

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

A. APPLICANT INFORMATION

Full Legal Name: JENKINS, RENEE CELESTE
(Last) (First)
Mailing Address: 15 EDGEWOOD AVE. NORTH, WEST ORANGE, NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: 973-954-1490 Email: CRJENKINS@COMCAST.NET

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: 15 EDGEWOOD AVE. NORTH

Block Number(s): 158; Lot Number(s): 3

Tax Plate: 91; Zone of Property: R-4

The location of the property is approximately 104.09 feet from the intersection of EDGEWOOD AVE. NORTH and OLD INDIAN ROAD (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: 25.7.1; Proposed: 14,982 SF; Description: REQUIRED LOT SIZE IS 15,000 SF
Section: 25.7.1; Proposed: 8.22 FT; Description: LEFT SIDE OF LOT REQUIRES 10 FT
Section: 25.8.2C; Proposed: 2.6 FT; Description: ROOF OVERHANG INTO REAR SETBACK IS 2 FT.
Section: 25.8.D; Proposed: 2.5 FT; Description: INSTALLATION OF HEAT PUMP IN REAR SETBACK IS 2 FT.

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.)

SEE ATTACHED

The property is 14,982 (square feet); 0.3439 (acres)

Impervious Surface Coverage: Present: 4116 SF @ 27.4%; Proposed: 4,710 @ 31.8%

Building Coverage: Present: 2472 SF @ 16.5%; Proposed: 2431 @ 16.2%

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: WILLIAM M. BROWN III, FAIA

Telephone Number: (601) 463-7242 Email: WMB3AIA@GMAIL.COM

Address: 23 NASSAU RD, VERONA, NJ 07044-2905

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): SURVEYOR: KIRSTEN OSTERKORN, PE, PLS, PP

Telephone Number: (973) 647-7820 Email: KOSTERKORN@O-O-ING.COM

Address: 42 CENTRAL AVE., MIDLAND PARK, NJ 07432

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

G. REQUIREMENTS FOR VARIANCES *(SEE ATTACHED)*

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

H. PLAT SUBMISSION

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

ITEM	SIGNED BY	DATE/REVISION
<i>SEE ATTACHED LIST</i>		

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: Celeste R. Jenkins Date: 8/16/2024

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

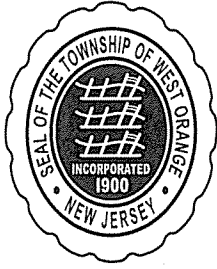
Applicant's Signature: Celeste R. Jenkins Date: 8/16/2024

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 15 Edgewood Ave North
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) 158;
Lot(s) 3 on the Tax Map of PLATE #91 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: Celeste R. Jenkins Date: 8/16/2024

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.



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: 8/13/24

BLOCK: 158

LOT: 3 QUAL: _____

NAME: Celeste R. Jenkins

ADDRESS: 15 Edgewood Avenue North

TAXES PAID UNTIL: 2024 3rd quarter

2024 SEWER DUE 8/1/2024

PAID IN FULL:

YES

NO



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org



Acct	08015000				
BLQ	00158	00003			
Name	JENKINS, CELESTE R.				
Location	15 EDGEWOOD AVENUE NORTH				
Ck	4,803.00	Int Due	0.00	Q	00660
Cash	0.00	Int Date	06/28/2024	U	
Credit	0.00	g18	Print		
Cmt					

Land	151000	Land Adj	0
Improve	247100	Imp Adj	0
M Tax Val	398100	Adj	0
Adr	15 EDGEWOOD AVENUE WEST ORANGE NJ		
	Sr/Vet Allow	Ded Amt	
07052	8/18		1500.00
Open O	Q	2023	1
2009 CBJ	3rd	Sbsq	9999
	In F	In F	4

Bill or Ac Pay
Map

Year	Pe Bal This Q	Pmt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memo	TTrans
2022 4	0.00		0.00 1B.1P	205024.59	-2634.87	-202389.72	0.00	0.00	0.00	10/28/22	11/01/22	2	0
2023 1	0.00		0.00 1B.1P	4416.00		-4416.00	0.00	0.00	0.00	01/30/23	02/01/23	2	0
2023 2	0.00		0.00 1B.1P	4416.00		-4416.00	0.00	0.00	0.00	04/28/23	05/01/23	2	0
2023 3	0.00		0.00 1B.1P	4857.00		-4857.00	0.00	0.00	0.00	07/26/23	08/01/23	2	0
2023 4	0.00		0.00 1B.1P	4615.64		-4615.64	0.00	0.00	0.00	10/27/23	11/01/23	2	0
2024 1	0.00		0.00 1B.1P	4576.00		-4576.00	0.00	0.00	0.00	02/07/24	02/01/24	2	0
2024 2	0.00		0.00 1B.1P	4576.00		-4576.00	0.00	0.00	0.00	05/07/24	05/01/24	2	0
2024 3	4803.00		0.00 1B	4803.00		0.00	0.00	4803.00	4803.00	/ /	08/01/24	1	0

