



WILLIAM C. SULLIVAN, JR. | Partner
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Phone: 201-896-7215

September 16, 2025

BY FEDEX

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

**Re: 127 Mitchell Street, LLC
Variance and Site Plan Application
512-516 Pleasant Valley Way
Block 154.06, Lots 11 and 12
Our File No.: 16002.1000**

Dear Ms. Chandler:

Please be advised that this office represents the Applicant, 127 Mitchell Street, LLC in connection with this application for variances and site plan approval to demolish an existing home on Block 154.06 Lot 12 and construct an addition to an existing mixed use building on adjacent Lot 11 and construct parking on Lot 11.

The existing mixed use is a nonconforming use that has existed since at least 1987 and has been acknowledged by the Board in subsequent applications. The Applicant seeks a (d)(3) variance to expand that use to construct an addition to the mixed use building to add commercial space and an additional residential unit, so that the combined lots will include three residential units where today there are two on the combined lots. The Applicant also requests a (d)(3) variance for density.

The Applicant also requests relatively minor bulk variances, a one-space parking variance and site plan approval. As explained in the Rider to this application and as we will explain at the hearing, this application meets the criteria for the relief requested.

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

1. Original and four (4) copies of the Application and checklists;

2. Preliminary and Final Site Plan Mixed Use Development, 512-516 Pleasant Valley Way,” prepared by Michael T. Lanzafama, P.E., P.L.S., P.P. dated July 17, 2025 (Title and Topographic Survey included);
3. Architectural Plans entitled “512-516 Pleasant Valley Way Proposed Addition” signed by Laurance D. Appel, R.A., dated August 14, 2025 (5 sheets);
4. List of property owners for notice provided by the Assessor;
5. Proof of payment of taxes;
6. W-9;
7. Stormwater Management Report prepared by Michael T. Lanzafama, P.E., P.L.S., P.P. dated August 11, 2025; and
8. Resolution of the Board of Adjustment on application ZB-91-22 and Resolutions of the Planning Board on applications PB-07-10T, PB-07-41T and PB-09-25T.

The nature of the use and the relief requested could lead to different interpretations of the fees and escrow required. Please advise of your position on the funds due.

A PDF of the Application package will be forwarded by email.

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

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Issac Lefkowitz
Laurance Appel
Michael Lanzafama

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

A. APPLICANT INFORMATION

Full Legal Name: 127 Mitchell Street, LLC
(Last) (First)
Mailing Address: 516 Pleasant Valley Way, West Orange, NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (347) 370-2056 Email: isaac@njproperties.info

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other LLC

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: 512-516 Pleasant Valley Way
Block Number(s): 154.06; Lot Number(s): 11 and 12;
Tax Plate: _____; Zone of Property: OB-1
The location of the property is approximately 0 feet from the intersection of Pleasant Valley Way
_____ and Greenwood Avenue (closest intersection.)

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

☒ Yes, Date(s): 1/16/92, 4/11/07; 12/12/07; 12/2/09; ☐ 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. See Rider

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

E. DESCRIPTION OF PROPERTY

Existing Use of the Property single family dwelling and mixed use building

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
Demolition of single family dwelling; addition to existing mixed

use building; parking and other improvements.

The property is 16,242 (square feet); 0.375 (acres)

Impervious Surface Coverage: Present: 68.64%; Proposed: 69.07%

Building Coverage: Present: 16.48%; Proposed: 20.85%

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) 896-7215 Email: wsullivan@sh-law.com

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

APPLICANT'S ENGINEER: Michael T. Lanzafama, P.E.

