

BROWN MOSKOWITZ & KALLEN

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Please Reply To Summit, NJ

February 20, 2020

Via E-mail and UPS Overnight

Rose DeSena, Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, NJ 07052

RE: Application of EBA Kosher Markets, LLC
629 Eagle Rock Avenue
Block 152.22, Lot 1412

Dear Ms. DeSena:

This Firm represents EBA Kosher Markets, LLC (trading as "Aron's"), a tenant at the above property. In support of Aron's application to install a 61 square foot sign on top of the existing structure at the above location, enclosed please find one original and 19 copies of the following:

1. Township of West Orange Application Form.
2. Owner's Consent Letter, dated February 13, 2020.
3. Site Plan Checklist with waiver requests.
4. Tax Statement, prepared February 7, 2020.
5. Request for list of property owners, dated February 7, 2020.
6. W-9 form.
7. Planning Board Resolution PB-92-06, dated September 9, 1992, for the prior occupant of the structure, CVS.
8. Sign plan and elevation (one sheet), prepared by Vibrant Signs, dated February 7, 2020.

Rose DeSena, Planning Board Secretary
Township of West Orange
February 20, 2020
Page 2

9. Color photos of existing conditions.

I have enclosed the application fee of \$250.00 for a "c" variance and \$442.50 for the nonresidential site plan application. The site plan fee is based on the \$350.00 sketch plat/conceptual fee plus \$92.50 for the 1.85 acre site (\$50.00 per acre). Please advise of the appropriate escrow fee and I will provide it promptly.

The Applicant is submitting an electronic copy of this application and is therefore requesting a waiver of the digitizing fee. Please advise if any additional fees are required.

Pursuant to N.J.S.A. 40:55D-48.1, Aron Hirtz is the only person or entity with a 10% or greater interest in the applicant.

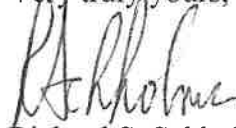
Please note further that, given this is solely an application for one sign, we request waiver of the requirement to submit a formal "planner's report."

Aron's proposes to retain the existing 61 square foot "roof" sign (8 feet x 7.625 feet). Applicant thus requests a "c" variances to install the roof sign as an accessory structure when signs are not permitted on rooftops.

If appropriate, we would ask that this matter be reviewed by the Site Plan Review Advisory Board at its next available meeting.

Thank you for consideration of this matter.

Very truly yours,



Richard S. Schkolnick

RSS/lp
Enclosures
Aron's

cc: Mr. Aron Hirtz

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

A. APPLICANT INFORMATION

Full Legal Name: EBA Kosher Markets, LLC
(Last) (First)
Mailing Address: 629 Eagle Rock Avenue West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (718) 612-6621 Email: _____

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: Reiss / Kram / Fletchner
Address: 641 Shunpike Road, Chatham NJ 07928
Telephone Number: (973) 966-2800 Email: atafro@fidelityland.com

C. PROPERTY INFORMATION

Street Address: 629 Eagle Rock Avenue
Block Number(s): 152.22; Lot Number(s): 1412;
Tax Plate: _____; Zone of Property: B-2
The location of the property is approximately _____ feet from the intersection of _____
_____ and _____ (closest intersection.)

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

☒ Yes, Date(s): 1992; ☐ 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 cover letter

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

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.)

Sign on top of existing building

The property is 80,725 (square feet); 1.85 (acres)

Impervious Surface Coverage: Present: _____; Proposed: _____

Building Coverage: Present: _____; 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: Richard S. Schkolnick, Esq.

Telephone Number: (973) 376-0909 Email: rschkolnick@bmk-law.com

Address: Brown, Moskowitz & Kallen, P.C. 180 River Road, Summit, NJ 07901

APPLICANT'S ENGINEER:

Telephone Number: () Email:

Address:

APPLICANT'S ARCHITECT:

Telephone Number: () Email:

Address:

APPLICANT'S PLANNER:

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.

Witnesses to be determined

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.
See Cover Letter

ITEM	SIGNED BY	DATE/REVISION
See cover letter		

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.

