



WILLIAM C. SULLIVAN, JR. | Partner
wsullivan@sh-law.com
Phone: 201-896-7215

September 6, 2024

BY FEDERAL EXPRESS

Diana Chandler-Zimmerman, Secretary
Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Zinnia Health, LLC
Use Variance Application/Appeal
33 Mt. Pleasant Avenue
Block 88, Lot 26
Our File No.: 16018.1000**

Dear Ms. Chandler-Zimmerman:

Please be advised that this office represents the Applicant, Zinnia Health, LLC in connection with an appeal/use variance application to open and operate a residential behavioral health facility at the former Canterbury Assisted Living Facility at 33 Mt. Pleasant Avenue, Block 88, Lot 26. As explained in the rider to the application enclosed herewith, we submit that the proposed use qualifies as a “hospital” and thus is a permitted use under the West Orange Zoning Ordinance. The West Orange Zoning Officer has concluded otherwise and therefore we are appealing that determination pursuant to N.J.S.A. 40:55D-70(a).

In the event that the Board upholds the Zoning Officer’s determination, we are applying for a use variance to avoid undue delay prior to hopefully opening this facility at the earliest opportunity. As explained in the attached rider and as we will explain at the hearing, the proposed use is an inherently beneficial use, resulting in a reduced burden of proof, and the proposed facility will satisfy the remaining criteria for the use variance. The Applicant does not propose any exterior changes to the facility or the property. Therefore, we submit that site plan approval is not required. The existing parking lot provides more than enough parking spaces under the Ordinance.

For these reasons and for the reasons articulated in the enclosed documents and at the hearing, we submit that a use variance approval should be granted if the Board concludes that the use is not permitted.

In support of this application, enclosed please find the following documents:

1. Original and four (4) copies of the Application form;
2. Survey by David B. Swanson, P.L.S. dated July 6, 2017 (Applicant will certify that conditions depicted on the survey reflect current conditions as well);
3. List of property owners for notice provided by the Assessor;
4. Proof of payment of taxes;
5. W-9;
6. Correspondence from Geniece Gary-Adams to me dated July 25, 2024; and
7. Two checks, one in the amount of \$6,500 for professional escrow and the other in the amount of \$1,550 for the fees for appeal, use variance and digitizing fee.

A PDF of the Application will be forwarded by email. The tax collector advised us that tax payments were current and we verified with Munidex. The tax collector advised that a sewer assessment is outstanding and we are investigating that issue.

We look forward to the opportunity to present this application to the Zoning Board of Adjustment at the earliest possible opportunity. Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'WCS', is written over a horizontal line.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Scott Burman
John McDonough

SCOTT M BURMAN
300 JERICHO TURNPIKE
JERICHO, NY 11530

8411

1-1367/260
137

9/4/24

Date

Pay to the
Order of

Township of West Orange \$6,500 ~~00~~
Six thousand five hundred

Dollars



Photo
Safe
Deposit
Details on back



Bank

America's Most Convenient Bank

33 Mt Pleasant

For

Board Professionals Esrow

Private Client

MP

⑆026013673⑆ 7918030573⑆

8411

TD Bank, N.A.

Harland Davis

SCOTT M BURMAN
300 JERICHO TURNPIKE
JERICHO, NY 11530

8410

1-1367/260
137

9/4/24

Date

Pay to the
Order of

Township of West Orange \$1,550 ~~00~~
One thousand five fifty

Dollars



Photo
Safe
Deposit
Details on back



Bank

America's Most Convenient Bank

33 Mt Pleasant

For

Site Plan Approval

Private Client

MP

⑆026013673⑆ 7918030573⑆

8410

TD Bank, N.A.

Harland Davis

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

A. APPLICANT INFORMATION

Full Legal Name: Zinnia Health, LLC
(Last) (First)
Mailing Address: 520 Newport Center Dr. #500, Newport Beach, CA 92688
(Street) (City) (State) (Zip)
Telephone Number: (561) 351-4020 Email: hc.katzen@gmail.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: LS SB Canterbury, LLC
Address: 31 Mallard Drive, Lloyd Harbor, NY 11743
Telephone Number: (516) 578-1127 Email: scott@burmanre.com

C. PROPERTY INFORMATION

Street Address: 33 Mt. Pleasant Avenue
Block Number(s): 88; Lot Number(s): 26
Tax Plate: _____; Zone of Property: OB-2
The location of the property is approximately 400 feet from the intersection of Mt. Pleasant Avenue and Main Street (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 vacant assisted living

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

See Rider.

