

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

A. APPLICANT INFORMATION

Full Legal Name: Green Essex Partners Urban Renewal Entity, LLC
(Last) (First)
Mailing Address: 16 Microlab Road Livingston NJ 07039
(Street) (City) (State) (Zip)
Telephone Number: (973) 992-2443 Email: jschwartz@bnerealestate.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 Office Executive Park, LLC
Address: 782 Lyons Avenue, Irvington, NJ 07111
Telephone Number: (845) 263-7402 Email: mosheb@realtypoonline.com

C. PROPERTY INFORMATION

Street Address: 100 - 200 Executive Drive
Block Number(s): 155 ; Lot Number(s): 40.02 / 42.02 and a portion of 42.01
Tax Plate: 88 ; Zone of Property: Executive Drive Redevelopment Zone
The location of the property is approximately 266 feet from the intersection of _____
Executive Drive and Rooney Circle (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 Two (2) office buildings

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

Removal of two office buildings, construction of three apartment buildings with 425 units total, with
a parking garage, the work includes a subdivision for a dog park to be created.

The property is 797,407 (square feet); 18.31 (acres)

Impervious Surface Coverage: Present: 55.5%; Proposed: 54.4%

Building Coverage: Present: 58,152 sf (7.29%); 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

F. EXPERTS

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

APPLICANT'S ATTORNEY: Francis Regan, Esq., of the firm; Decotiis, Fitzpatrick, Cole and Giblin, LLP

Telephone Number: (201) 907-5280 Email: fregan@decotiislaw.com

Address: 61 South Paramus Road, Suite 250, Paramus, NJ 07652

APPLICANT'S ENGINEER: Zachary Chaplin, P.E. of the firm; Stonefield Engineering

Telephone Number: (201) 340-4468 Email: zchaplin@stonefieldeng.com

Address: 92 Park Avenue, Rutherford, NJ 07070

APPLICANT'S ARCHITECT: Jack Raker, AIA of the firm; Minno Wasko

Telephone Number: (609) 397-9009 ext. 115 Email: jraker@minnowasko.com

Address: 80 Lambert Lane - Suite 105, Lambertville, NJ 08530

APPLICANT'S PLANNER:

Telephone Number: () Email:

Address:

OTHER EXPERT(S): Traffic - Eric Keller, P.E., of the firm; Bowman Consulting, Ltd.

Telephone Number: (973) 359-8400 Email: ekeller@bowmancg.com

Address: 54 Horsehill Road, Cedar Knolls, NJ 07927

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
SEE ATTACHMENT		

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:

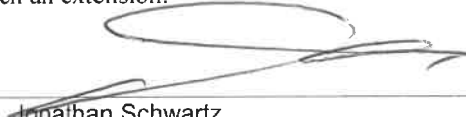
APPLICANT'S VERIFICATION

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: 2/21/20
Jonathan Schwartz

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: 2/21/20
Jonathan Schwartz

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 762 LYONS AVE IRVINGTON NJ 07111
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) 155;
Lot(s) 40.02 & 42.02 on the Tax Map of sheet 88 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: 2/12/2020

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.

Green Essex Partners Urban Renewal Entity, LLC

16 Microlab Road, Ste A
Livingston, NJ 07039
Tel (973) 992-2443

PROJECT PROPOSAL

The Executive Drive Redevelopment project involves the removal of two (2) existing office buildings known as 100 and 200 Executive Drive and the construction of multiple Class A apartment buildings on the same properties. The properties will be consolidated into one lot.

Green Essex Partners Urban Renewal Entity, LLC is the contract purchaser and the redeveloper for the property and project pursuant to a Redevelopment Agreement between the Township and Green Essex Partners dated December 18, 2019.

The apartments will contain 425 dwelling units with site amenities associated with Class A buildings including but not limited to; pool, work out room, and parking deck.

The parking deck will park 566 cars. There will be 42 individual garages that allow for 42 parking spaces in front of the garages as well as 168 surface parking spaces.

The project will be serviced by new water, gas, electric and cable and telephone extensions.

The breakdown of units for the 425 apartments are approximately as follows: M= Market Rate, A= Affordable

BUILDING	TOTAL	1BR-M	1BR-A	2BR-M	2BR-A	3BR-A
A	303	110	7	163	18	5
B	50	13	2	27	8	
C	72	28	4	20	12	8
TOTAL	425	151	13	210	38	13

The total amount of affordable units is 64 of the 425 units for a mix of 15%.

As part of the project a dog park is to be constructed with artificial turf specifically design for canine use. The park will have areas designated for small and large dogs. Benches, water and other amenities will be provided. The park will eventually be subdivided and gifted to the Township of West Orange.

