

Application Submission

C1 Variance for Open Deck

Contents

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

A. APPLICANT INFORMATION

Full Legal Name: Wallace Jr. James
(Last) (First)
Mailing Address: 6 Mountain Way South West Orange NJ 07052
(Street) (City) (State) (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: _____ ; Zone of Property: _____
The location of the property is approximately 300 feet from the intersection of _____
Mountain Way and Mountain Way South (closest intersection.)

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

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

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

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

D. TYPE OF APPLICATION

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

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

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

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

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

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

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: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: Freeborne Decking (lic# 13VH00237800)

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

Address: 20 Wilkinson Rd., Randolph, NJ 07869

OTHER EXPERT(S): N/A

Telephone Number: () _____ Email: _____

Address: _____

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

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 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
Proposed Deck Plan	Gary Osborne	3/31/2023
Site Survey	Steven R. Lupo	3/22/2017
Buffer Report & Map	Township of West Orange	7/31/2023
Varification of Tax Paid	Township of West Orange	8/1/2023

I. NOTICE

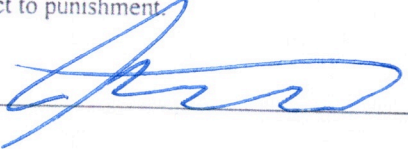
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing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

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

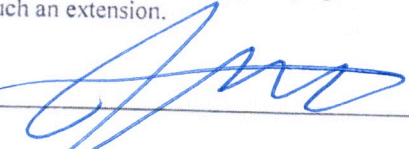
APPLICANT'S VERIFICATION

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

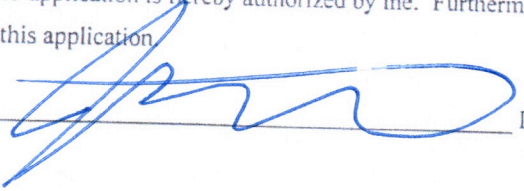
CONTINUANCE

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, West Orange, NJ, 07052
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 _____ 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.

PROPOSAL

We are seeking a variance to construct an open deck off of the main level of our house with integrated stairs that lead down and align with an existing raised patio and rear yard on our property. The design of the deck is intended to enhance both functionality and aesthetics, providing a seamless transition from the main living space to the deck, lower patio, and rear yard. Our home is a multi-level dwelling on a significantly sloped lot, where the main floor 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 limited to only the lower level.

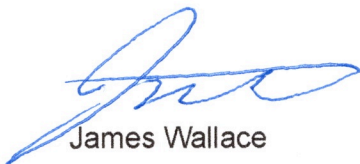
Physical and Use Changes Proposed:

- **Deck Construction:**
 - The proposed deck will be approximately 175 square feet in size.
 - The deck will extend approximately 10.5 feet from the house to provide the necessary distance for the integrated stairs.
 - The deck will provide direct access from the main level of our home to the rear yard, significantly enhancing our quality of living.
- **Integrated Stairs:**
 - The lower stairs from the existing raised patio will run parallel to the house, which will not increase its current encroachment into the rear yard. Additionally, this design also allows for 15 feet of setback from our rear property line.
 - The proposed deck and upper stair configuration require a minimum total distance of 13'-1.5", consisting of stairs with a rise of 7 inches, a run of 9.5 inches, plus upper and lower landings with a minimum of 36 inches to meet building codes.
- **Encroachment Requirements:**
 - According to ordinance 25-8.2, unroofed terraces are allowed to project no more than eight (8) feet into the required rear yard. Our proposed deck design, which will project 10.5 feet from the house, necessitates a variance as the deck itself will encroach 2.5 feet beyond the allowable eight (8) feet into the required rear yard.
 - Our existing raised patio projects 14 feet into the rear yard, and the proposed deck is essential to create rear access with a cohesive and functional transition from the main level to the rear of the property.
 - We are further challenged by a 2 foot cantilevered portion of the house, which further limits our ability to have a functional deck while adhering to the 8-foot encroachment ordinance.