Telephone Number: (973) 379-3280 Email: mike@caseyandkeller.com

Address: Casey & Keller, 258 Main Street, Millburn, NJ 07041

APPLICANT'S ARCHITECT: Larry Appel, RA, AIA

Telephone Number: (973) 994-1776 Email: la@adgarchitects.com

Address: Appel Design Group, 23 Vreeland Road, Suite 260, Florham Park, NJ 07932

APPLICANT'S PLANNER: TBD

Telephone Number: () _____ Email: _____

Address: _____

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	Michael T. Lanzafama	7/17/25
architectural plans	Larry Appel	8/14/25

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.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: 

Date: 9/10/25

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 statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: 

Date: 9/10/25

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 516 Pleasant Valley
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) 154.06;
Lot(s) 11, 12 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: 

Date: 9/10/25

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 AND REASONS FOR RELIEF

APPLICATION OF 127 MITCHELL STREET, LLC

512 AND 516 PLEASANT VALLEY WAY, BLOCK 154.06 LOTS 11 AND 12

WEST ORANGE ZONING BOARD OF ADJUSTMENT

PROPOSAL:

Applicant 127 Mitchell Street LLC ("Applicant") is the owner of properties located at 512 and 516 Pleasant Valley Way, also known as Block 154.06 Lots 11 and 12 on the West Orange Tax Map. The two-story building located at 516 Pleasant Valley Way, (Lot 11), is a mixed-use structure including commercial space on the first floor and an apartment on the second floor. A single-family home is located at 512 Pleasant Valley Way (Lot 12). The property is located in the OB-1 Zone.

The Applicant proposes to demolish the single-family home on Lot 12, build an addition on the rear of the existing mixed-use building on Lot 11, and construct parking on Lot 12. The addition would include ground floor and first floor office space and two apartments on the second floor.

Mixed uses are not permitted in the OB-1 Zone. (They are permitted in the B-1, B-2, P-C, O-R and I zones, per Ordinance section 25-8.12). Mixed uses have been conducted at Lot 11 since at least 1987. See the Attached prior Board Resolutions and specifically Resolution ZB-91-22. The Applicant proposes to expand the building at Lot 11 and move parking to Lot 12, so the mixed use previously permitted by the Board by variance would expand. Therefore, the Applicant requests a (d)(3) variance to expand a pre-existing nonconforming use. At the hearing, the Applicant will present testimony supporting that relief, including the fact that under the existing and proposed conditions, the property will remain the location of a mix of commercial and residential uses, with site improvements and without substantial detriment to the public good or the purpose of the Ordinance and Plan. In fact, the 2010 Master Plan Update recommended rezoning of these parcels and other OB-1 lots nearby into the B-1 Zone, which permits mixed use.

The (d)(3) request also applies to the lot area per unit to be provided. The Ordinance requires lot area of 6000 sq ft per unit in the OB-1. Under existing conditions, the combined lot area of Lot 11 and 12 provides 8,121 sq ft per unit for the two units on the lots. The single-family home has been present for many years and the apartment has been present since at least 1987. The Applicant proposes to add a third residence on the combined lots, resulting in 5,414 sq. ft. per unit. Relief under (d)(3) is justified in part because the OB-1 standard for lot area per unit follows the requirement in the R-6 zone. But only single-family homes are permitted in that zone, explaining the desire for greater lot area. The 6000 sq ft per unit obligation is not appropriate to this property and adding a unit to the project on the combined lots will not cause any substantial detriment.

The Applicant also requests

- 1) A front yard setback variance, reducing the setback from the existing condition by 0.07 feet (30 feet required, 14.37 feet existing, 14.30 feet proposed);
- 2) a height variance resulting in a height of 0.67 feet above the 35-foot maximum, matching the height of the existing structure;
- 3) a lot coverage variance increasing coverage by 70 sq ft (maximum 50% permitted; existing 68.64%; proposed 69.07%); and
- 4) a one-space parking variance (23 required; 22 proposed)

At the hearing, the Applicant will present testimony that this relatively de minimis relief should be granted.

The Applicant also requires preliminary and final site plan approval. The testimony will support a finding of compliance with the Site Plan Ordinance. The Applicant and its professionals will work with the Board professionals to address any comments and questions.