The property is 95,010 (square feet); 2.181 (acres)

Impervious Surface Coverage: Present: _____; Proposed: unchanged

Building Coverage: Present: _____; Proposed: unchanged

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: William C. Sullivan, Jr., Esq.

Telephone Number: (201) 896-7115 Email: wsullivan@sh-law.com

Address: 150 Clove Rd, 9th Floor, Little Falls, NJ 07424

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: John McDonough

Telephone Number: 973 222-6011 Email: jmcdonoughpp@gmail.com

Address: 101 Gibraltar Drive, Suite 2A, Morris Plains, NJ 07950

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
Survey	David B. Swanson, PLS	7/16/17

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: Harrison Katzen Date: 9/5/2024

CONTINUANCE

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

Applicant's Signature: Harrison Katzen Date: 9/5/2024

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 31 Mallard Dr. Lloyd Harbor
in the County of Suffolk and the State of New York
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 88
Lot(s) 26 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: [Signature] Date: 9/5/2024

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.

RIDER TO APPLICATION FOR INTERPRETATION/USE VARIANCE

33 MT. PLEASANT AVENUE, BLOCK 88 LOT 26

Applicant LS SB Canterbury LLC ("Applicant") is the owner of property located at 33 Mount Pleasant Avenue, Block 88 Lot 26 on the West Orange Tax Map. Applicant proposes to lease the property to Zinnia Health LLC, for the purpose of operating a residential behavioral health facility for the treatment of mental health disorders and other, often co-occurring disorders like substance abuse. The facility would operate as an extended stay facility where patients would typically remain for a period of approximately 30 – 60 days. For many years, the property was used for the Canterbury Assisted Living facility, which closed in 2023 and has been vacant since.

Interpretation Request

The property is located in the OB-2 zone, in which "hospitals" are a permitted use. By letter of July 25, 2024, the West Orange Zoning Officer, Geniece Gary- Adams, concluded that the proposed use is not a "hospital." As explained in her correspondence, the Ordinance does not define "hospital." Therefore, Ms. Gary-Adams defaults to a definition from the New Jersey Department of Health ("NJDOH"), as follows:

Facilities for the diagnosis, treatment or care of individuals suffering from illness, injury or deformity and where emergency, outpatient, surgical, obstetrical, convalescent or other medical and nursing care is rendered for periods exceeding 24 hours.

Our research revealed a slightly different definition found in the NJDOH Hospital Licensing Standards, as follows:

An institution, whether operated for profit or not, whether maintained, supervised or controlled by an agency of the government of the State or any county or municipality or not, which maintains and operates facilities for the diagnosis, treatment or care of two or more non-related individuals suffering from illness, injury or deformity and where emergency, outpatient, surgical, obstetrical, convalescent or other medical and nursing care is rendered for periods exceeding 24 hours.

N.J.A.C. 8:43G-1.2

By letter of August 6, 2024, we explained our position to Ms. Gary-Adams. By letter of August 15, 2024, she responded, stating that because the Ordinance is silent on the definition of "hospital" and there are two different definitions in the NJDOH regulations, we should seek an interpretation from this Board. Therefore, we are filing this application for an interpretation and, if the Board upholds Ms. Gary-Adams' interpretation, we are applying for a use variance so that the Applicant can move promptly to a decision on the project.

We submit that the proposed facility is a "hospital" under either of the two NJDOH definitions. It will provide for "the diagnosis, treatment or care of individuals suffering from illness ..." and it will provide for "other medical and nursing care" for "periods exceeding 24 hours." While it will not provide for "emergency, outpatient, surgical, obstetrical," or convalescent care, the definition is not limited to those services and also includes "other medical and nursing care" where provided for periods exceeding 24 hours.