Impact and Benefits:

- **Enhanced Functionality:**
 - The deck will facilitate functional and more enjoyable use of our entire property.
 - It will improve accessibility for daily living and for entertaining guests and family, some of whom have limited physical abilities to navigate our interior stairs to the lower level of the house.
- **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 well-designed deck will increase the property value, benefiting not only our household but also the local real estate market.
- **Proof of Hardship:**
 - Due to the sloped topography, adhering strictly to the encroachment requirement would result in a deck that lacks usable space, provides full access to the rear of the property, and detracts from the aesthetics and cohesiveness of our home.
 - The specific slope & dimensions of our property combined with the required distance for safe and functional stair design present practical difficulties that warrant the granting of this variance.
 - By granting this variance, the township will enable us to create a more functional and visually appealing outdoor space, enhancing our quality of life and contributing positively to the neighborhood and the local real estate market.

Thank You,



James Wallace

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, 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 deck, extending 10.5 feet from the house, is necessary to provide adequate space for the integrated stairs to the lower patio, which require a minimum distance of 13'-1.5" for safe and functional design. 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, unroofed terraces are allowed to project no more than eight (8) feet into the required rear yard. Our proposed deck design, which extends 10.5 feet from the house, necessitates a variance as it will encroach beyond the allowed eight (8) feet into the required rear yard by 2.5 feet.
- The existing raised patio encroaches 14 feet into our required rear yard, and the proposed deck is essential to create a cohesive and functional transition from the main level to the lower patio and rear yard.

Due to these exceptional circumstances, we request the variance to construct the proposed deck, which will greatly improve our quality of life and the usability of our property.

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.

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:

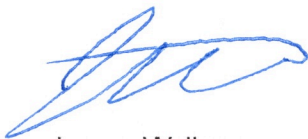
- The deck and integrated stairs will provide necessary access to the rear of the property, making the outdoor space more functional and accessible, especially for guests with limited physical abilities.

5. Minimal Encroachment:

- While the deck 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,

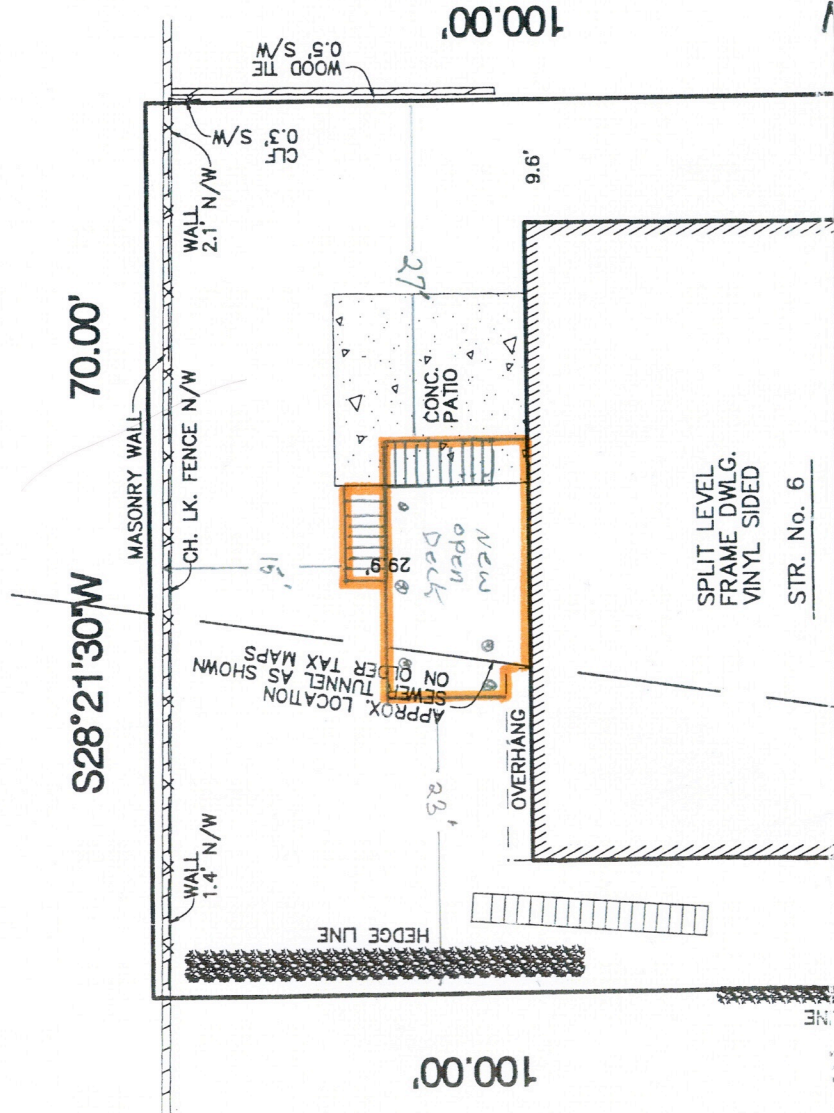
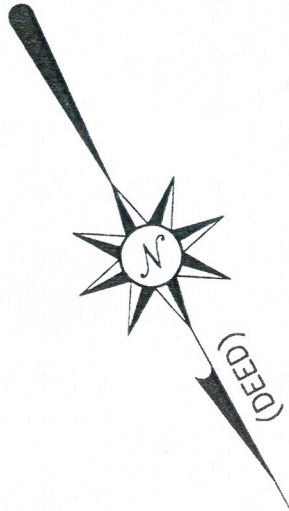