TOWNSHIP OF WEST OPA NCE

APPLICANT: 177 26-41 1151

APPLICANT: 127 M: tchell Street LLC

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Subdivision		Site Plan				
1. PROJECT/PLAT 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	
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	
10. Item:	Monumentation as specified by Map Filing Law.		X					X			N/A	
	Comment: Monumentation required only for final subdivision.											
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	

APPLICANT: 127 M. TELLER STREET

[illegible]

ALL DOCUMENTS MUST BE PREPARED,
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LICENSED PROFESSIONAL

Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WALVER REQUESTED
			Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
23. Item:	List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. €		X	X	X			X		X		
24. Item:	List of variances required or requested. € <u>Comment:</u> Basic planning information.		X	X		X		X	X	X		
25. Item:	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	X		
26. Item:	Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.		X	X	X	X		X	X	X		
27. Item:	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		X	X	X		
28. Item:	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	X	X	N/A	
29. Item:	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		X	X	X	X	
30. Item:	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	X		X	X	X	X	

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application						COMPLETE	INCOMPLETE	W/VAUER REQUESTED
			Subdivision	Site Plan		Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Final					
31. Item: 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'	Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.													
32. Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).	Comment: Basic for good planning.					X	X	X	X					
33. Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part.	Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.	X	X	X	X	X	X	X	X					
34. Item: Drainage Area Map.	Comment: Necessary for major application; inapplicable at GDP stage.					X	X	X	X					
35. Item: Drainage Calculations.	Comment: 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.		X	X		X	X	X	X					
36. Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV.	Comment: 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		X	X	X	X					
37. Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV.	Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.					X	X	X	X					

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

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

Ⓔ 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-ZBA\PP.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:		NOT APPLICABLE. THIS PROJECT WILL NOT BE LEED CERTIFIED.	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		ENERGY/WATER EFFICIENT APPLIANCES/FIXTURES WILL BE CONSIDERED AND ALL WILL MEET THE APPLICABLE CODES.	
List of green and recycled building materials in new construction, renovation, and maintenance:		MANY OF THE BLDG MATERIALS WILL INCLUDE RECYCLED CONTENT.	
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:		A WASTE MANAGEMENT PLAN WILL BE IMPLEMENTED AND WILL INCLUDE STRATEGIES TO MINIMIZE CONSTRUCTION DEBRIS & PROMOTE RECYCLING.	
Use of any water efficient landscaping:		YES, PROPOSED LANDSCAPING WILL BE WATER EFFICIENT	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		ON-SITE RENEWABLE ENERGY SYSTEMS ARE NOT CONTEMPLATED AT THIS TIME.	
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		THIS PROJECT WILL NOT HAVE A ROOF GARDEN. THE PROPOSED PITCHED ROOF WILL HAVE NATURAL BLENDED ROOF COLOR TO BLEND WITH THE PROPOSED FACADE COLORS AND ALSO HELP REDUCE URBAN HEAT ISLAND EFFECT.	
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		THE STORM WATER MANAGEMENT PLAN EMPLOYEES POROUS PAVEMENT AND AN UNDERGROUND RETENTION SYSTEM, WHICH WILL PROMOTE GROUND WATER RECHARGE.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		SEE LANDSCAPE PLAN FOR SIZE AND SPECIES BEING PROPOSED. ALL PLANT MATERIAL WILL NOT NEED FERTILIZER OR PESTICIDES.	

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.

As of April 2, 2015

CERTIFICATE OF OWNERSHIP OF APPLICANT

Listed below are names and addresses of all owners of 10% or more of the membership interest in the undersigned applicant limited liability company.