Therefore, we submit that the proposed use is a permitted use and ask the Board to make this determination as well.

Use Variance

In the event that the Board upholds Ms. Gary-Adams' determination, then the Applicant requests a use variance. The proposed operator will use the existing structure without any exterior improvements that would trigger the need for site plan approval. The existing conditions also provide sufficient parking under the Ordinance. Therefore, we submit that the only relief required from this Board is a use variance, should it uphold the Zoning Officer's interpretation.

As the Board is well aware, it's jurisdiction includes the authority to grant a variance, "for special reasons," to permit a use in a district restricted against such use. The proofs for demonstrating special reasons, generally referred to as the positive criteria, are substantially reduced when the use proposed is an inherently beneficial use, which is defined as follows:

A use which is universally considered a value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, childcare center, group home, or a wind, solar or photovoltaic energy facility or structure.

N.J.S.A. 40:55D-4. See also Med Ctr. v. Princeton Tp. Zoning, 343 N.J. Super 177, 201 (App. Div. 2001); Kunzler v. Hoffman, 48 N.J. 277 (1966) (hospitals are inherently beneficial uses, including a private hospital for the emotionally disturbed in a residential district).

See also Scerbo v. Orange Bd. of Adj., 121 N.J. Super. 378 (Law. Div. 1972) (residential narcotic rehabilitation and treatment center under the supervision of the commissioner of Health was a "hospital" and qualified as an "institutional use" under a municipal zoning ordinance) (decided prior to adoption of "inherently beneficial use" provisions to the MLUL); Sica v. Board of Adjustment of Tp. of Wall, 127 N.J. 152 (1992) (use variance upheld to permit 40-bed residential facility for the rehabilitation of head trauma victims in a residential district).

Whether the proposed use qualifies as a "hospital" or not, it is abundantly clear that this facility is inherently beneficial. Our community and region, like the rest of the country, are greatly in need of facilities that will provide care for those suffering with mental illness and co-occurring disorders like substance abuse. The proposed facility will bridge a gap in the chain of services available to these individuals. Some individuals may find themselves at times in a condition, on a temporary basis, that prohibits them from living at home or in other residential settings, like a group home, but

medical professionals have concluded that this condition can be improved with a limited stay in a residential setting not requiring long term treatment.

Without facilities like the one proposed, clients who are experiencing one of these periods of short term crisis would be remain in their current living situation, which could exacerbate their condition and or create safety concerns for themselves, their families and the community. Therefore, the proposed facility will clearly address an important health care need in our community and region and qualifies as an inherently beneficial use.

Where a use is deemed to be inherently beneficial, that use presumptively satisfies the positive criteria required for a use variance, because such uses are assumed to promote the general welfare. Burbridge v Mine Hill Tp., 117 NJ 376, 386 (1990).

In addition, an applicant seeking this relief, including an application involving an inherently beneficial use, must demonstrate that granting this relief can be accomplished without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance. N.J.S.A.40:55D-70(d).

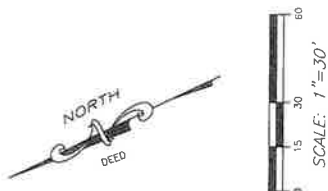
To meet this burden, the Sica court identified a four-step balancing test including the following elements. First, the board must identify the public interest at stake. Second, the board must identify the detrimental effects that would ensue from the granting of a variance. Third, the board must determine whether it can reduce any detrimental effect by imposing reasonable conditions on the use and, if so, the weight accorded the adverse effect reduced by the anticipated effect of those restrictions. Fourth, the board should weigh the positive and negative criteria; that is, the public interest against the public detriment, and determine whether, on balance, the grant of the variance would cause a substantial detriment to the public good.

At the hearing on this application, we will present operational testimony and planning testimony to justify the conclusion that this proposed use meets the Sica test. First, as explained above, this facility will meet a critical public need. Second, granting the variance will not result in any detrimental effects. To the neighbors and the surrounding community, the use will not appear any different than the assisted living facility that occupied this property for decades. The only traffic and parking associated with the proposed use will be employees and deliveries. Because no exterior changes are proposed, there will be no detrimental environmental impacts. The existing facility is well landscaped and screened from neighboring properties.