James Wallace

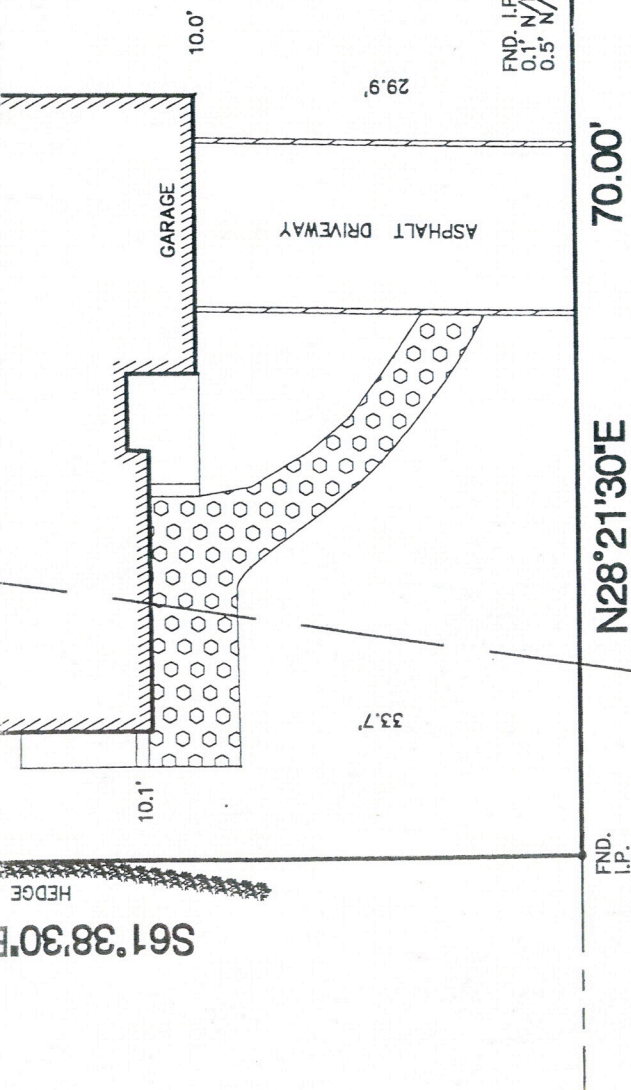
PREMISES IN
TOWNSHIP OF

WEST ORANGE

ESSEX COUNTY, NEW JERSEY
LOT AREA=7,000 SQ FT (0.161 ACRES)



S61°38'30"E



P.O.B.

FND. I.P.
0.1' N/E
0.5' N/W

70.00'

N28°21'30"E

FND.
I.P.