1. Henry Lefkowitz, 5014 16th Avenue, Suite 141, Brooklyn, New York 11204

Dated: 9/25/2025

127 MITCHELL STREET, LLC

By:  _____

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 (2)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	154.06	11		516 PLEASANT VALLEY WAY	127 MITCHELL ST LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204	516 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	12		512 PLEASANT VALLEY WAY	127 MITCHELL ST LLC	5014 16TH AVENUE, #141	BROOKLYN, NY	11204	512 Pleasant Valley Way, West Orange, NJ, 07052

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

Adjoining Properties (26)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	154	13.01		24 BEASLEY STREET & REAR	NAPPI, JAROD	24 BEASLEY ST	WEST ORANGE, NJ	07052	24 Beasley Street & Rear, West Orange, NJ, 07052
West Orange Township	154	20.01		PLEASANT VALLEY WAY	BOARD OF EDUCATION	179 EAGLE ROCK AVE	WEST ORANGE, N.J.	07052	Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154	22		20 BEASLEY STREET	DEGROOT, CARINA & ANDREWS, SHAMAR	20 BEASLEY ST	WEST ORANGE, NJ	07052	20 Beasley Street, West Orange, NJ, 07052
West Orange Township	154	25		26 BEASLEY STREET	KNOX, CHRISTOPHER & GOODEN, RANDY	26 BEASLEY STREET	WEST ORANGE, NJ	07052	26 Beasley Street, West Orange, NJ, 07052
West Orange Township	154	25.01		28 BEASLEY STREET	HOFFMAN, WENDY	28 BEASLEY STREET	WEST ORANGE, NJ	07052	28 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	9		520 PLEASANT VALLEY WAY	LS PLACE PROPERTIES, LLC	13 WILSON AVE	EAST HANOVER, NJ	07936	520 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	11		516 PLEASANT VALLEY WAY	127 MITCHELL ST LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204	516 Pleasant Valley Way, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	154.06	11.01		25 BEASLEY STREET	PEREZ, ROMEO & ALMA A.	25 BEASLEY ST	WEST ORANGE, NJ	07052	25 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	11.02		27 BEASLEY STREET	JOSEPH, ELIANA	27 BEASLEY STREET	WEST ORANGE, NJ	07052	27 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	12		512 PLEASANT VALLEY WAY	127 MITCHELL ST LLC	5014 16TH AVENUE, #141	BROOKLYN, NY	11204	512 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	13		508 PLEASANT VALLEY WAY	VINCENT, EDEN BALUYOT	508 PLEASSANT VALLEY WAY	WEST ORANGE, NJ	07052	508 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	14		502 PLEASANT VALLEY WAY	MILESTONE REALTY 3, LLC	502 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	502 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	15		500 PLEASANT VALLEY WAY	CARS REALTY INC	291 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	500 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	16		496 PLEASANT VALLEY WAY	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE NJ	07052	496 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	17		492 PLEASANT VALLEY WAY	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE NJ	07052	492 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	30		15 BEASLEY STREET	RAWLS, LINDA & FENNEY, PHILLIP D	15 BEASLEY ST	WEST ORANGE, NJ	07052	15 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	31		17 BEASLEY STREET	ILIC, ZORAN & STEFANOVIC, VESNA	17 BEASLEY ST	WEST ORANGE, NJ	07052	17 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	32		19 BEASLEY STREET	RIVERA, RUBEN R. & RIVERA, WISTON A	19 BEASLEY STREET	WEST ORANGE, NJ	07052	19 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	33		21 BEASLEY STREET	BARILLARI, GAIL M.	21 BEASLEY STREET	WEST ORANGE, N.J.	07052	21 Beasley Street, West Orange, NJ, 07052
West Orange Township	176.01	2		517 PLEASANT VALLEY WAY	DAIUTO, CARMEN H & DIANA HERNANDEZ	517 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	517 Pleasant Valley Way, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	176.01	3		515 PLEASANT VALLEY WAY	CERTUCHE OLMOS, MILTON E & ALZANTE,	515 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	515 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	176.01	5		2 GREENWOOD AVENUE	JOHNSON, NATHAN & ANDREA	2 GREENWOOD AVENUE	WEST ORANGE, NJ	07052	2 Greenwood Avenue, West Orange, NJ, 07052
West Orange Township	176.01	6		4 GREENWOOD AVE.	LOCRICCHIO, ANTHONY & CLAUDIA	4 GREENWOOD AVENUE	WEST ORANGE, NJ	07052	4 Greenwood Ave., West Orange, NJ, 07052
West Orange Township	176.01	8.01		521 PLEASANT VALLEY WAY	SHAPIRO, JEROME	34 EDMONT PLACE	TEANECK, NJ	07666	521 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	176.01	8.03		525 PLEASANT VALLEY WAY	CEREBRAL PALSY OF NO, INC.	220 SOUTH ORANGE AVE	LIVINGSTON NJ	07039	525 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	176.05	10		489 PLEASANT VALLEY WAY	ARC PANJOH54, LLC	11995 EL CAMINO	SAN DIEGO, CA	92130	489 Pleasant Valley Way, West Orange, NJ, 07052