Third, while the Applicant will entertain any suggested reasonable conditions, we do not believe any such conditions are required because we do not identify any detrimental effects. Finally, balancing the important public purpose of this use against any conceivable negative impacts, we submit that granting of the variance will not cause a substantial detriment to the public good.

Furthermore, granting the relief will not result in a substantial impairment of the intent and purpose of the zone plan or zoning ordinance. It is our position that the use is permitted in the zone. However, as our planner will explain, in the event a use variance is required, this type of use is very consistent with the zoning and current uses in this vicinity and, in fact, it continues the residential care use that operated on this facility for decades.

For these reasons, we respectfully submit that a use variance is appropriate and we look forward to presenting our testimony at a forthcoming meeting.



REFERENCE:

- 1) DEED BOOK A63 PAGE 349
- 2) DEED BOOK 5409 PAGE 829
(AGREEMENT FOR 13' STRIP OF LAND TO BE
RESERVED FOR FUTURE ROAD WIDENING)
- 3) MORTGAGE BOOK 12100 PAGE 2505
(MEETS & BOUNDS DESCRIPTION BASED ON
PRIOR SURVEY)

NOTE:

- 1) THIS SURVEY IS PREPARED IN ACCORDANCE WITH INFORMATION FOUND IN A TITLE INSURANCE COMMITMENT BY PLS TITLE & SETTLEMENT OF WASHINGTON, NJ, SUBJECT TO FILE NO. 15-378700, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OTHER PERTINENT FACTS WHICH MAY EXIST THAT ARE NOT FOUND IN SAID COMMITMENT.
- 2) A WRITTEN "WARRANT AND DIRECTION NOT TO SET ASIDE" BY THE "CORNER WORKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17:40-5.1(d).
- 3) THIS SURVEY IS CERTIFIED ONLY TO THE LISTED PARTIES AND IS NOT TRANSFERABLE.

THIS SURVEY IS CERTIFIED ONLY TO:
THE HOUSE OF THE HOLY COMFORTER, INC.
d/b/a CANTERBURY VILLAGE
BROSCIOUS, FISCHER & ZAITER, ESQUIRES
PLUS TITLE & SETTLEMENT OF WASHINGTON,
SUSSEX BANK, ITS SUCCESSORS AND/OR A
MAY APPEAR, 33 MOUNT PLEASANT AVE.,

MAP OF SURVEY
TAX LOT 26 BLOCK 88
IN
THE TOWNSHIP OF
WEST ORANGE
ESSEX COUNTY
NEW JERSEY

SWANSON, HALSEY & ASSOCIATES, LLC
LAND SURVEYORS

NJ Certificate of Authorization No 24CA28182700
1080 Harmony Station Road
Phillipsburg, New Jersey 08865
Phone (908) 235-6592
FAX (973) 425-0870
www.jwsonofphillysupplying.com

DAVID B. SWANSON
PROFESSIONAL LAND SURVEYOR

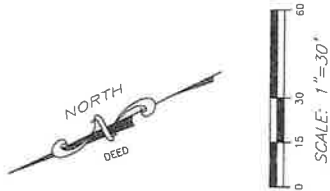
NJ LICENSE No. 240504330000

Date: JULY 6, 2017

MOUNT PLEASANT AVENUE

VARIED WIDTH PER TAX MAP

- LEGEND**
- | | |
|---|------------------|
|  | OVERHEAD WIRES |
|  | EDGE OF BROOK |
|  | EDGE OF PAVEMENT |
|  | CHAIN LINK FENCE |
|  | UTILITY POLE |
|  | LIGHT POST |

(METES & BOUNDS DESCRIPTION BASED ON
PRIOR SURVEY)

3) THIS SURVEY IS CERTIFIED ONLY TO THE LISTED PARTIES AND IS NOT TRANSFERABLE.