215.00' TO THE
NORTHERLY LINE OF
BURNETT TERRACE
(UN-IMPROVED), EXTENDED

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 DELINEATED 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 REBALE
OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION,
EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE
EMBOSSSED 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

SCALE: 15 FT=1 INCH 55 HECKEL STREET PHONE: 973-450-1819
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)

Lot Block

45.06

LUMBER S.Y.P.
 NG DOOR WITH LIGHT
 ARDWARE GALV. CERAMIC.
 VS STAINLESS
 K HANGERS
 LUMBER
 SE FLASHED-ICE AN WATER
 D--OR VINYL -DURAFLASH
 ER BOLTED 5 $\frac{1}{2}$ " up/dn
 16" oc double ends

**STEP DETAIL
2 X 2 GRASPABLE
HANDRAIL**

Diagram illustrating a closed riser staircase construction. The diagram shows a 2x12 cut supporting a 4" concrete block. A 1" nosing is indicated. The height of the riser is labeled as 7" (RISE 7"). The run of the tread is labeled as 9 1/2" (RUN 9 1/2"). A dimension of 36" is shown for the total height of the structure.

200lb LOAD

NO MORE THAN 4 SPACE

DECKING 5/4 X 6

36 HIGH RAIL

BEAM
3-2X10' S

POST TO BEAM CONNECTOR

AL BRACKET ATTACH 6X6 TO FOOTING

ABAG62 Base Plate

3000 PSI

Concrete — Filled

142

Side view:

Jamie Wallace
6 Mountain Way South
West Orange, NJ, 07063
(676) 853-4800

House

Hand-drawn musical score for a piece titled "14 Ratio" by "existing." The score is written on a single staff with a key signature of one flat (B-flat) and a common time signature (C). The tempo is marked "Allegro". The score is divided into two main sections by a double bar line. The first section consists of a series of eighth notes, with the number "14" written above the staff. The second section consists of a series of quarter notes, with the number "16" written above the staff. The score is written in blue ink on a white background.

key:

Footings

Beams

11-50173

III - double Joists.