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



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: 9/10/25

BLOCK: 154.06

LOTS: 11

NAME: 127 Mitchell Street, LLC

ADDRESS: 516 Pleasant Valley Way

TAXES PAID UNTIL: October 31, 2025

2025 SEWER: Paid in full



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) 127 Mitchell ST LLC	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead 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 Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐	
5 Address (number, street, and apt. or suite no.). See instructions. 5014 16th Ave Suite 141	Requester's name and address (optional)
6 City, state, and ZIP code Brooklyn NY 11204	
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. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
8	1	-	1	3	4	0	2	5 6

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

9/10/2025

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.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

BOARD OF ADJUSTMENT
OF
THE TOWNSHIP OF WEST ORANGE
R E S O L U T I O N
ZB-91-22

WHEREAS, SORAYA SANIEFARD AND JILLA BALAZADEH, have applied to the Zoning Board of Adjustment of the Township of West Orange, appealing the decision of the Administrative Officer pursuant to N.J.S.A. 40:55D-78 and in the alternative apply for a variance from the provisions of the Township of West Orange Zoning Ordinance for property commonly known as 516 Pleasant Valley Way, particularly described as Lot 11, Block 154.06 in a OB-1 Zone, seeking a use variance and site plan approval for a retail specialty clothing shop; and

WHEREAS, on or about September, 1991 the Township Zoning Officer issued a summons determining that the utilization of a portion of the subject premises for retail clothing store constituted a separate unapproved use: and

WHEREAS, all the facts and data contained in the documents in the Township Variance Applications, amendments thereto and transcripts of the public hearings held with respect to this application are incorporated herein as findings of fact of this Board as if set forth herein at length; and

WHEREAS, The Board of Adjustment, after due notice and compliance with all jurisdictional requirements of the Laws of the State of New Jersey and the ordinances of the Township of West Orange and after carefully reviewing the evidence of the applicant and general public, at a public hearing held on December 19, 1991, have made the following factual findings:

1. In March of 1987, the Board of Adjustment granted a use variance permitting a portion of the subject premises to be utilized as a Skin, Electrolysis, and Nail Care establishment. Subsequent to the said business closing, the premises was leased and utilized as an office service establishment and a collectors shop, specializing in sports trading cards. As of October of 1990, the premises was vacant until the subject business was open in the summer of 1991.
2. Since August of 1991, the premises was operated as a dress shop which is opened to the public, publicly advertised, and specializes in the retail trade of merchandise, particularly formal dress and accessories for female children through pre-teen. This use is separate and distinct from that granted by use variance in March of 1987.
3. The retail store proposed, currently exists in the basement of the structure. The other uses in the edifice are office for a certified public accountant, office for a professional entertainment booking services and one residential dwelling unit.
4. The site exists in an OB-1 Zone and is bordered by B1 and R3 Zones. A mix of businesses, residential, commercial and office activities currently exist in the area and therefore the proposed use would be in character with the surrounding neighborhood.
5. The applicants pose the utilization of approximately 20% of the useable square footage of the structure, limited to the basement level of the edifice. This particular portion of the building is particularly suited for the retail use as proposed, constituting a more efficient and practical means of use than is permitted by the current zone.

