAIN WAY SOUTH	JAMES, JOHN PATRICK & MICHELLE J	9 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	15		7 MOUNTAIN WAY SOUTH	CAMPBELL, OSBAY JR & VICTORIA NEALS	7 MOUNTIAN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	16		5 MOUNTAIN WAY SOUTH	AIELLO, ALBERTO & AGATA	5 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	17		3 MOUNTAIN WAY SOUTH	JAMES, SUSANNE & GREGORY, JILL	3 MOUNTAIN WAY SOUTH	WEST ORANGE, N. J.	07052
West Orange Township	45.07	18		1 MOUNTAIN WAY SOUTH	RAYMOND, REYNOLD & CLAUDINE	1 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052

Adjacent Towns (3)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
South Orange Village	201	18		76 JESSICA WAY	MILLAR, ANCIL & LISA	11 SOUTH MOUNTAIN WAY	WEST ORANGE, N.J.	07052
South Orange Village	201	19		66 JESSICA WAY	WESSEL, WAYNE J. & NIDIA E.	66 JESSICA WAY	SOUTH ORANGE, N.J.	07040
South Orange Village	201	20		54 JESSICA WAY	ROTHSTEIN, JEFFREY & LAURI	54 JESSICA WAY	SOUTH ORANGE, NJ	07079