1000

Part 1

111 - 2nd

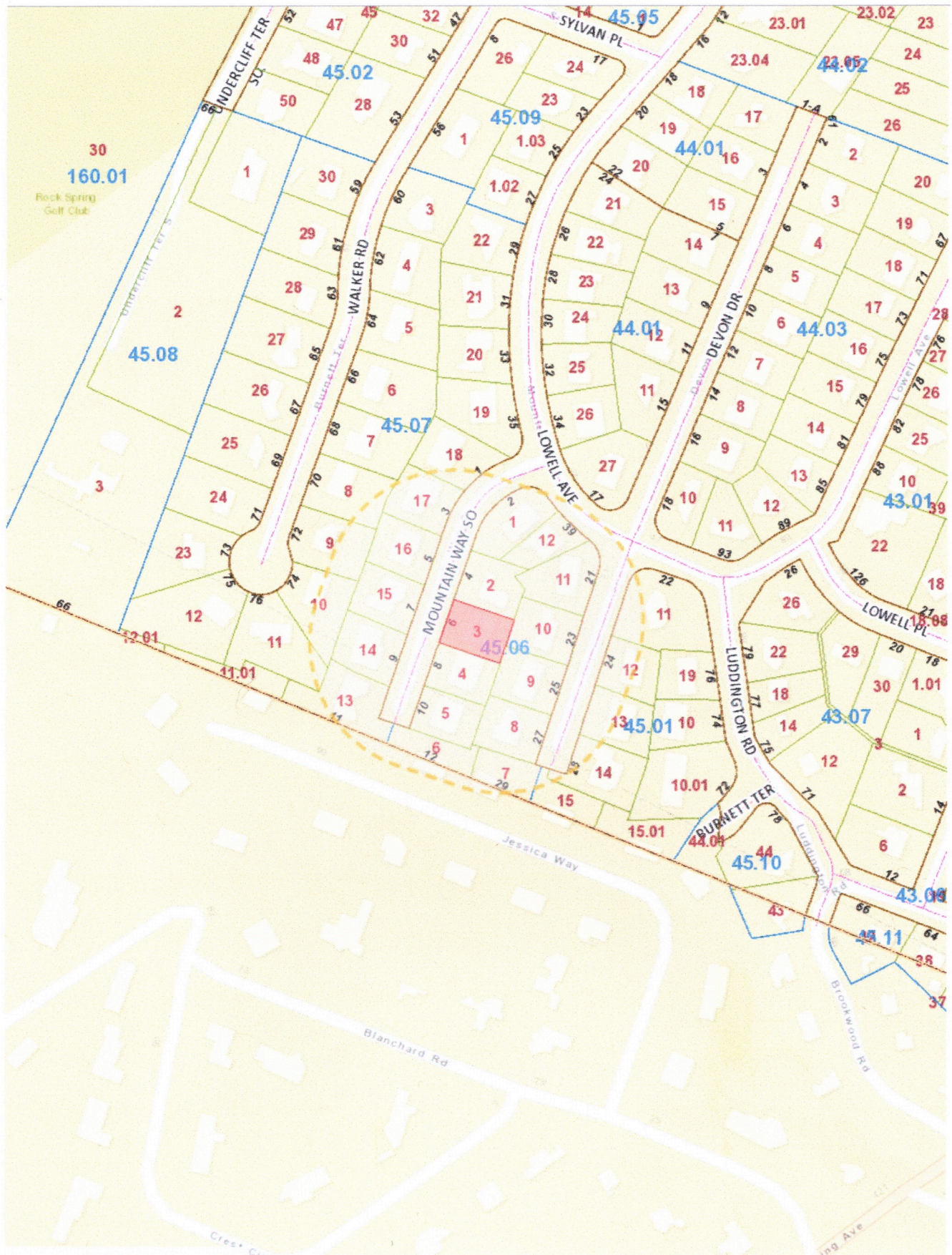
Sube -

$$16 = 16'' \text{ on center}$$

== New Open deck

existing = **Patio**

Buffer Report - Map



Developed by Civil Solutions using myiDV

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).

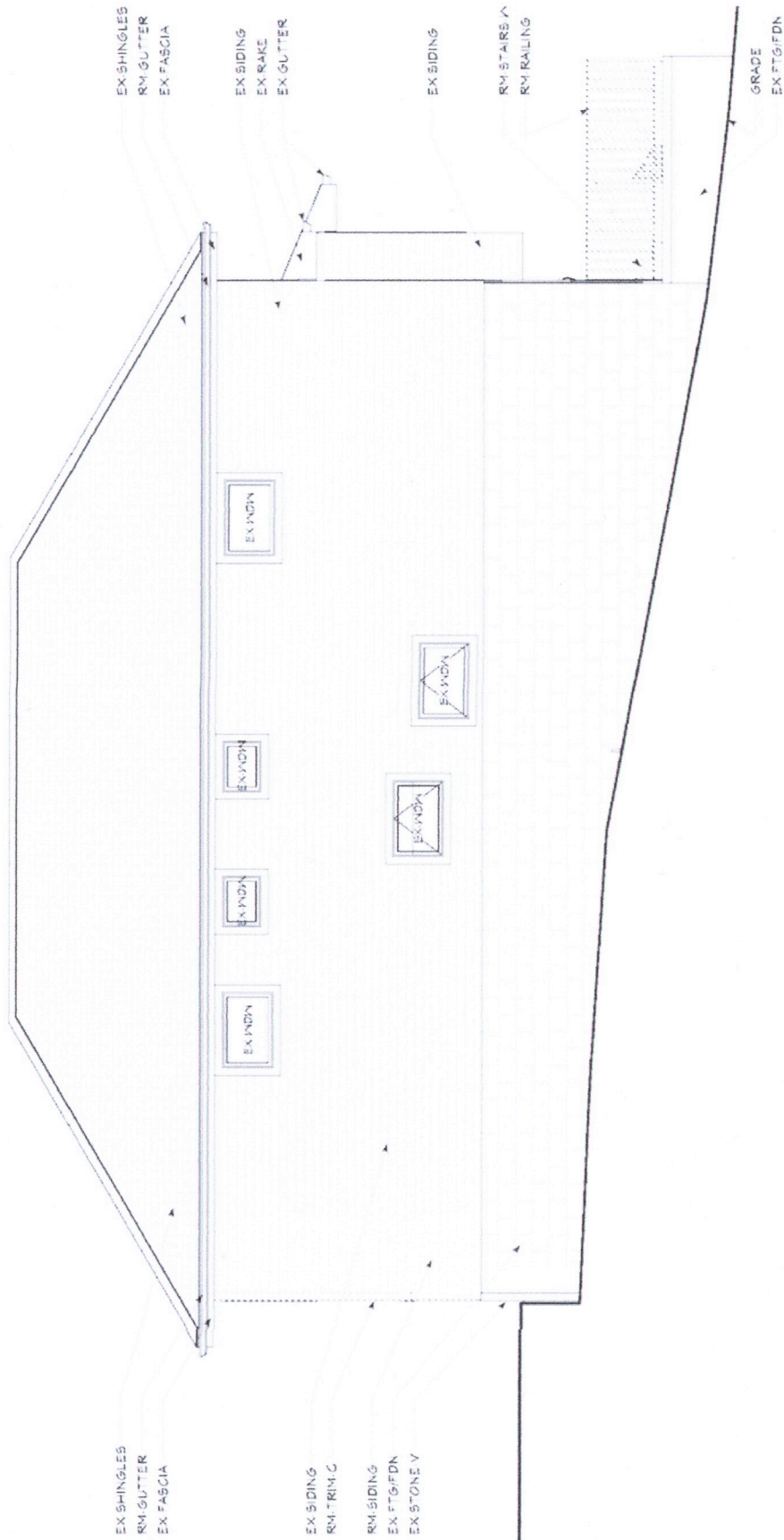
Adjoining Properties (27)