THIS SURVEY IS CERTIFIED ONLY TO:
THE HOUSE OF THE HOLY COMFORTER, INC.
d/b/a CANTERBURY VILLAGE
BROSCHIOUS, FISCHER & ZAITER, ESQUIRES
PLUS TITLE & SETTLEMENT OF WASHINGTON, D.C.
SUSSEX BANK, ITS SUCCESSORS AND/OR ASSOCIATES
MAY APPEAR, 33 MOUNT PLEASANT AVE.,

MAP OF SURVEY
TAX LOT 26 BLOCK 88
IN
THE TOWNSHIP OF
WEST ORANGE
ESSEX COUNTY
NEW JERSEY

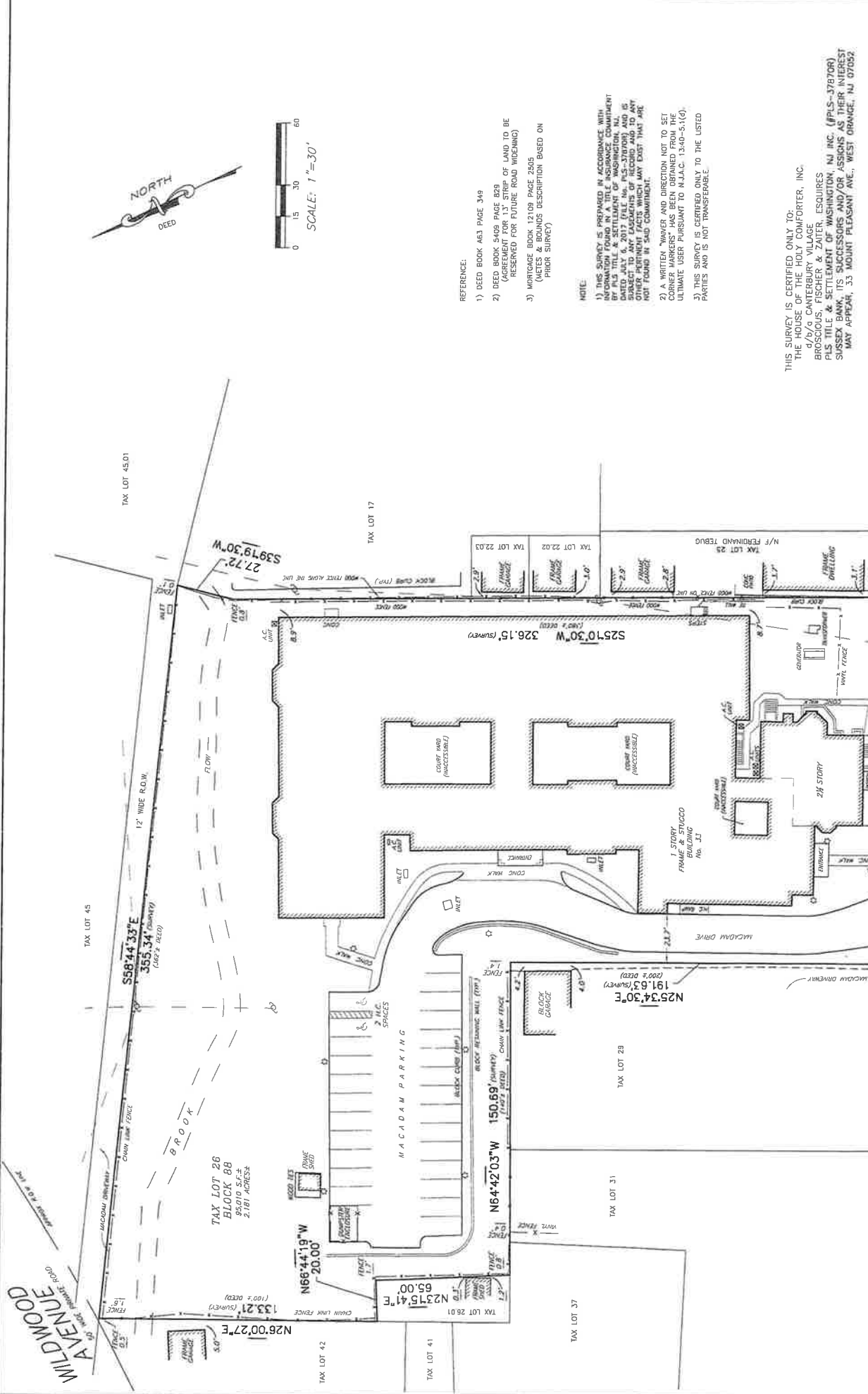
NJ Certificate of Authorization No. 24G428162700
1080 Harmony Station Road
Phillipsburg, New Jersey 08865
Phone (908) 235-6592
FAX (973) 425-0670
www.horizonhousesurveying.com