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: __6/18/24____

BLOCK: __45.06_____

LOT: _____3_____ QUAL: _____

NAME: __James Jr. & Melissa Wallace_____

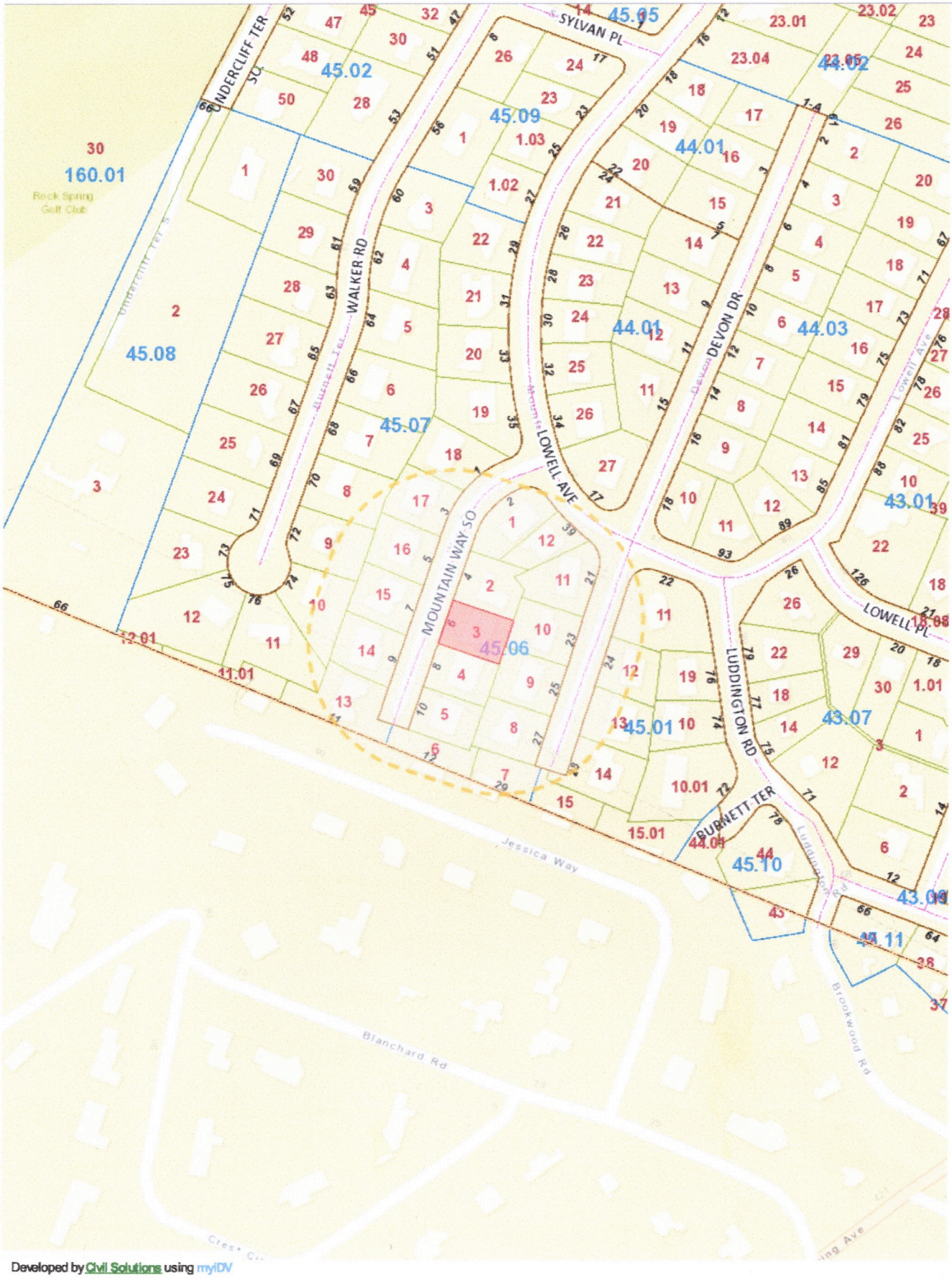
ADDRESS: __6 Mountain Way South_____

TAXES PAID UNTIL: __2024 2nd quarter_____

2023 SEWER PAID IN FULL: (YES) NO

2024 SEWER NOT YET BILLED

Buffer Report - Map



Developed by Civil Solutions using myiDV



Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation







GESSIE DORISCA

23 Devon Drive
West Orange, New Jersey 07052

June 17, 2024

Mr. Philip D. Neuer, Chairperson
Township of West Orange
Zoning Board of Adjustment
66 Main Street
West Orange, New Jersey 07052

Reference: **Block Number: 45.06, Lot Number: 3**
James C. Wallace
Melissa A. Wallace
6 Mountain Way South
West Orange, NJ 07052

Dear Chairperson Neuer:

I am the home owner of 23 Devon Drive, my property is located adjacent to the above reference property, the house at 6 Mountain Way South and my property shares the same rear yard boundary line. After reviewing the plan for the proposed new deck, it is my belief that the new deck will not negatively impact my property and/or my quality of life.

Please accept this letter as a statement in support of the proposed construction of a new deck at the above referenced address. I urge you and all the other members of the ZBA to grant the requested variance and to approve Mr. & Mrs. Wallace's application.

Sincerely,

Gessie Dorisca

cc: James C. Wallace & Melissa A. Wallace

From: **MICHAEL PORIS** mikeporis@comcast.net
Subject: New Deck
Date: June 16, 2024 at 3:08 PM
To: jamiewallace@me.com

MP

Jaime and Melissa Wallace,

As you well know I am your neighbor at 4 Mountain Way South in West Orange.

I purchased my property in December, 1984.

Our properties abut.

I looked at your plans for the new structure in the rear of your house and the position on your property.

It looks like I can barely see the proposed structure from our rear porch.

It cannot be seen from any of our house windows.

I think it is a welcomed addition to your home.

Please go ahead and move forward with your proposed deck.

Also please pass this on to the West Orange Zoning Board.

Thanks.

Micheal Poris

4 Mountain Way South

West Orange, NJ 07052

973-650-1118

Viliam & Caroline Brindzak
21 Devon Dr
West Orange, NJ 07052
viliam.brindzak@gmail.com
973-765-7430
JUNE-19-2024

West Orange Zoning Board
66 Main Street
West Orange, NJ 07052

Dear Members of the West Orange Zoning Board,

I am writing to express my strong support for our neighbor's plans to build a new deck at their residence. Having reviewed their proposed design, I believe this addition will be highly beneficial for several reasons.

First, the new deck aligns seamlessly with the existing patio, ensuring a cohesive and aesthetically pleasing appearance. This thoughtful design choice maintains the visual harmony of our neighborhood and respects the existing architectural style.

Second, the proposed deck design is considerate of neighboring properties and will not adversely affect them. It has been designed to blend naturally with the surroundings, minimizing any potential impact on nearby properties.

Moreover, the new deck will significantly enhance the appeal and value of our neighbor's home. A well-designed deck is a desirable feature that not only improves the functionality of outdoor spaces but also contributes positively to the overall aesthetic and market value of the property. This, in turn, benefits the broader neighborhood by potentially raising property values.

Lastly, the deck will provide much-needed improved access to the rear yard, especially for guests with limited mobility. The design includes features that facilitate easier and safer access, ensuring that everyone, regardless of mobility challenges, can enjoy the outdoor space comfortably. This consideration for accessibility is a commendable aspect of the project that underscores its thoughtful planning.

In conclusion, I believe that the construction of the new deck will be a valuable addition to our neighborhood. It aligns with existing structures, respects neighboring properties, enhances the home’s appeal and value, and improves accessibility for all. We fully support this project and urge the West Orange Zoning Board to approve our neighbor's plans.

Thank you for your attention to this matter.

Sincerely,

Viliam and Caroline Brindzak