6. The limited hours of operation in consort with the unique type of merchandise being retailed result in a de minimus impact in the surrounding neighborhood with respect to the traffic generated, parking requirements and general intensity. The premises is particularly suitable for the proposed use.
7. Having analyzed the master plan and zoning ordinance of the Township of West Orange, the granting of this application would not substantially impair the intent and purposes of the zone plan.
8. The proposed site plan is inclusive of a safe and efficient means of ingress and egress for customers and the edifice as maintained includes a safe and efficient means of drainage, sewage, water supply and an aesthetically pleasing landscaping plan.
9. The proposed use would not interfere with the surrounding properties nor would it result in decrease property values in the area.
10. Granting the proposed application would promote the purposes of the Municipal Land Use Act. Specifically, the development as proposed would promote a general welfare of the community, a desirable visual environment and provides sufficient space in an appropriate location for the particular use.

and

WHEREAS, upon a review based upon the evidence before the Board, the nature, intensity and character of the current use of the property constitute an illegal use on the property which is not permitted by the Zoning Ordinance of the Township of West Orange; and

WHEREAS, the Board of Adjustment on December 19, 1991 voted to affirm the decision of the Administrative Officer, declaring the subject use as illegal by a vote of 7 for affirmation and 0 against affirmation; and

WHEREAS, the Board of Adjustment of the Township of West Orange has determined that based upon the factual findings, special

reasons exists in order to grant the variance sought by the applicant; and

WHEREAS, the Zoning Board of Adjustment has determined that the purposes of Municipal Land Use Law would be advance by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment; and

WHEREAS, the Board of Adjustment on December 19, 1991 voted to approve the application of **SORAYA SANIEFARD AND JILLA BALAZADEH**, by a vote of 6 for approval and 1 against approval.

NOW THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the Township of West Orange on this 16TH day of January, 1992, that the application of **SORAYA SANIEFARD AND JILLA BALAZADEH**, appealing the decision of the Administrative Officer be denied and the application for a use variance and site plan approval be granted.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The hours of operation of the retail establishment shall be limited as follows:

Monday	12:30 P.M. to 5:30 P.M.
Tuesday	12:20 P.M. to 5:30 P.M.
Wednesday	12:30 P.M. to 8:00 P.M.
Thursday	12:30 P.M. to 5:30 P.M.
Friday	By appointment
Saturday	closed
Sunday	By appointment

2. The merchandise permitted to be sold shall be limited limited to dresses, suits and related accessories, for female children from size 4 to pre-teen.

3. Removal of the existing free standing garage enabling the site to include 12 conforming parking spaces, final site plan being subject to approval of the Township Planner.

James Foster

Robert Hoehn

Morris Raskind

Alton Williamson

Nicholas Del Spina

Robert Hoehn

Morris Raskind

Alton Williamson

Nicholas Del Spina

January 23, 1992

Susan Borg
SUSAN BORG
DIRECTOR OF PLANNING

PB-07-10T
April Marks
516 Pleasant Valley Way
West Orange, NJ 07052

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
(TECHNICAL REVIEW COMMITTEE)**

Granting preliminary and final site plan approval (technical review committee), without variances, to operate Psychic Boutique.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on March 15, 2007, considered the application for preliminary and final site plan approval, without variances, to operate an Psychic Boutique on property located in the O-B-1 Zone, identified as Block 154.06, Lot 11, which was submitted by April Marks; and

WHEREAS, the Planning Board considered the presentation of the Applicant, April Marks; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on March 15, 2007; and

WHEREAS, the Applicant requested preliminary and final site plan approval, without variances, to operate a Psychic Boutique;

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for preliminary and final site plan approval, without variances, to operate Psychic Boutique.

