



**TOWNSHIP OF WEST ORANGE
APPLICATION FOR STORMWATER PERMIT**

Township of West Orange
Engineering Department
25 Lakeside Avenue
West Orange, NJ 07052
Tel/Fax: 973-325-4160
Email: engineering@westorange.org

DATE: 02/06/2026 PERMIT NO. _____
BLOCK: 105 LOT: 64.01 WORKSITE ADDRESS: 460 Prospect Avenue, West Orange, NJ

REQUIRED FOR SUBMISSION:

***Current Survey of the property detailing the proposed project, drawn to scale.**

Property Applicant: Mavis Tire Supply, LLC

Property Owner: 460 Prospect Street, LLC Phone Number: 914-215-6772

Owner Address: 1625 Route 10, Morris Plains, NJ 07950 **Applicant Address:** 100 Hillside Avenue, White Plains, NY 10603

Email: jmicik@mavis.com

Contractor: TBD Phone Number: _____

Address: _____

Email: _____ Fax: _____

Architect/ Engineer: Dynamic Engineering Consultants (Rodman Ritchie) Phone Number: 856-334-2000

Address: 5 Greentree Centre, Suite 406, Marlton, NJ 08053

Email: rritchie@dynamiccec.com Fax: 732-974-3521

Plans shall be prepared and duly signed and sealed by a Professional Engineer, Architect or Landscape Architect registered and licensed in the State of NJ.

Project Description:

The proposed project will replace the existing 3,338 SF (GFA) building east of Prospect Avenue to be redeveloped with an Automotive Service and Retail Center. The proposed building will include a total footprint of approximately 6,205 SF. Additional site improvements include modifications to the associated parking areas, landscaping, lighting, signage, and utilities as reflected on the accompanying Site Plan drawings.

Is 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

Grading will be done within five (5) feet of a property line

☒ Yes

No

Impervious Surface Coverage present (Square Feet) 19,241 SF

New Impervious Area (Square Feet) TBD

Area of disturbance (Square Feet) TBD

***Anything over 5,000 SF requires Hudson-Essex-Passaic Soil Conservation District approval.**

Copy of Permit must be submitted with the application.

Net Amount of cut and fill (Cubic Yards) Fill TBD Cut TBD

Minor Development BMP N/A

Minor Development BMP	
Grass Swale	Green Roof
Pervious Paving System	Small-Scale Bioretention
Small-Scale Infiltration Basin	Small-Scale Sand Filter
Vegetative Filter Strip	Cistern
Dry Well*	

(* The use of dry wells is allowed only where the other listed methods cannot feasibly meet the requirements of this section.)

*** Copies of Soil Test Results for BMP from a Professional Engineer are to be submitted prior to the issuance of Permit.**

As per Township Resolution 153-25, the Stormwater permit Fees are as follows:

Minor Development:

Stormwater Application Fee:	\$150.00
Stormwater Permit Review Fee: (Minor Development)	\$750.00 (3 reviews)
Supplemental Fee (if more than 3 reviews):	\$150.00

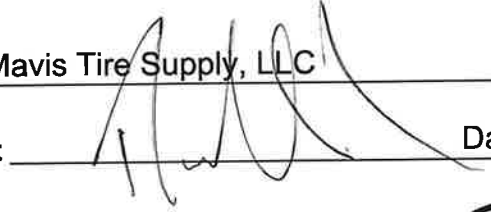
Major Development:

Stormwater Application Fee:	\$150.00
Stormwater Permit Fee: (Major Development)	\$3,000.00 plus \$175/acre
*\$175/Acre is based on the size of the lot	

The Application shall include all submission requirements as outlined in the Stormwater Control Ordinance, Section 25-29.9

I certify that the above information is correct to the best of my knowledge and shall abide by all terms and conditions to Stormwater Permit and Ordinances through the Township of West Orange and the State of New Jersey.

Name of Applicant/Owner: Mavis Tire Supply, LLC 2/10/24

Signature of Applicant/Owner:  David Sorbaro, Co-CEO

This stormwater is classified: (Circle) **Minor Development** **Major Development**

Minor Development Definition:

Any developments that result in a new dwelling and/or the construction of any site improvements that result in an increase in impervious cover by 400 square feet that results in an increase of stormwater runoff but does not meet the definition of major development;

Major Development Definition:

An individual development, including redevelopment as well as multiple developments that individually or collectively result in:

1. The disturbance of 0.5 acre of land since February 2, 2004;
2. The creation of 5,000 square feet or more of regulated impervious surface since February 2, 2004.
3. The creation of more than 5,000 square feet or more of regulated motor vehicle surface since March 2, 2021, or;
4. A combination of #2 and #3 above that totals an area of 5,000 square feet or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of major development but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered a major development