TOWNSHIP OF WEST ORANGE

APPLICANT: *ABA Kasher Market*

Site Plan/Subdivision Checklist

Item Number Description	Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED		
				General Development Plan	Subdivision		Site Plan					
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final				
1. PROJECT-PLAT 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						
10. Item: Monumentation as specified by Map Filing Law Comment: Monumentation required only for final subdivision.		X				X						
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		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan	Major Application							COMPLETE	INCOMPLETE	WAVES REQUESTED
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Item Number Description											
12. <u>Item:</u> One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", & 5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X			X
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
20. <u>Item:</u> Copy and/or delineation of any existing or proposed deed restrictions or covenants, etc.	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.											
Item Number Description	Pre-Application - Concept Plan	Minor Application		Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
					Preliminary	Final	Preliminary	Final			
23. <u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information, z		X	X	X		X		X			X
24. <u>Item:</u> List of variances required or requested. & <u>Comment:</u> Basic planning information.		X	X		X	X	X	X	X		
25. <u>Item:</u> Requested or obtained design waivers or exceptions. f <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	X		
26. <u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	X		
27. <u>Item:</u> 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. <u>Item:</u> 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			X
29. <u>Item:</u> 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. <u>Item:</u> 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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan	Major Application						COMPLETE	CO-APPLICABLE	WAIVER REQUESTED	
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number Description											
31. <u>Item:</u> Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: upto 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30					X	X	X	X			
32. <u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X		X	
33. <u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X			
34. <u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application: inapplicable at GDP stage.					X	X	X	X			
35. <u>Item:</u> Drainage Calculations. <u>Comment:</u> 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		X	
36. <u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> 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		X	
37. <u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV <u>Comment:</u> 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	X		X	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan	Major Application							COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Item Number Description											
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			
41. Item : Road and paving cross-sections and profiles. Comment : See Item 40.					X	X	X	X			
42. Item : Proposed street names. Comment : Applicable only when new road is proposed.					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					
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	Major Application						COMPLETE	INCOMPLETE	APPROVED	
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number Description											
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.			X		X	X	X	X		X	
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed			X				X	X		X	
52. Item: Plans and legal documents for compliance with West Chester COAH Ordinances.		X	X	X	X	X	X	X		X	

6 Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP
g 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-ZBAPP-FRM\CHECKLST\CHECKLST.FRM



FIDELITY MANAGEMENT LLC
641 SHUNPIKE ROAD • CHATHAM, NEW JERSEY 07928

February 13, 2020

The Township of West Orange
66 Main Street
West Orange, NJ 07052

RE: EBA Kosher Markets, LLC

To Whom It May Concern:

Please be advised that Reiss/Kram/Fechtner, L.L.C., ("Landlord") has no objections to EBA Kosher Markets, LLC making the application to The Township of West Orange consistent with the enclosed Application and sign plan prepared by Vibrant Signs dated February 7, 2020.

Thank you.

FIDELITY MANAGEMENT LLC
Managing Agent for Reiss/Kram/Fechtner, L.L.C.,

By: _____

Al Taftro

cc: Reiss/Kram/Fechtner, L.L.C.,
EBA Kosher Markets, LLC

Archie

[illegible]