H. Plat Submission

4F)

- A 200 foot radius map for property
- List of required approvals statement prepared by Stonefield Engineering
- A property survey prepared by Partner Engineering and Science, Inc.
- Site plans prepared by Stonefield Engineering
- Stormwater management report prepared by Stonefield Engineering
- Drainage Area maps prepared by Stonefield Engineering
- Traffic Engineering Evaluation prepared by Bowman Consulting Group
- Architectural plans prepared by Minno Wasko

WEST ORANGE OFFICE EXECUTIVE LLC

782 LYONS AVENUE IRVINGTON, NJ 07111

West Orange Planning Board
66 Main Street
Room 210
West Orange, NJ 07052

RE: Consent to File Tree Removal Application
West Orange Redevelopment Project
100 & 200 Executive Drive
Block 155 Lot 40.02
Block 155 Lot 42.02
Portion of Block 155 Lot 42.01
Township of West Orange
Essex County, NJ

OWNERS AUTHORIZATION FOR FILING OF TREE REMOVAL APPLICATION STATE OF NEW JERSEY:

SS:

COUNTY OF Essex:

I hereby certify that I reside at 100 + 200 Executive Drive, West Orange Nj.
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) 155: Lot(s) 40.02, 42.02 on the Tax Map of Sheet 88 which
property is the subject of the above Tree Removal application, and that said
application is hereby authorized by me.

[Signature]
Owners Signature

2.12.20.
Date

SWORN AND SUBSCRIBED BEFORE ME

This 12 day of February 2020

[Signature]
Notary Public





TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

ROBERT D. PARISI
Mayor
JOANNE GAGLIARDO
Tax Collector

Tel: (973) 325-4075
Fax: (973) 736-9182
Email: Taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 2/11/2020

BLOCK: 155
LOT: 40.02 QUAL: _____
NAME: West Orange Office Executive Park
ADDRESS: 100 Executive Drive
TAXES PAID UNTIL: 4/30/2020
SEWER PAID: —

OFFICE OF THE TAX COLLECTOR

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

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Fax: (973) 736-9182
Email: Taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 2/11/2020

BLOCK: 155
LOT: 42.02 QUAL: _____
NAME: West Orange Office Executive Park
ADDRESS: 200 Executive Drive
TAXES PAID UNTIL: 4/30/2020
SEWER PAID: -

OFFICE OF THE TAX COLLECTOR

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

ROBERT D. PARISI
Mayor
JOANNE GAGLIARDO
Tax Collector

Tel: (973) 325-4075
Fax: (973) 736-9182
Email: Taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 2/11/2020

BLOCK: 155
LOT: 42.01 QUAL: _____
NAME: West Orange Office Executive Park
ADDRESS: 300 Executive Dr.
TAXES PAID UNTIL: 4/30/2020
SEWER PAID: -

OFFICE OF THE TAX COLLECTOR

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX ASSESSOR

KEVIN J. DILLON, CTA
Tax Assessor

Tel: (973) 325-4060
Fax: (973) 669-4859
Email: Taxassessor@westorange.org

RE: **100,200&300 EXECUTIVE DRIVE**
BLOCK 155 LOTS 40.02,42.02,42.01

To Whom It May Concern:

I hereby certify that to the best of my knowledge, information and belief, based on the official tax records of the Township of West Orange, and the map submitted to this office by you, the attached contain names, addresses, and block and lot numbers of all property owners within 200 feet of the subject property.