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

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



(2) RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"











CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

I hereby certify that I am the (agent of) owner of record and am authorized to make this application. 0 - 111 11

Sign here: Jamie Wallace

Print name here: Jamiz Wallace

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Open Deck:

175 sq ft

FEE (Office Use Only) \$ _____

TYPE OF WORK:

[] New Building

[] Addition

[] Rehabilitation

[] Roofing

[] Siding

[] Fence _____ Height (exceeds 6')

[] Sign _____ Sq. Ft. _____

[] Pool

[] Retaining Wall _____ Sq. Ft.

[] Asbestos Abatement Subchapter 8

[] Hazardous Abatement N/A/C 5:17

[] Lead Haz: Abatement

☒ Other Open Deck☐ Demolition

Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed	Constr. Class Present	Proposed
1. General Public		☒		☐
2. Business and Industry		☒		☐
3. Academic and Research		☒		☐
4. Government and Public Officials		☒		☐
5. Media and Public Relations		☒		☐
6. Non-Profit Organizations		☒		☐
7. Other		☒		☐

If Industrialized Building:

State Approved _____ HUD _____

Est Cost of Bldg Work:

EST. COST OF BLDG. WORK.	
1	New Bldg \$ 7306

1. New Drug. \$ — 61 —
2. Rehabilitation \$ — —

2. Rehabilitation	\$ 7,306	0
3. Total (1+2)		

5: Total (112) 4120

U.C.C. F110 (rev. 11/09)

U.C.C. F110 (rev. 11/09)

U.C.C. F110 (rev



CONSTRUCTION PERMIT

Date Issued

Permit #

0N93386

IDENTIFICATION Block 45.06 Lot 3 Qualification Code _____
Work Site Location 6 Mountain Way South Contractor Frederick Deeking
West Orange, NJ 07052 Address 85 Franklin Rd Unit 2B
Owner in Fee Samir Wallace Victory Gardens, NJ 07801
Address 6 Mountain Way South Tel. (973) 366-8323
West Orange, NJ 07052 Lic. No. or Bldrs. Reg. No. 13VH00237500
Tel. (646) 853-4886

Is hereby granted permission to perform the following work:

[] BUILDING [] PLUMBING [] LEAD HAZARD ABATEMENT
[] ELECTRICAL [] FIRE PROTECTION [] DEMOLITION
[] ELEVATOR DEVICES [] ASBESTOS ABATEMENT [] OTHER _____
(Subchapter 8 only)

DESCRIPTION OF WORK:

DECK

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 7,306

Construction Official

Date

U.C.C. F170 (rev. 01/04)

1 WHITE-INSPECTOR 2 CANARY-OFFICE 3 PINK-TAX ASSESSOR 4 GOLD-APPLICANT

(see reverse side)

PAYMENTS (Office Use Only)

Building _____
Electrical _____
Plumbing _____
Fire Protection _____
Elevator Devices _____
Other _____
DCA State Permit Fee _____
Cert. of Occupancy _____
Other _____
Total _____
Check No. _____
Cash _____
Collected by _____