Year	Paid This Q.	Pmt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w/ int	Date Paid	Date Billed	Month	Trans
2017 4	0.00		0.00 1B.1P	527398.28	0.00	-527398.28	0.00	0.00	0.00 10/23/17	11/01/17		2	0
2018 1	0.00		0.00 1B.1P	18242.00	0.00	-18242.00	0.00	0.00	0.00 02/02/18	02/01/18		2	0
2018 2	0.00		0.00 1B.1P	18242.00	0.00	-18242.00	0.00	0.00	0.00 04/27/18	05/01/18		2	0
2018 3	0.00		0.00 1B.1P	18717.63	0.00	-18717.63	0.00	0.00	0.00 08/03/18	08/01/18		2	0
2018 4	0.00		0.00 1B.1P	18718.00	0.00	-18718.00	0.00	0.00	0.00 10/29/18	11/01/18		2	0
2019 1	0.00		0.00 1B.1P	18480.00	0.00	-18480.00	0.00	0.00	0.00 01/31/19	02/01/19		2	0
2019 2	0.00		0.00 1B.1P	18480.00	0.00	-18480.00	0.00	0.00	0.00 04/24/19	05/01/19		2	0
2019 3	0.00		0.00 1B.1P	19734.00	0.00	-19734.00	0.00	0.00	0.00 07/29/19	08/01/19		2	0
2019 4	0.00		0.00 1B.1P	19477.27	0.00	-19477.27	0.00	0.00	0.00 11/04/19	11/01/19		2	0
2020 1	0.00		0.00 1B.1P	19043.00	0.00	-19043.00	0.00	0.00	0.00 01/21/20	02/01/20		2	0
2020 2	19043.00		0.00 1B	19043.00	0.00	0.00	0.00	19043.00	19043.00 / 1	05/01/20		1	0

TAX COLLECTOR

66 MAIN STREET

WEST ORANGE, NJ 07052

PHONE (973) 325-4676

FAX (873) 738-5182

BROWN MOSKOWITZ & KALLEN
A PROFESSIONAL CORPORATION

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† Also admitted in Pennsylvania
▲ Also admitted in Maryland

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LAWRENCE B. SCHLYENT

Of Counsel:

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Bruce A. Schoenberg*
David A. Schrader*
Remi L. Spencer*
Michele-Lee Shapiro

Writer's email: rschkolnick@bmk-law.com

February 7, 2020

VIA REGULAR MAIL

Mr. Kevin Dillon
Tax Assessor's Office
Township of West Orange
66 Main Street, Room 111
West Orange, NJ 07052

**Re: 629 Eagle Rock Avenue
Block 152.22, Lot 1412**

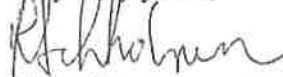
Dear Sir/Madam:

Pursuant to N.J.S.A. 40:55D-12(c), I request that you prepare a list of property owners within 200 feet of the above-captioned site, as well as provide me with the Township's "utilities list". I have enclosed a check for \$10.00 payable to the "Township of West Orange" as well as a self-addressed stamped envelope.

Should you have any questions, please do not hesitate to contact me.

Thank you.

Very truly yours,



Richard S. Schkolnick

RSS:jp
Aron's/West Orange

W-9Form 990 January 2011
Department of the Treasury
Internal Revenue Service**Request for Taxpayer
Identification Number and Certification**Give Form to the
requester. Do not
send to the IRS.

Name as shown on your master file return

EBA Kosher Markets LLC

Business name (do not check this box unless it differs from the above)

Aron's West Orange

Check appropriate box for federal tax

Classification (check one) ☐ Sole proprietor ☐ Partnership ☐ Corporation ☐ Trust ☐ Other☒ Limited liability company. Enter the tax classification (LLC, corporation, S corporation, or partnership) **LLC**

Other tax instructions

Address (number, street, and apt. or interior)

629 Eagle Rock Avenue

City, state, and ZIP code

West Orange NJ 07052

List additional addresses (if applicable)

Print or type
See Specific Instructions on page 2**Part I Taxpayer Identification Number (TIN)**Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line and to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, use the Part I instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

Note. If the account is in more than one name, see the chart on page 4 for guidelines on what SSN number to enter.

Employer identification number

82-3882075**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).

Certification instructions. You must check 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 on page 4.**Sign
Here**Signature of
U.S. personDate **2-12-2020****General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
- Certify that you are not subject to backup withholding; or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person and pay the withholding tax. Therefore, if you are a U.S. person who is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



Township Of West Orange

66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052

SAMUEL A. SPINA
MAYOR

DEPARTMENT OF PLANNING AND DEVELOPMENT

Tel: 325-4110

SUSAN BORG A.I.A.
Planning Director

FAX (201) 736-8380

September 14, 1992

Donohue, Donohue, Constenbader, & Strasser
William I. Strasser, Esq.
P.O. