

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

A. APPLICANT INFORMATION

Full Legal Name: CITO PAUL
(Last) (First)
Mailing Address: 250 Main Street W. Orange New Jersey 07052
(Street) (City) (State) (Zip)
Telephone Number: (862) 400-5043 Email: citopem@aol.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: West Orange Community House
Paul Cito, CEO
Address: 242 Main Street, West Orange New Jersey 07052
Telephone Number: (862) 400-5043 Email: citopem@aol.com

C. PROPERTY INFORMATION

Street Address: 250-252 Main Street West Orange NJ 07052
Block Number(s): 114 ; Lot Number(s): 78
Tax Plate: ; Zone of Property: Main Street Subzone
The location of the property is approximately feet from the intersection of Main St.
and Erwin Place (closest intersection.)

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

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

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

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

D. TYPE OF APPLICATION

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

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

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

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

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
To construct an exterior stairwell on the southerly side of the existing building.

The property is 12,000 (square feet); N/A (acres)

Impervious Surface Coverage: Present: _____; Proposed: no increase

Building Coverage: Present: _____; Proposed: _____

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

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	Richard J. Hingos	December 8, 2017
Architectural Site Plan	Dicara Rubino Architects	Dated: January 22, 2024
		Rev: 5/11/24
		Rev: 10/7/24
		Rev: 1/14/25

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.

ADDITIONAL PLAN TO 4F

Exterior Metal Stair Plan and Section prepared by Dicara/Rubino Architects dated January 22, 2024 with revisions made on May 17, 2024, October 7, 2024 and January 14, 2025

F. EXPERTS

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

APPLICANT'S ATTORNEY: Gregory Mascera c/o Bannon Rawding McDonald & Mascera

Telephone Number: (973) 239-2800 Email: GMascera@veronalaw.com

Address: 10 So. Prospect Street, Verona, New Jersey 07044

APPLICANT'S ENGINEER: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Dicara Rubino Architechts

Telephone Number: (973) 256-0202 Email: info@dicararubino.com

Address: 30 Galesi Drive, Wayne New Jersey 07470

APPLICANT'S PLANNER: N/A

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): N/A

Telephone Number: () _____ Email: _____

Address: _____

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

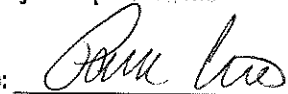
J. VERIFICATION AND AUTHORIZATION

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: _____



PAUL CITO, CEO

Date: 1/17/25

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: _____



PAUL CITO, CEO

Date: 1/17/25

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at _____
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) 114
Lot(s) 14 on the Tax Map of W. Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____



Date: 1/17/25

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

PROPOSAL

4A:

Applicant seeks permission to construct an exterior stairway on the southerly side of the existing two-story building. The proposed stairway is as depicted on the “exterior metal stair plan and section” drawing prepared by Dicara/Rubino Architects and further noted as “Project 4226 Sheet AS1.2”. The applicant does not propose to change the exterior of the building nor to impact impervious coverage or any other element of the property.

REASONS FOR RELIEF

4B:

The Applicant seeks only site plan approval without variations from the Main Street Redevelopment Plan. If it were to be determined that the Applicant needs variance approval, the benefits of the relief requested would outweigh any detriment to the public. The applicant is proposing a stairwell so as to be able to accommodate the West Orange Board of Education to use the building as an educational facility. The applicant is promoting several purposes of the Municipal Land Use law. Further, the applicant is promoting the goals and objectives of the Main Street Redevelopment Plan.