Very truly yours,

Kevin J. Dillon, CTA

Kevin J. Dillon, CTA
Tax Assessor



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
155 26.01	325 MT. PLEASANT AVENUE	4A	P.S. ELECTRIC & GAS CO.T24A TAX DEP 150 CIRCLE AVENUE CLIFTON, NJ 07011
155 27	MARION DRIVE	15F	ESSEX GREEN VILLAS MARION DRIVE WEST ORANGE NJ 07052
155 40.03	ROONEY CIRCLE	1	CLPF ESSEX GREEN LLC, 230 PARK AVE. NEW YORK,NY 10169
155 40.04	12 ROONEY CIRCLE	4A	CS HOTEL WO,%SUN DEVELOPMENT 5701 PROGRESS ROAD INDIANAPOLIS INDIANA 16241
155 41.02	10 ROONEY CIRCLE	4A	WEST ORANGE OFFICE EXECUTIVE PARK, 10 ROONEY CIRCLE WEST ORANGE, NJ 07052
155 42	EXECUTIVE DRIVE REAR	15C	STATE OF NEW JERSEY DEPT OF TRANS 1035 PARKWAY AVENUE TRENTON, N.J. 08646
155 55	PLEASANT VALLEY WAY REAR	1	PUBLIC SERVICE ELEC & GAS CO. 80 PARK PLAZA-TAX T-6B NEWARK, N.J. 07101
155.13 44	5 BUCKINGHAM ROAD	2	MALEK, ADAM & MICHELLE JACOBSON 5 BUCKINGHAM RD WEST ORANGE, NJ 07052
155.13 48	3 BUCKINGHAM ROAD	2	TUDOR, KURLEIGH JOSE 3 BUCKINGHAM ROAD WEST ORANGE, NJ 07052
155.13 49	1 BUCKINGHAM ROAD	2	HEBERT, KENNETH & JACKIE 1 BUCKINGHAM RD WEST ORANGE, NJ 07052
155.20 73	28 WEDGEWOOD DRIVE	2	SANTIAGO, ANNIE 28 WEDGEWOOD DRIVE WEST ORANGE, NJ 07052
155.20 74	1-M BUCKINGHAM ROAD	2	STAVRINOU, CHRISTINA 1-M BUCKINGHAM ROAD WEST ORANGE, N.J. 07052
155.20 75	1-K BUCKINGHAM ROAD	2	LITTLE TRUST, DIANE B. 1K BUCKINGTON ROAD WEST ORANGE,NJ 07052
155.20 76	1-J BUCKINGHAM ROAD	2	LIM, FRANK & LILY 1-J BUCKINGHAM RD WEST ORANGE N J 07052
155.20 77	1-H BUCKINGHAM ROAD	2	MONTANTI, SALVATORE & SOFIA &SAL. 1-H BUCKINGHAM RD. WEST ORANGE, N.J. 07052
155.20 78	1-G BUCKINGHAM ROAD	2	ATANACTIO, PAULINO & LYDITA 1-G BUCKINGHAM ROAD WEST ORANGE, N.J. 07052
155.20 79	1-F BUCKINGHAM ROAD	2	DUKHI, LEON & BACCHUS,N. 1-F BUCKINGHAM ROAD WEST ORANGE, NJ 07052
155.20 80	1-E BUCKINGHAM ROAD	2	RAY, NAKIA 1-E BUCKINGHAM ROAD WEST ORANGE, NJ 07052

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
155.20 81	1-C BUCKINGHAM ROAD	2	NOVICK, ROBT & LYND 1C BUCKINGHAM RD. WEST ORANGE, N.J. 07052
155.20 82	1-B BUCKINGHAM ROAD	2	JEFFRIES, GENEVIEVE & JAMISON, VIVIAN 1B BUCKINGHAM ROAD WEST ORANGE, N.J. 07052
155.20 83	1-A BUCKINGHAM ROAD	2	ROSENBERG, SAMUEL + LISA 1A BUCKINGHAM ROAD WEST ORANGE, N.J. 07052
155.21 40	PROSPECT AVENUE	4A	CLPF ESSEX GREEN LLC, & LEVIN MANAGME PO BOX 326 PLAINFIELD, NJ 07061

CERTIFIED

FEB 27 2020

TOWNSHIP OF WEST ORANGE
TAX ASSESSOR

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

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
1. PROJECT-PLAN INFORMATION												
1.	Item: Name, address of owner and applicant.	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		
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		
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		
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		
6.	Item: North arrow and scale.	X	X	X	X	X	X	X	X	X		
7.	Item: Proof that taxes are current.		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		
9.	Item: Appropriate certification blocks as required by Map Filing Law.		X			X	X			X		
10.	Item: Monumentation as specified by Map Filing Law Comment: Monumentation required only for final subdivision.		X				X					NA
11.	Item: Date of current property survey. Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.											

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	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
					Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
12. <u>Item:</u> One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.		X	X		X	X		X	X				NA	
13. <u>Item:</u> Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.				X					X			X		
14. <u>Item:</u> Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.	X	X	X	X		X	X		X	X		X		
15. <u>Item:</u> Acreage of tract to the nearest tenth of an acre (for GDP –to nearest acre).		X	X	X		X	X		X	X		X		
16. <u>Item:</u> Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project.		X	X	X		X	X		X	X		X		
17. <u>Item:</u> Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment:</u> Item important for detailed planning.	X	X	X	X		X	X		X	X		X		
18. <u>Item:</u> Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan – general locations). <u>Comment:</u> Item important for detailed planning.	X	X	X	X		X	X		X	X		X		
19. <u>Item:</u> All proposed lot lines and area of lots in square feet.		X	X	X		X	X		X	X		X		
20. <u>Item:</u> Copy and/or delineation of any existing or proposed deed restrictions or covenants. € "	X	X	X	X		X	X		X	X		X		
21. <u>Item:</u> Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X	X		X	X		X	X		X		
22. <u>Item:</u> Development stages or staging plans (for GDP –general staging). <u>Comment:</u> Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.						X	X		X	X			X	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan	General Development Plan		Subdivision		Site Plan				
							Preliminary	Final	Preliminary	Final			
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information. ☞		X	X		X					X		
24. Item:	List of variances required or requested. ☞ Comment: Basic planning information.		X	X			X	X		X	X		
25. Item:	Requested or obtained design waivers or exceptions. ☞ Comment: 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.												
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	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. Comment: 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.												
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: 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.												
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X		X	X	X		X	X		
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X				X	X	X		X	X		N/A

