

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

A. APPLICANT INFORMATION

Full Legal Name: Catalyst Development Group, LLC

Mailing Address: (Last) c/o Matthew P. Posada, Esq. - Sills Cummis & Gross P.C. (First) 354 Eisenhower Parkway, Suite 1250, Livingston, NJ 07039

Telephone Number: (917) 685-2303 (City) Livingston (State) NJ (Zip) 07039
Email: lgov@catdg.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Limited Liability Company (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.
See attached Applicant Disclosure Form

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. See attached Affidavit of Ownership & Applicant Authorization Form

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Nikan N. Sandels and Michael C. Sandels

Address: 27 Fairway Drive, West Orange, NJ 07052

Telephone Number: (____) 818-261-3444 Email: rdeshpande@weichert.com

C. PROPERTY INFORMATION

Street Address: 27 Fairway Drive, West Orange, NJ 07052

Block Number(s): 86.01 ; Lot Number(s): 6 ;

Tax Plate: 36 ; Zone of Property: R-5 Zone District

The location of the property is approximately +/- 220 feet from the intersection of Fairway Drive

and Clearview Terrace (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: 25-7.1 (Min. Lot Area- Proposed Lot 6.01); Proposed: 7,199 SF; Description: 10,000 SF required

Section: 25-7.1 (Min. Lot Area- Proposed Lot- 6.02); Proposed: 8,506 SF; Description: 10,000 SF required

Section: 25-7.1 (Min. Lot Area- Proposed Lot 6.03); Proposed: 8,278 SF; Description: 10,000 SF required

Section: 25-7.1 (Min. Lot Width- Proposed Lot 6.01); Proposed: 62.60'; Description: 75' required

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.)

See below*

The property is +/- 23,983 (square feet); 0.551 (acres)

Impervious Surface Coverage: Present: 45%; Proposed: Lot 6.02: 44.3%

Building Coverage: Present: 35%; Proposed: Lot 6.02: 25.2%

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 |

Proposed coverage for proposed lots 6.01 and 6.03 are TBD - Will comply

PLANNING.DRD\Document Library\PU-ZBA Application 4-20-15.doc

*Applicant proposes to subdivide the existing tax lot, which is comprised of +/- 23,983 SF (0.551 AC) into three (3) new tax lots: (i) Proposed Lot 6.01 (7,199 SF); (ii) Proposed Lot 6.02 (8,506 SF); (iii) Proposed Lot 6.03 (8,278 SF). No new construction is proposed at this time.

EXPERTS

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

APPLICANT'S ATTORNEY: Sills Cummis & Gross, P.C. - Matthew P. Posada, Esq.

Telephone Number: () 973-643-7000 Email: mposada@sillscummis.com (w/ copy to mgalante@sillscummis.com)

Address: One Riverfront Plaza, Newark, NJ 07102

APPLICANT'S ENGINEER: Casey & Keller, Inc. - Richard A. Keller

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

Address: 258 Main Street, Millburn, New Jersey 07041

APPLICANT'S ARCHITECT: TBD

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: TBD

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): TBD

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
Preliminary and Final Subdivision Plats	Casey & Keller Inc.- Michael T. Lanzafama	
Title & Topographic Survey	Casey & Keller Inc.- Michael T. Lanzafama	9-17-2025, last revised 06.10.26
		9-17-2025, last revised 06.10.26

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.

Matthew P. Posada, Esq.
Catalyst Development Group, LLC
Applicant's Signature: [Signature] Attorney at Law Date: 6/17/2026
Matthew P. Posada, Esq.
State of New Jersey
Applicant
#068522013

CONTINUANCE

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

Matthew P. Posada, Esq.
Catalyst Development Group, LLC
Applicant's Signature: [Signature] Attorney at Law Date: 6/17/2026
Matthew P. Posada, Esq.
State of New Jersey
Applicant
#068522013

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at _____
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) _____
Lot(s) _____ on the Tax Map of _____ 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: See attached Affidavit of Ownership & Applicant Authorization Form Date: _____

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.

Affidavit of Ownership...



Done

**AFFIDAVIT OF OWNERSHIP & APPLICANT
AUTHORIZATION**

I, Nikan N. Sandels, and I, Michael C. Sandels, of full age, being duly sworn according to law, do hereby certify that we are the owners of the following property which is the subject of the within application to the Township of West Orange Planning Board:

Block & Lots: Block 86.01, Lot 6

Street Addresses: 27 Fairway Drive

We certify that we have reviewed and consent to the within application and that the information contained therein is true and accurate to the best of our knowledge.

We authorize Catalyst Development Group LLC to act as the "Applicant" in making this request to the West Orange Planning Board.

Nikan N. Sandels

Michael C. Sandels

Sworn and subscribed to
before me on this 12
day of December, 2025

Notary Public
20122985 v1

Dylan Drummond
Notary Public of New Jersey
Commission: 60134209
Expires: August 13, 2030

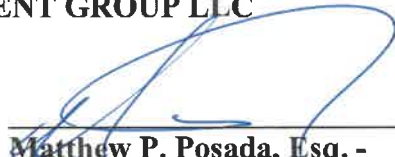


APPLICANT DISCLOSURE AFFIDAVIT

PURSUANT TO THE REQUIREMENTS OF N.J.S.A 40:55D-48.1 ET SEQ., I **MATTHEW P. POSADA, ESQ. - ATTORNEY FOR CATALYST DEVELOPMENT GROUP LLC,** HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF NAMES OF ALL INDIVIDUALS AND/OR ENTITIES WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN **CATALYST DEVELOPMENT GROUP LLC,** THE CONTRACT PURCHASER OF PROPERTY LOCATED AT **27 FAIRWAY DRIVE (BLOCK 86.01, LOT 6)** FOR WHICH A MAJOR SUBDIVISION APPLICATION HAS BEEN FILED WITH THE TOWNSHIP OF WEST ORANGE PLANNING BOARD. THE PRINCIPLES OF CATALYST DEVELOPMENT GROUP LLC UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE APPLICANT ENTITY OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE ENGINEERING DEPARTMENT AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUE.

<u>NAME</u>	<u>ADDRESS</u>	<u>OWNERSHIP PERCENTAGE</u>
Konrad Konik	354 Eisenhower Pkwy., Suite 1250	50%
	Livingston, NJ 07039	
Igor Vishnevetsky	354 Eisenhower Pkwy., Suite 1250	50%
	Livingston, NJ 07039	

CATALYST DEVELOPMENT GROUP LLC



**Matthew P. Posada, Esq. -
Attorney for the Applicant**