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July 18, 2024

Hand Delivered

Jamilet Baquerizo Vite, Secretary
Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

Re: 3135WO, LLC - West Orange Planning Board
31-35 Harrison Avenue; Block 141, Lot 1

Dear Ms. Vite;

Please be advised that I will be representing the applicant in the above matter. Our client is seeking a site plan approval with bulk variances for the existing retail business at the above address. Retail sales are a permitted use in the B-1 Zone. I enclose herewith twenty (20) sets of the following:

1. Application with Addendum for Question 4.
2. Photo Array.
3. Checklist of Required Items.
4. Statement of 10% Owners for 3135WO, LLC, Applicant/Owner
5. Combined Site Plan, Architectural Plans & Elevations by Dassa Haines Architectural Group, LLC. (reduced & full sized prints)
6. Form W-9 for Applicant.
7. Check in the amount of **\$5,083.26** for the application fees.
8. Check in the amount of **\$3,250.00** for the escrow fees.

The fees and escrows have been calculated as follows:

Application:

Preliminary Base Fee	\$ 300.00
Floor Area Fee (4442 x .02)	88.84
Final Site Plan	194.42
Non-Res Variance	250.00

Digitizing Application File

Preliminary Site Plan	\$1,750.00
Final Site Plan	\$2,500.00

TOTAL	\$5,083.26
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Escrow:

Gross floor area (4442sf)	\$2,500.00
Resolution	750.00
TOTAL	\$3,250.00

Please let me if you require anything further. I look forward to working with you on this application.

Very truly yours,



John R. Dusingberre

JRD/jd

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

A. APPLICANT INFORMATION

Full Legal Name: 3135WO, LLC (Luis Crespo, Managing Member)
(Last) (First)
Mailing Address: 31-35 Harrison Avenue West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (201) 317-7334 Email: crespo@teerico.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Limited Liability Company

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: (201) 317-7334 Email: _____

C. PROPERTY INFORMATION

Street Address: 31-35 Harrison Avenue

Block Number(s): 141; Lot Number(s): 1

Tax Plate: _____; Zone of Property: B-1

The location of the property is approximately 100 feet from the intersection of _____
Maple Street and Harrison Avenue (closest intersection.)

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

☐ Yes, Date(s): _____; ☒ No

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

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

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

D. TYPE OF APPLICATION

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

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

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

Section: 25-12.2b.1. ; Proposed: 1 ; Description: Parking spaces where 18 are required

Section: 25-12.11h.6. ; Proposed: 13'8" ex.cond. ; Description: Driveway width where 14 ft is required

Section: ; Proposed: 6' each side ; Description: Side Yards Front 13.65' & 2.61' ex.cond.

Section: ; Proposed: 6' each side ; Description: Side Yards Rear 3'4" & 6'3"

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.)
The property is presently occupied by Uptown Printing, LLC, a company engaged in the sale of imprinted promotional products. Luis Crespo proposes to expand the existing building to enlarge the business and provide better access for vehicles.

The property is 7,513 SF (square feet); .1725 (acres)

Impervious Surface Coverage: Present: 59.9% (4,500.29 SF) ; Proposed: 70.1% (5,266.61 SF)

Building Coverage: Present: 30.8% (2,314 SF) ; Proposed: 59.1% (4,440.18 SF)

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: John R. Dusinberre, Esq.

Telephone Number: (973) 477-8646 Email: jdusinberre@jrdnjlaw.com

Address: 155 Passaic Avenue, Suite 320, Fairfield, NJ 07004

APPLICANT'S ENGINEER: Anthony Marucci of Marucci Engineering Associates, LLC

Telephone Number: (973) 887-3066 Email: anthony@marucciengineering.com

Address: 116 Whippany Road, Whippany, NJ 07981

APPLICANT'S ARCHITECT: Joseph L. Haines, AIA, Dassa Haines Architectural Group, LLC

Telephone Number: ((973)) 233-9355 Email: jh@dassahaines.com

Address: 74 E. Passaic Avenue, Nutley, NJ 07110

APPLICANT'S PLANNER: Anthony Marucci of Marucci Engineering Associates, LLC

Telephone Number: (973) 887-3066 Email: anthony@marucciengineering.com

Address: 116 Whippany Road, Whippany, NJ 07981

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

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

G. REQUIREMENTS FOR VARIANCES

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

H. PLAT SUBMISSION

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

ITEM	SIGNED BY	DATE/REVISION
Site Plan & Architectural Drawings (3 sheets)	Joseph L. Haines	6/3/2024

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: Luis Crespo Date: July 17, 2024
LUIS CRESPO, Managing Member

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: Luis Crespo Date: July 17, 2024
LUIS CRESPO, Managing Member

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 2 Forest Way, 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) 141;
Lot(s) 1 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: Luis Crespo Date: July 17, 2024
LUIS CRESPO, Managing Member of 3135WO,
LLC, Owner

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.

**ADDENDUM TO APPLICATION
3135WO. LLC, Applicant**

Introduction

Luis Crespo and Luz Miranda-Crespo own and operate Uptown Printing, LLC, a company that provides apparel printing and embroidery services to the public. They are committed to serve the West Orange community and now seek to expand the building and the business to meet the needs of the community for the coming years. They desire to remain at this location in West Orange rather than seeking a new location for an expanded business.

The subject property is located in a B-1 Zone which permits retail sales to the public. The applicant seeks preliminary and final site plan approval and bulk variance relief.

Description of the Existing Property

Lot 1 in Block 141 is a somewhat rectangular lot of approximately 7,513 sf. It is located on Harrison Avenue, between Maple Street and Kirk Street. The lot is approximately 50' by 116'+-. There is an existing one story building on the property containing three separate storefronts that have been combined for the use of the business. The existing building foot-print is approximately 2,312 sf. There is one (1) existing parking space on the side of the building.

Application Question 4A) Proposal

The applicant proposes to construct a one story addition to the rear of the building adding 2,130 sf, and will install an overhead door entrance on the left side for the purpose of receiving deliveries, and shipping orders. The new space will provide better work areas for printing, silk screening, embroidery and other services. Although this will be an expansion of the workspace, no increase in employees is contemplated. There are three (3) employees operating the business.

The result of the proposed physical changes creates the need for bulk variance relief as follows:

1. Permit a side-yard of 3'4" on the left side of the rear of the building where 6' is required by Ordinance 25-7.1.
2. Permit existing side-yards of 13.65' on the left side of the front of the building, and 2.61' on the right front of the building where 6' is required for both. These are existing conditions.
3. Permit the one (1) existing parking space to remain where eighteen (18) are required by Ordinance 25-12.2b.1.
4. Permit an existing driveway width of thirteen feet eight inches (13'8") where fourteen (14) feet are required by Ordinance 25-12.11h.6. This is an existing condition.

Application Question 4B) Reasons for Relief

4C-1 The two (2) new variances sought can be justified under the C-1 basis for relief. The factors of hardship include the small irregular size of the lot, and the size and location of the

existing building on the lot. Those factors make it difficult for an existing use to continue to be viable in the community without growth and adaptation to modern conditions. This growth necessitates new variances. The variance relief that is a direct result of the addition is the creation of a new variance condition with a side-yard of 3'4" on the left rear of the building. This variance is necessitated by the need to install the double barn doors for access. The width of the doors is as small as it can be yet still allow ingress and egress.

The purpose of the addition is to add modern day equipment that would not be productive on a second floor. The proposed design would also permit delivery vehicles to enter the building for loading and unloading.

The existing driveway is non-conforming at 13.65' in width. The size of the lot and the overall width of the lot, as-well-as the location of the existing building, make it impossible to achieve the required fourteen (14') foot width. The existing variance conditions cannot be reasonably alleviated as part of any proposed expansion.

4C-2 The benefits of granting the two (2) new variances outweigh any detriment to the public. The benefits include, but are not limited to, an improved appearance of the building and site, and the modernization of the printing and embroidery services provided.

It should be noted that the lack of required parking spaces will not be detrimental in that they have been adequate to meet the needs of the business. The one (1) space provided has been sufficient for the three (3) employees.

The increase in impervious coverage does not create a variance need. The additional drainage needs are addressed by the applicant in piping water from the rear to the front of the building.

Application Question 4D) Use Variances

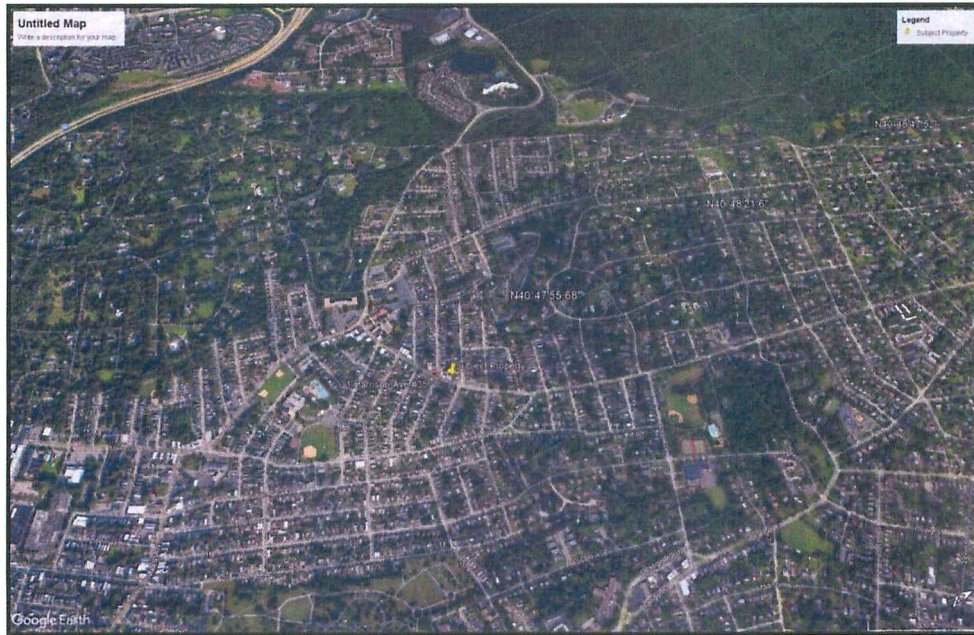
No use variances are being requested.

Application Question 4E) Negative and Positive Criteria

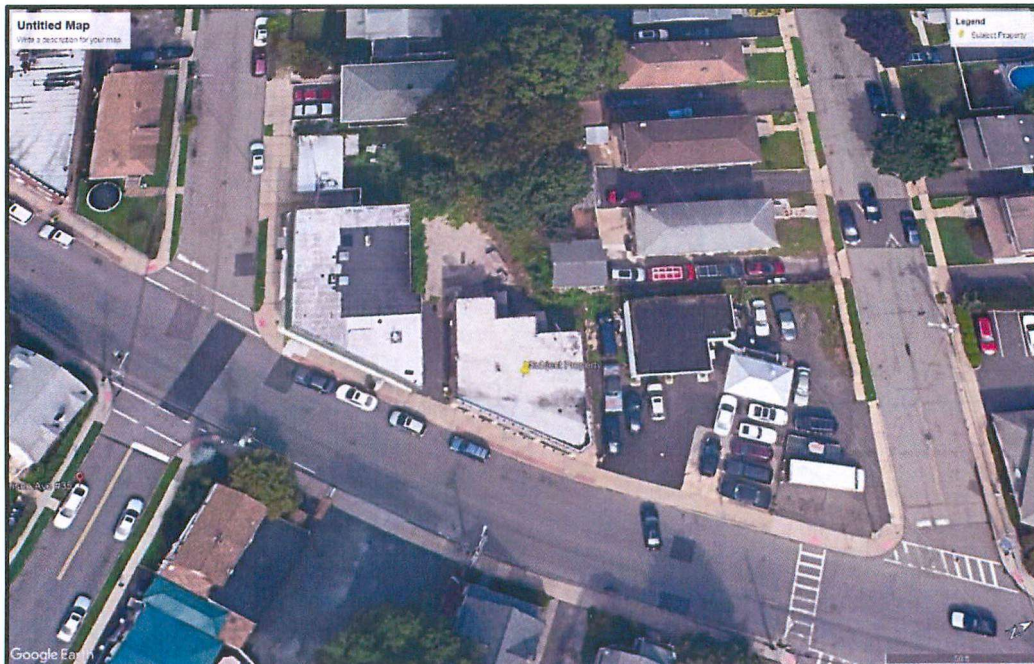
The apparel printing and embroidery business has existed at this location for several years. The continuation of that permitted use reflects the Master Plan of the Township and is consistent with the intent and purposes of the Zoning Ordinance. The use is certainly not detrimental to the public good.

The issue then is whether or not the same can be said for the bulk variances requested. The granting of parking relief, driveway width and new rear side-yard set-back will have no perceptible detriments. The relief, if granted, will not be detrimental to the public good.

PHOTO ARRAY
Township of West Orange
Planning Board
3135WO, LLC, Applicant



Google Earth Aerial Location Photo (see yellow pin)



Google Aerial of the Subject Property



Google Earth Street View of Subject Property



Left Side of Building Viewed from Harrison Avenue

CHECK LIST OF REQUIRED ITEMS "C" AND "D" APPLICATIONS INTERPRETATIONS AND APPEALS

**APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -52 ITEMS. 20 Total (original and 19 copies).**

All checked items are required; please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total** (original and 19 copies), including:
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, **20 Total** (original and 19 copies).
- ✓ **Site Plan, all dimensions**, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, **20 Total** (original and 19 copies).
- ✓ **Floor plans, all dimensions** must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, **20 Total** (original and 19 copies).
- ✓ **List of property owners** within 200' certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map, 20 Total** (original and 19 copies).
- ✓ **Application fee** (non-refundable) also a **Digitizing Fee**.
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, **20 Total** (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, **20 Total** (original and 19 copies).
- ✓ **All plans and documents** for West Orange COAH requirements.
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, **20 Total** (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, **20 Total** (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, **20 Total** (original and 19 copies).

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
I. PROJECT-PLAN INFORMATION												
1. Item:	Name, address of owner and applicant.	X	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 plat.	X	X	X	X	X	X	X	X	X	X	
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X	X	
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X	X	X
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. Comment: Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X	X	
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	X	X	
7. Item:	Proof that taxes are current.		X	X	X	X	X	X	X	X	X	
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X	X	
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X	X	X	X	X	X	X	X	X	
10. Item:	Monumentation as specified by Map Filing Law Comment: Monumentation required only for final subdivision.		X								N/A	
11. Item:	Date of current property survey. Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	X	X	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.															
Item Number	Description	Pre-Application - Concept Plan	Minor Application				Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision		Site Plan		General Development Plan	Subdivision		Site Plan					
								Preliminary	Final	Preliminary	Final				
12. <u>Item:</u> One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.			X		X			X	X				X		
13. <u>Item:</u> 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.			X					X					X		
14. <u>Item:</u> Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.		X	X			X		X	X				X		
15. <u>Item:</u> Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).			X		X			X	X				X		
16. <u>Item:</u> Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project.			X		X			X	X				X		
17. <u>Item:</u> Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment:</u> Item important for detailed planning.		X	X		X			X	X				X		
18. <u>Item:</u> Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment:</u> Item important for detailed planning.		X	X		X			X	X				X		
19. <u>Item:</u> All proposed lot lines and area of lots in square feet.			X		X			X	X				X		
20. <u>Item:</u> Copy and/or delineation of any existing or proposed deed restrictions or covenants. €		X	X		X			X	X				X		
21. <u>Item:</u> Any existing or proposed easement or land reserved for or dedicated to public use. €		X	X		X			X	X				X		
22. <u>Item:</u> Development stages or staging plans (for GDP--general staging). <u>Comment:</u> Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.									X						

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED			
Item Number	Description		General Development Plan	Subdivision		Site Plan										
				Preliminary	Final	Preliminary	Final									
31.	<u>Item:</u> Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.														X	
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X										X		
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.															
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.															
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.															
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X												
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.															

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan	General Development Plan	Preliminary	Final	Preliminary	Final		
48. <u>Item:</u> Sight triangles. <u>Comment:</u> Necessary even for minor applications because sight triangle easement created.			X	X			X		X	N/A	
49. <u>Item:</u> Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment:</u> See Item 44.	X			X	X	X	X		X	N/A	
50. <u>Item:</u> Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment:</u> See Item 44.				X		X	X		X	X	
51. <u>Item:</u> Preliminary architectural plan and elevations. <u>Comment:</u> Not required where building is not proposed.				X						X	
52. <u>Item:</u> Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X	N/A	

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

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

REVISED: 8/30/05 aw

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\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:	Joseph L. Haines, AIA, Leed Accredited Professional	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
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:	Not applicable.	
Use of any water efficient landscaping:	None proposed.	
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 alternate roofing materials reduce the urban heat island effect	None proposed.	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	None proposed.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	None proposed.	