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	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Major Application												
	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.						X		X		X	
	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		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	
	34. Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.						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	
	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.											
	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		X	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED
					General Development Plan	Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final				
Item Number	Description		Subdivision	Site Plan									
38. Item:	Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X			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	N/A
43. Item:	New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.		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	
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	
46. Item:	Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X						X	X	X	
47. Item:	Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X			X	X		X	X	X	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan	General Development Plan		Subdivision		Site Plan				
							Preliminary	Final	Preliminary	Final			
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		
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.													
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X			X	X	X	X	X		
52. Item: Plans and legal documents for compliance with West Orange COAH 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

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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:		<i>Project NOT PROPOSED TO BE LEED</i>	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		<i>YES APPLIANCES AND FIXTURES WILL BE ENERGY STAR TO BE DETERMINED</i>	
List of green and recycled building materials in new construction, renovation, and maintenance:		<i>DEMOLITION WASTE WILL BE RECYCLED</i>	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:		<i>YES SEE LANDSCAPE PLANS.</i>	
Use of any water efficient landscaping:		<i>NONE PROPOSED</i>	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		<i>APPLICANT WILL BE USING ROOFING MATERIALS TO REDUCE THE URBAN HEAT ISLAND EFFECT.</i>	
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		<i>BIOSWALES AND RAIN GARDENS PROPOSED IN PARKING AREAS.</i>	
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		<i>SEE LANDSCAPE PLANS</i>	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and 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.



Permit No: _____
Date Issued: _____

Township of West Orange

Application for Tree Removal and Replacement Permit

DEAD TREES DO NOT REQUIRE THE ISSUANCE OF A TREET REMOVAL PERMIT

ALL questions must be answered for the Applications to be considered COMPLETE.

Application Date: _____

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules, and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: Green Essex Partners Urban Renewal, LLC
Street Address: 16 Microlab Road
City/State/Zip: Livingston, NJ 07039
Home Phone: _____ Work/Cell Phone: 973-992-2443
Email: jschwartz@bnerealestate.com
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 100-200 Executive Drive
Block: 155 Lot: 40.02 and 42.02
3. Property Owner(s) of Record
Name of Owner: West Orange Office Executive Park, LLC
Street Address: 782 Lyons Ave
City/State/Zip: Irvington, NJ 07111
Home Phone: _____ Work/Cell Phone: 845-263-7402
Email: mosheb@realtyproonline.com
4. Status of Applicant (Check One)
☐ Tenant ☐ Owner ☒ Contract Purchaser ☐ Other: _____
If the Applicant is not the owner, attach hereto the notarized consent of the owner.
5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?
Yes ☐ No ☒ If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency, if applicable: _____
6. Has the property received a construction permit and/or is there a construction permit pending?
Yes ☒ No ☐ If yes, please state the reason for and the date of application or the date of the issuance of the permit:
Construction of three (3) apartment buildings approved (pending) by the Planning Bd and a dog park.

Permit No: _____
Date Issued: _____

7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary: Landscape Plan is attached
8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:
Grading plan is attached
9. Map, drawing or diagram must be attached hereto. List the names, address, phone number and email of the preparer of the map drawing or diagram attached:
Zachary Chaplin of the firm Stonefield Engineering, 92 Park Ave, Rutherford NJ 07070
201 - 340-4468 zchaplin@stonefieldeng.com
10. List the number, species, and diameter of each tree to be removed: TO BE PROVIDED
11. State reason for tree removal: Construction of three (3) apartment buildings and a dog park
12. Identify the Licensed Tree Expert or Licensed Tree Care Operator who will be providing tree removal services:
Name: TO BE DETERMINED
License Number _____
Address: _____
City/State/Zip: _____
Work Phone: _____ Cell Phone: _____
Email: _____
13. Proposed date to commence tree removal: TO BE DETERMINED
Proposed date to complete tree removal: TO BE DETERMINED

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.


Applicant's Signature

Jonathan Schwartz
Print Name Legibly

4/4/20
Date

Permit No: _____
Date Issued: _____

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees replaced: _____

Additional replacement /preservation requirements: _____

Circle One: Basic Permit Fee: **\$25.00** Total Development Application Fee: **\$300.00** Total

Signature of Forester: _____ Date: _____

West Orange Ordinance #2177-08 defines a tree as "a self-supporting single stem perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side.

Up to three (3) live trees may be removed on an improved residential lot within any 365-day period without the necessity of obtaining a tree removal permit.