Ms. Celeste R. Jenkins
15 Edgewood Ave. North
West Orange, NJ 07052

E. DESCRIPTION OF PROPERTY

The existing single family residence rests on a sloping (east - west) site, primarily a grassy area site containing 14,982 square feet (0.3439) acreage, a sunroom and brick retaining walls which will be removed as per new construction. The new proposal will include an exterior wood composite deck, an exterior patio with concrete block retaining walls, and a new two-story addition containing an exterior equipment storage area adjacent to the existing garage and a Wardrobe Alcove area adjacent to the existing Master Bedroom on the Upper Level.

G. REQUIREMENTS FOR VARIANCES

4A) – PROPOSAL

The primary proposal is to provide a two-story brick addition (187 square ft.) with a three-foot roof overhang to match the existing conditions and style of the home, with the new brick and asphalt shingles to match existing in color. Only the rear portion of the existing hip roof plus the new addition will receive new asphalt shingles as noted on the Roof Plan. The first level of the addition will contain a storage area which will be used for the storage of gardening, tools and equipment and a snow blower. The upper level will be an extension of the Master Bedroom which will be a Wardrobe Alcove. An exterior 416 sq. ft. composite wood (Trex Deck) with cable rod railing systems (handrails and guardrails), a Vestibule (78 sq. ft) adjacent to the existing Kitchen with base cabinets and a open area exterior patio which will be an extension of the existing family room. The Lower Level of the residence will be renovated to provide a safer space of egress by adding an emergency escape window from a proposed Bedroom area. The existing bathroom will be enlarged, and plumbing fixtures re-arranged for a more functional and comfortable use of the space. A new suspended gypsum board ceiling, lighting, electrical outlets, (GFI outlets at the lavatory area), smoke and carbon monoxide detectors will be installed as per the IBC Residential Code of New Jersey.

On the Upper level of the home, both the Master Bathroom and the common bathroom will be expanded as noted. The two bedrooms (Bedrooms #1 and #2 will remain as shown.

4B) – REASONS FOR RELIEF

The reasons for relief are as follows: The lot area in a R-4 zone is required to have 15,000 sq. ft., however, the existing lot has **14, 982 sq. ft.** The existing left side yard of the property requires 10 ft. and the existing side yard on that side of the property is **8.33 ft.** In addition, the Owner wishes to place the new heat pump unit (approximately, **3'-11" long, x 1'-6" wide, x 2'-10" high" on a concrete pad** at the rear left side corner of the house thus encroaching in the required setback area. The existing left side yard is deficient and is currently **8.33 ft.** **The roof overhang of the new addition on the right side of the property exceeds the required 2ft.**

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West Orange, NJ 07052

Note: Due to the minor scope of work and the existing single-family residence as the building type, the design intent of the Applicant are as follows:

1. In terms of Sustainability of Building Design, the Owner will consider installing solar panels to the existing roof in the near future. However, the new construction will comply with 2021 International Energy Conservation Code. In addition, the cathedral ceilings in the Wardrobe Storage Area and the New Vestibule and Vestibule floor areas will have R-30 batt type insulation, and R-19 batt insulation in the exterior walls. All new glazing at the new windows, new and existing sliding glass doors will have insulated glass ("E" glazing). The new Exterior Storage Equipment Room will have a new hour rated ceiling with R-30 batt type insulation and ½" fire rated gypsum board and an insulated hollow metal panel door. Any existing face brick removed shall be stockpiled and re-used where applicable.
2. There will be no landscaping on the project except for the re-seeding of the areas of the rear and side yards to match the existing conditions.
3. The existing residence has (2) existing spotlights in the rear of the residence with one on the right-side of the house and the other at the end of the Upper Level area which will be adjusted as per the new construction. (See existing photographs on drawing ECP-1) However, there will be an additional (7) hardscape type lighting fixtures installed within the retaining walls to highlight the walkway paths and steps in the new patio area, (2) new wall mounted exterior light fixtures mounted 7ft. above finished grade with the light extending one foot from the property line so as to not infringe upon the neighbor's property on the left side of the residence, (3) wall mounted light fixtures mounted at 7ft. high above the deck level to cover the deck area, and (2) exterior wall mounted light fixtures to cover the new exterior Patio Area. The Owner may consider adding additional lighting under the new cable rod railing system as a design feature.
4. If the Zoning Variances are granted, the Owner will apply for the regular building permits (Building, Fire, Electrical, Plumbing and HVAC) from the Township of West Orange.