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.

County of Essex
Block: 141 Lot: 1 Tax Map 60

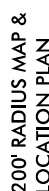
	EXISTING AREA	PROPOSED AREA	TOTAL AREA
PENT	232 SF.	- SF.	232 SF.
FLOOR	232 SF.	230 SF.	442 SF.
L.	4,624 SF.	230 SF.	6,784 SF.



ZONE P - BACKS ONE	TEST	REQUIRED/VALUED		EXISTING	IMPROVED		VARIANCE
		RETAIL	NO		RETAIL	NO	
ZONE P - BACKS ONE	RESULT (NO)	25	25	1,800	NO	1,800	0
	LOT COVER (NO)	100%	100%	100%	NO	100%	0
	LOT COVER (NO)	100%	100%	100%	NO	100%	0
	LOT COVER (NO)	N/A	N/A	60%	NO	60%	0
	LOT COVER (NO)	N/A	N/A	60%	NO	60%	0
	LOT COVER (NO)	50%	50%	50%	NO	50%	0
	LOT COVER (NO)	50%	50%	50%	NO	50%	0
	LOT COVER (NO)	50%	50%	50%	NO	50%	0
	LOT COVER (NO)	50%	50%	50%	NO	50%	0
	LOT COVER (NO)	50%	50%	50%	NO	50%	0

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MUNICIPAL ENGINEER DATE



200' RADIUS MAP
PROPERTY OWNERS

[illegible]

Preliminary & Final
Major Site Plan
for
1-Story Addition
to
31-35 Harrison Avenue
West Orange, NJ
County of Essex
Block: 141 Lot: 1 Tax Map 60