DAVID B. SWANSON
PROFESSIONAL LAND SURVEYOR

Date: JULY 6, 2017

LEGEND

	OVERHEAD WIRES
	EDGE OF BROOK
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	UTILITY POLE
	LIGHT POST



MAP OF SURVEY
TAX LOT 26 BLOCK 88
 IN
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
NEW JERSEY

SWANSON, HALSEY & ASSOCIATES, LLC
 LAND SURVEYORS
 NJ Certificate of Authorization No. 24C028182700
 1000 Harmony Station Road
 Phillipsburg, New Jersey 08855
 Phone: (609) 336-1232
 FAX: (609) 425-0670
 www.swansonhalsey.com

DAVID B. SWANSON
 PROFESSIONAL LAND SURVEYOR

DATE: JULY 6, 2017

SCALE: 1"=30'
 FIELD BOOK: LL
 DRAWING NO.: P170001
 DRAWING: P170001
 FILE NO.: 33 MT PLEASANT AVENUE
 P170001

MOUNT PLEASANT AVENUE
 WIDENED WIDTH PER TAX MAP

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)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	88	26		33 MT. PLEASANT AVENUE	LS SB CANTERBURY LLC	33 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	33 Mt. Pleasant Avenue, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (30)

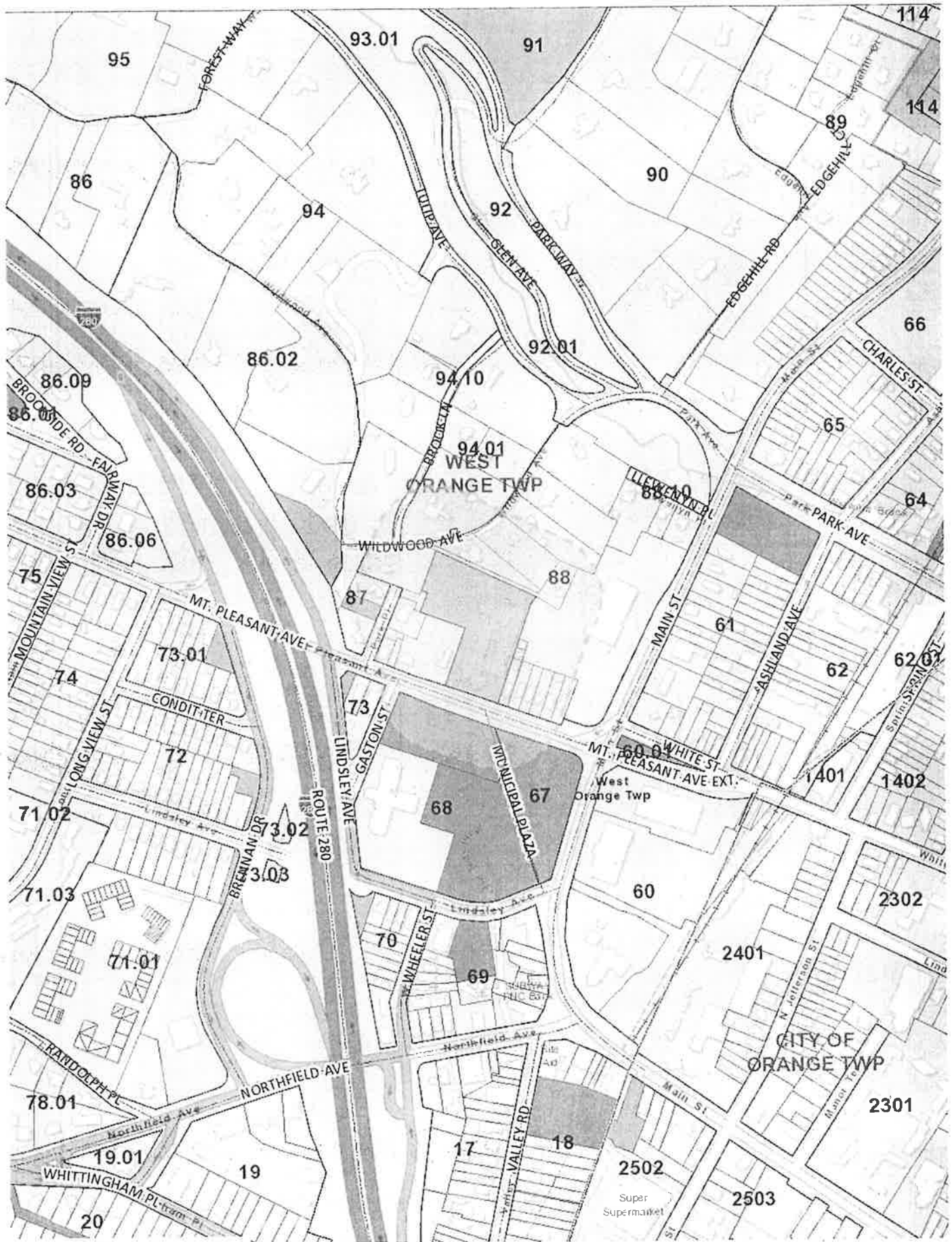
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	67	1		66 MAIN STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	66 Main Street, West Orange, NJ, 07052
West Orange Township	68	1.01		MUNICIPAL PLAZA	COUNTY OF ESSEX	20 CRESTMONT RD	VERONA, NJ	07044	Municipal Plaza, West Orange, NJ, 07052
West Orange Township	73	29		50 MT. PLEASANT AVENUE	QUADRABAR, LLC	50 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	50 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	87	2.01		59 MT. PLEASANT AVENUE	HOMERE, RICHARD & CAROLE	59-61 MT. PLEASANT AVE.	WEST ORANGE, N.J.	07052	59 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	87	2.02		3 PARK PLACE	STATE OF NEW JERSEY	DEPT OF TRANSPORTATION	TRENTON NJ	08646	3 Park Place, West Orange, NJ, 07052
West Orange Township	87	8		9 PARK PLACE	AGARD, RAYMOND	9 PARK PL	WEST ORANGE, NJ	07052	9 Park Place, West Orange, NJ, 07052
West Orange Township	88	17		76-80 MAIN STREET	MUNICIPAL SQUARE ASSOC. LP	80 MAIN ST	WEST ORANGE, NJ	07052	76-80 Main Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	88	19		11 MT. PLEASANT AVENUE	SANCHEZ, ROGELIO & PADILLA, MARCELA	11 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052	11 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	20		13 MT. PLEASANT AVENUE	AUGUSTE, RODNEY	13 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	13 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	21		15 MT. PLEASANT AVENUE	LONGO, LILLIAN C	5 YOUNG COURT	EAST HANOVER, NJ	07936	15 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	22		17 MT. PLEASANT AVENUE	BERTOLDI, JOHN & RICHARD	333 DODD STREET	EAST ORANGE, NJ	07017	17 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	22.02		19 MT. PLEASANT AVENUE	NJENGA, GRACE	19 MT PLEASANT AVE	WEST