



TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - “C” and “D” Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
- ! Twenty (20) copies total - no exceptions. (Nineteen (19) copies shall be submitted with one (1) original.)
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

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

A. APPLICANT INFORMATION

Full Legal Name: 525 Northfield Ave., LLC

(Last)

(First)

Mailing Address: 91 Kossuth Street, Newark, NJ 07105

(Street)

(City)

(State)

(Zip)

Telephone Number: 973-695-2700

Email: Pedro@GomesGroupLLC.com

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) related entity

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: By Gomes Northfield, LLC

Address: 91 Kossuth Street, Newark, NJ 07105

Telephone Number: 973-695-2700

Email: Pedro@GomesGroupLLC.com

C. PROPERTY INFORMATION

Street Address: 525 Northfield Avenue, West Orange, NJ 07052

Block Number(s): 159.04 ; Lot Number(s): 1.01 (formerly 1.01, 1.02 & 1.03) ;

Tax Plate: _____ ; Zone of Property: B-2, General Business

The location of the property is approximately 0 feet from the intersection of Sheridan Avenue

and Northfield Avenue (closest intersection.)

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

☒ Yes, Date(s): To be provided ; ☐ No

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

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

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

D. TYPE OF APPLICATION

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

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

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

Section: 25-7.1, Part B ; Proposed: 2.4 ft. ; Description: 30 ft. front yard setback required

Section: 25-7.1, Part B ; Proposed: 0.4 ft ; Description: 25 ft. corner lot side front yard setback required

Section: 25-7.1, Part B ; Proposed: 86.79% ; Description: maximum 60% lot coverage permitted

Section: 25-7.1, Part B ; Proposed: 62.93% ; Description: maximum 40% building coverage proposed

Section: 25-7.1, Part B ; Proposed: 38.5 ft. & 3 stories ; Description: 35 ft & 2.5 stories permitted

Section: 25-11.3 ; Proposed: 13.6 ft ; Description: 50 ft. residential buffer required

Section: 25-28.8b; Proposed: 29% disturbance area; Description: 20% disturbance of 20%-24.99% steep slope area permitted

Section: 25-28.8.b; Proposed: 31% disturbance area; Description: 0% disturbance of +25% steep slope area permitted

Section: 28-4b(4) ; Proposed: remove 23 trees; Description: no trees may be removed on a steep slope area

E. DESCRIPTION OF PROPERTY

Existing Use of the Property: vacant 1.5 story commercial building

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

A 3-story mixed-use building containing commercial space on the ground floor and 105 residential units on the upper floors and 198 off-street parking spaces

The property is Total Lot Area - 110,205 (square feet); 2.53 (acres)

Effective Lot Area - 84,123 (square feet); 1.9312 (acres)

Impervious Surface Coverage: Based on Total Lot Area - Present: 68.31% ; Proposed: 67.50%

Based on Effective Lot Area - Present: 90.67%; Proposed: 86.79%

Building Coverage: Based on Total Lot Area - Present: 9.93% ; Proposed: 48.00%

Based on Effective Lot Area - Present: 13.0%; Proposed: 62.93%

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: Marsha M. Moore, Esq.

Telephone Number: 973-228-9900, ext. 220

Email: mmoore@postpolak.com

Address: Post Polak, P.A.: 425 Eagle Rock Avenue, Suite 200, Roseland, NJ 07068

APPLICANT'S ENGINEER: Anthony Facchino, PE, PLS

Telephone Number: 973-994-9669

Email: _____

Address: Jarmel Kizel Architects and Engineers Inc.: 42 Okner Parkway, Livingston, NJ 07039

APPLICANT'S ARCHITECT: Matthew B. Jarmel, AIA, MBA

Telephone Number: 973-994-9669

Email: kpodkanowicz@jkarch.com

Address: Jarmel Kizel Architects and Engineers Inc.: 42 Okner Parkway, Livingston, NJ 07039

APPLICANT'S PLANNER: TBD

Telephone Number: _____

Email: _____

Address: _____

OTHER EXPERT(S): Craig W. Peregoy, PE- Traffic Engineer

Telephone Number: 732-681-0760

Email: cperegoy@dynamictraffic.com

Address: 50 Park Place, Suite 901, Newark, NJ 07102

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

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.

525 Northfield Ave., LLC
By: Arbol By Gomes LLC, its Manager

Applicant's Signature: _____ Date: 11/3/2025
Pedro Gomes, Sole Member/Manager

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.

525 Northfield Ave., LLC
By: Arbol By Gomes LLC, its Manager

Applicant's Signature: _____ Date: 11/3/2025
Pedro Gomes, Sole Member/Manager

OWNER'S AUTHORIZATION – MUST BE SIGNED

Pedro Gomes hereby certifies that By Gomes Northfield, LLC has a mailing address of 91 Kossuth Street, Newark, NJ 0710 in the County of Essex and the State of New Jersey; and that it is the owner of all that certain lot, piece or parcel of land known as Block 159.04: Lot 1.01 (formerly Lots 1.01, 1.02 & 1.03) 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.

By Gomes Northfield, LLC
By: 525 Northfield Ave., LLC, its Manager
By: Arbol By Gomes LLC, its Manager

Owner's Signature: By: _____ Date: 11/3/2025
Pedro Gomes, Sole Member/Manager

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.