DATE	08/01/2014
SCALE	AS SHOWN
JOB #	21-140
BY	

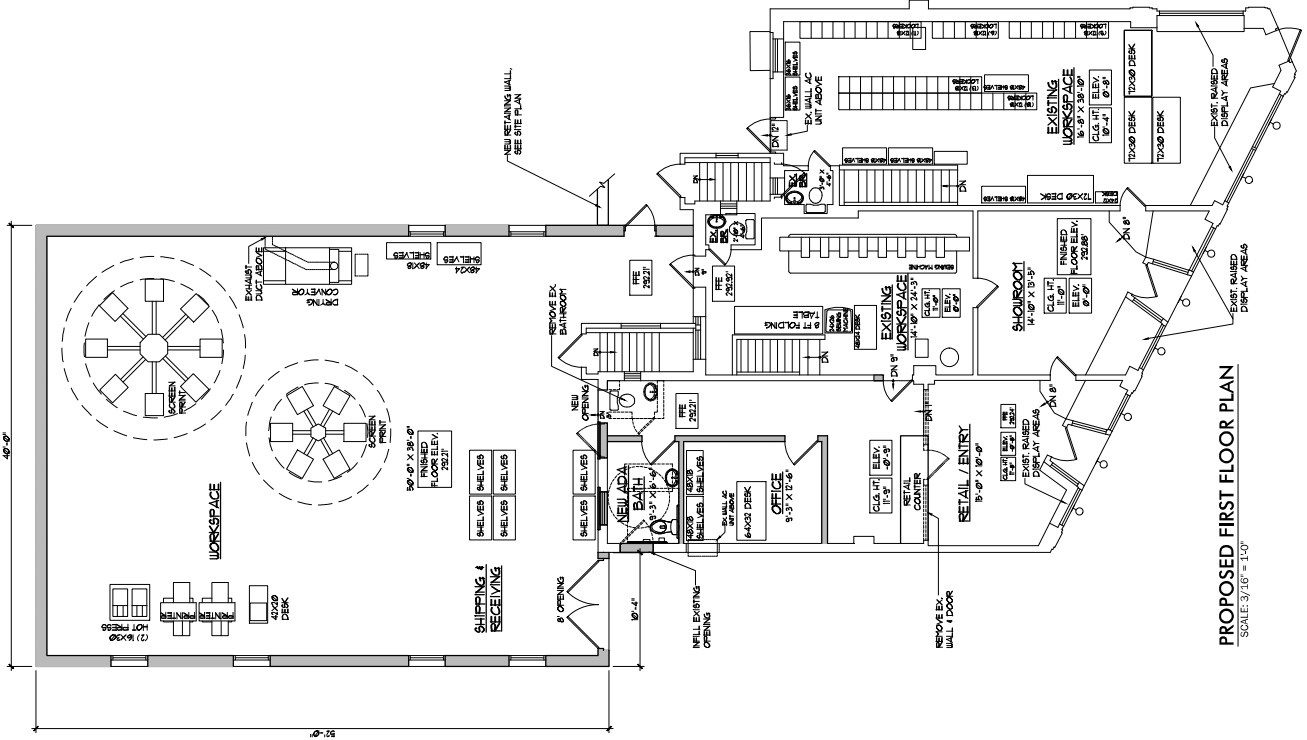


J.E. Pappalardo, Inc.
Professional Engineer
No. 12-123456
No. 12-123456
No. 12-123456