ORANGE, NJ	07052	19 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	22.03		17 MT. PLEASANT AVENUE	BERTOLDI, JOHN & RICHARD	333 DODD STREET	EAST ORANGE, NJ	07017	17 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	23		19 MT. PLEASANT AVENUE	NJENGA, GRACE	19 MT PLEASANT AVE	WEST ORANGE, NJ	07052	19 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	25		21 MT. PLEASANT AVENUE	TEBUG, FERDINAND	21 MT PLEASANT AVE	WEST ORANGE, NJ	07052	21 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	26		33 MT. PLEASANT AVENUE	LS SB CANTERBURY LLC	33 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	33 Mt. Pleasant Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	88	26.01		12 PARK PLACE REAR	CURRY, ERNEST JR	6 PARK PLACE	WEST ORANGE, NJ	07052	12 Park Place Rear, West Orange, NJ, 07052
West Orange Township	88	29.01		49 MT. PLEASANT AVENUE	ZUFALL HEALTH CENTER, INC.	18 WEST BLACKWELL STREET	DOVER, NJ	07801	49 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	34		53 MT. PLEASANT AVENUE	KEENAN, BROOK M	53 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	53 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	88	35		2-A PARK PLACE	CHERY, MARIE CARMEL & ETIENNE, PAULE	2A PARK PLACE	WEST ORANGE, NJ	07052	2-A Park Place, West Orange, NJ, 07052
West Orange Township	88	36		2 PARK PLACE	COOPER, KAREN & WALKER, KEVIN F.	2 PARK PLACE	WEST ORANGE, NJ	07052	2 Park Place, West Orange, NJ, 07052
West Orange Township	88	37		6 PARK PLACE	CURRY, ERNEST JR & MUSHIRA	6 PARK PLACE	WEST ORANGE, NJ	07052	6 Park Place, West Orange, NJ, 07052
West Orange Township	88	42		18 WILDWOOD AVE.	ANTHONY, GERARD & SOPHIA	18 WILDWOOD AVE	WEST ORANGE, NJ	07052	18 Wildwood Ave., West Orange, NJ, 07052
West Orange Township	88	45		12 WILDWOOD AVE.	BROOKMAN, JEFFREY	12 WILDWOOD AVENUE	WEST ORANGE, NJ	07052	12 Wildwood Ave., West Orange, NJ, 07052
West Orange Township	88	45.01		LLEWELLYN PARK	TRUSTEES LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, N.J.	07052	Llewellyn Park, West Orange, NJ, 07052
West Orange Township	88	47		10 WILDWOOD AVE.	LEE, RALPH	10 WILDWOOD AVENUE	WEST ORANGE, NJ	07052	10 Wildwood Ave., West Orange, NJ, 07052
West Orange Township	88	48		8 WILDWOOD AVE.	DUNCAN, CYNTHIA M. & LARRY	8 WILDWOOD AVE.	WEST ORANGE, N.J.	07052	8 Wildwood Ave., West Orange, NJ, 07052
West Orange Township	94	2.02		9 BROOK WAY	BELL, ROBERT E. & SAKINAH	9 BROOKWAY LLEWELLYN PK.	WEST ORANGE, NJ	07052	9 Brook Way, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	94.01	2.08		11 WILDWOOD AVE.	CUMBERBATCH, G & R & TEICHER, A	11 WILDWOOD AVENUE	WEST ORANGE, NJ	07052	11 Wildwood Ave., West Orange, NJ, 07052
West Orange Township	94.10	1.10		LLEWELLYN PARK	TRUSTEES OF LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, NJ	07052	Llewellyn Park, West Orange, NJ, 07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