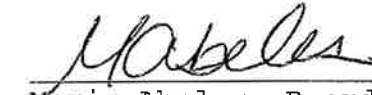
2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

(1) Only one sign for the business will be on the facade of the building.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary and final site plan approval, without variances, to operate a psychic boutique is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Dated:



Maria Abeles, Board Secretary
Planning Board of the Township
of West Orange

Dated:

4/11/07
F:\PLANNING BRD\WP\Resolutions\2007\PB-07-05T Marks.doc

**PB-07-41T
LICE FIGHTERS, LLC**

516 PLEASANT VALLEY WAY, WEST ORANGE, NJ

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE**

Granting Technical Site Plan Approval (Technical Review Subcommittee), without variances, to operate a holistic treatment office for lice removal.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on November 15, 2007, considered the application for Technical Site Plan Approval, without variances, to operate a holistic treatment office for lice removal on property located in the OB-1 Zone, identified as Block 154.06, Lot 11, which was submitted by Lice Fighters, LLC (the "Applicant"); and

WHEREAS, the Planning Board considered the presentation of the Applicant, Sayre Geltzeiler, Managing Member of Lice Fighters, LLC, the Applicant's attorney, Robert C. Williams, Esq.; and

WHEREAS, a complete application has been filed, all fees required by ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on December 12, 2007; and

WHEREAS, the Applicant requested Technical Site Plan Approval, without variances, to operate a holistic treatment office for lice removal;

NOW, THEREFORE, the Planning Board (Technical Review Committee) of the Township of West Orange does hereby make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for Technical Site Plan Approval, without variances, to operate a holistic treatment office for lice removal.
2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

- a) The Board shall receive a letter from the West Orange Health Department verifying that no additional licensing is required to operate a holistic treatment office for lice removal.
- b) No additional signage shall be permitted on the building.

NOW, THEREFORE, BE IT RESOLVED that this application for Technical Site Plan Approval, without variances, to operate a holistic treatment office is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



ELIZABETH KULINICH, Board Secretary
Planning Board of the Township of West Orange

Dated: December 12, 2007

PB-09-25T

Calm Baby RN Learning Center

516 Pleasant Valley Way
West Orange, New Jersey 07052

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE

Granting technical site plan approval (technical review subcommittee), without variances, to operate Calm Baby RN Learning Center.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on October 15, 2009, considered the application for technical site plan approval, without variances, to operate a business on property located in the OB-1 Zone, identified as Block 154.06, Lot 11, which was submitted by Alisa Underwood (the "Applicant"); and

WHEREAS, the Planning Board considered the presentation of the Applicant, Calm Baby RN Learning Center, the Applicant's owner, Alisa Underwood and the Applicant's attorney, Robert A. Wiancki, Esq.; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and

exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on October 15, 2009; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to operate a business known as Calm Baby RN Learning Center;

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to operate Calm Baby RN Learning Center.

2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

- (1) The Parking lot must be patched up by the owner of 516 Pleasant Valley Way, West Orange, New Jersey within 30 days of the approval date of this resolution. The owner of 516 Pleasant Valley Way, West Orange, New Jersey is to resurface the parking lot by May 15, 2010.

- (2) The existing curb in the parking lot must be repaired by the owner of 516 Pleasant Valley Way, West Orange, New Jersey by May 15, 2010.
- (3) Landscaping is to be provided in the rear of the site by the owner of 516 Pleasant Valley Way, West Orange, New Jersey by May 15, 2010.
- (4) The garbage on the property must be removed by the owner of 516 Pleasant Valley Way, West Orange, New Jersey.
- (5) The rear of the building must be painted by the owner of 516 Pleasant Valley Way, West Orange, New Jersey.

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to operate Calm Baby RN Learning Center is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

 dated: 12/2/09
Elizabeth Kulinich, Board Secretary
Planning Board of the Township
of West Orange