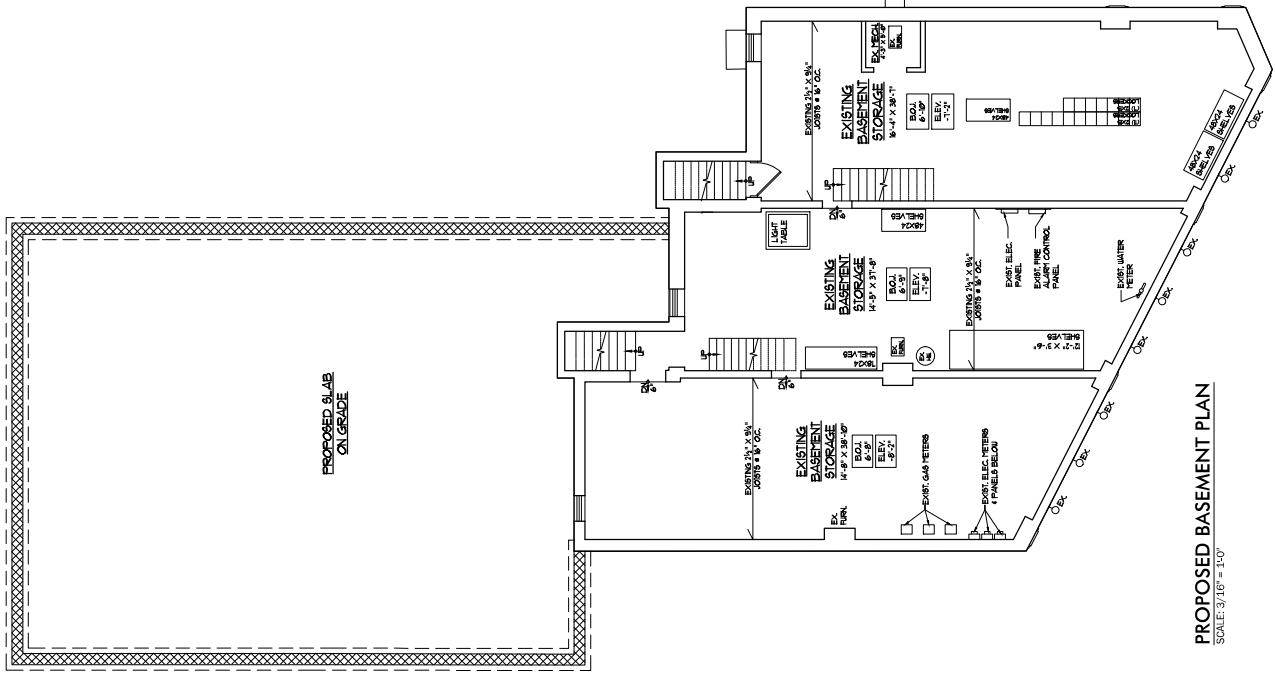
**Proposed
Floor Plans**

DATE	08/01/2014
SCALE	AS SHOWN
JOB #	21-140
BY	

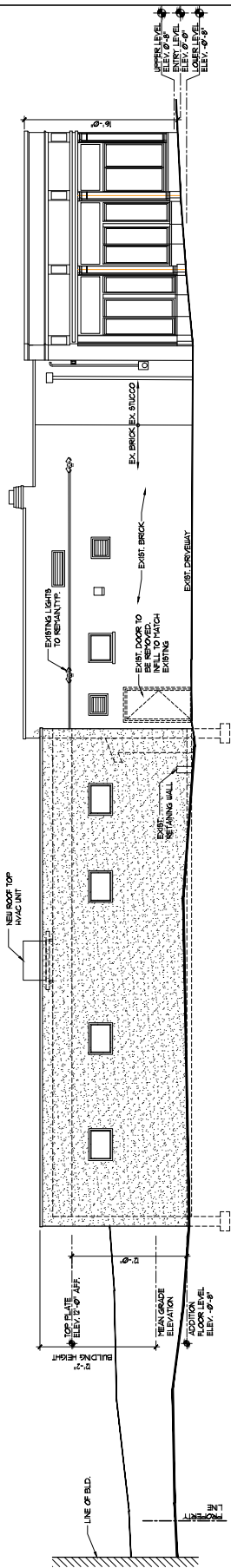
PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



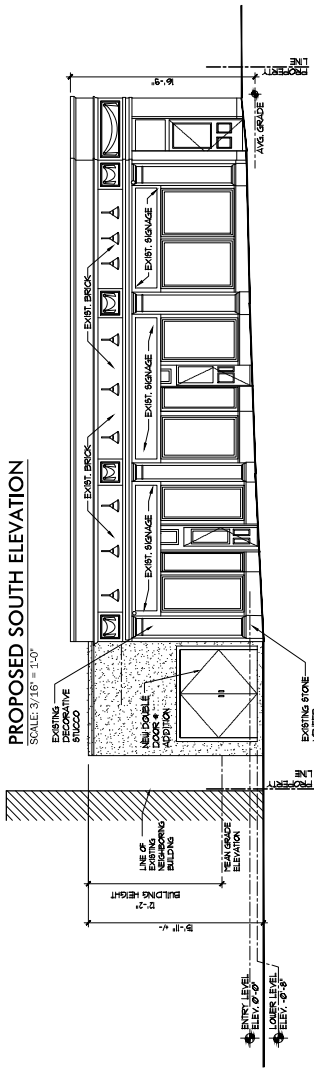
PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"



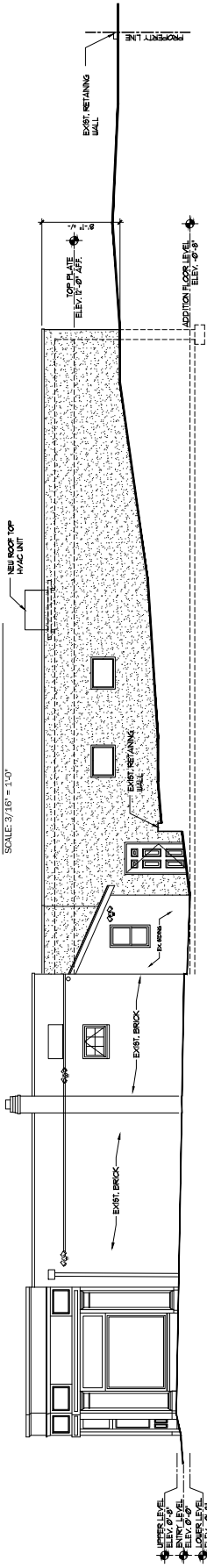
Preliminary & Final
Major Site Plan
for
1-Story Addition
to
31-35 Harrison Avenue
West Orange, NJ
County of Essex
Block: 141 Lot: 1 Tax Map 60