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

SEWER

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

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

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

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ZINNIA HEALTH LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 520 NEWPORT CENTER DRIVE , # 550	
6 City, state, and ZIP code NEWPORT BEACH, CA 92688	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

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

Social security number								
			-				-	
or								
Employer identification number								
8	5		-	3	7	9	3	2 4 4

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign
Here

Signature of
U.S. person ►

Date ► **05/15/2024**

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4119

Email: zoningofficial@westorange.org

GENIECE GARY-ADAMS
Director of Planning & Development
Zoning Official

William C. Sullivan, Jr.
150 Clove Rd, 9th floor
Little Falls, NJ 07424

July 25, 2024

via email

RE: 33 Mt. Pleasant Avenue

Dear Mr. Sullivan:

The current zoning for 33 Mt. Pleasant Avenue is OB-2, which permits hospitals. The township zoning code is silent on the definition; therefore, I would refer you to the New Jersey state definition under the department of health. If the use does not meet the definition below, an application to the zoning board adjustment should be submitted.

DOH definition of hospital

Hospital	Facilities for the diagnosis, treatment or care of individuals suffering from illness, injury or deformity and where emergency, outpatient, surgical, obstetrical, convalescent or other medical and nursing care is rendered for periods exceeding 24 hours
----------	--

Sincerely,

Geniece Gary-Adams
CC: Scott Burman via email



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org