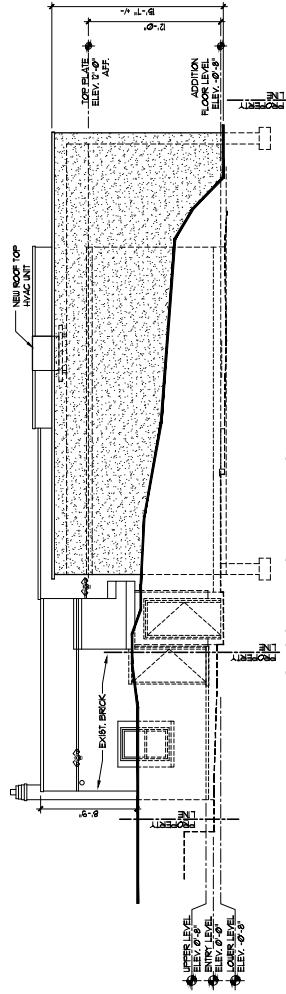
PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

DATE	4/20/2014
SCALE	AS SHOWN
JOB #	21-140
SHEET	3 OF 3

Dassa • Haines
ARCHITECTS
1000 N. 10TH AVE., SUITE 200
NEW YORK, NY 10019
Tel: 212.253.2338
Fax: 212.253.2338

DATE: 4/20/2014
SCALE: AS SHOWN
JOB # 21-140
SHEET 3 OF 3

Proposed Elevations

DATE	4/20/2014
SCALE	AS SHOWN
JOB #	21-140
SHEET	3 OF 3

FEE SCHEDULES (i)

25-55 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 § 25-55)

25-55.1 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 (ii)

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: \$500.00
- (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—\$50.00/ 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.	Resubdivision where no new lots are created	\$50.00	N/A
b.	<i>Other</i>		
	Base fee	\$100.00	N/A
	Plus per lot fee	25.00	

(Ord. No. 2357-11 § 25-56.1)

25-56.2 Major Subdivision Application Fees.

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

(Ord. No. 2357-11 § 25-56.2)

25-56.3 Site Plans - Nonresidential Application Fees.

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

Fee	\$75.00	N/A
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b. *Preliminary Application*

Base fee	\$200.00	(1)
Plus unit fee	50.00	

c. *Final Application*

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. *"D" Variances*

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. *"C" Variances*

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. *Interpretations and Appeals*

Fee	\$150.00
-----	----------

d. *Conditional Uses*

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 (v)

Section 25-55, Escrow Deposits for Applications. If less than ten (10%) percent remains in escrow account, applicant shall post additional escrow in amounts 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
		\$1,000.00 + \$75.00 per lot or unit
	11–30 units or lots:	\$2,500.00 + \$50.00 per lot or unit
	31 or more units or lots:	
Final:	0–10 units or lots:	\$200.00 + \$75.00 per lot or unit
		\$300.00 + \$50.00 per lot or unit
	11–30 units or lots:	\$1,000.00 + \$40.00 per lot or unit
	31 or more units or lots:	

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 (vi)

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:	\$750.00
Appeals under N.J.S.A. 40:55D-70a:	\$100.00
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: (decks, home addition)	\$35.00
All other hardship variances under N.J.S.A. 40:55D-70c:	\$750.00
Single Family Residence:	\$200.00
Multi-family Residence:	\$200.00 + \$100.00 per unit
All other use variances N.J.S.A. 40:55D-70d:	\$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

***A separate check payable to the Township of West Orange shall be submitted for all the above application types.
(Ord. No. 2357-12 § 25-56.6)***

**TOWNSHIP OF WEST ORANGE
CORPORATION, LIMITED LIABILITY COMPANY
OR PARTNERSHIP OWNERSHIP DISCLOSURE FORM**

3135WO, LLC
Applicant

A Corporation, Limited Liability Company or Partnership applying to the Planning Board for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes shall list below the names and addresses of all stockholders, members or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the company or partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

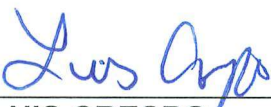
This form is being completed on behalf of 3135WO, LLC, a New Jersey limited liability company, and is submitted with its Application for Development of property known as 31-35 Harrison Avenue, West Orange, New Jersey; block 141, lot 1. The name and address of persons or entities having an interest of 10% or greater are:

Name	Address:
Luis Crespo	2 Forest Way, West Orange, NJ 07052
Luz Miranda-Crespo	2 Forest Way, West Orange, NJ 07052

The undersigned certifies that the foregoing is true and correct.

3135WO, LLC, a New
Jersey Limited Liability Company

Dated: July 17, 2024

By: 
LUIS CRESPO
Managing Member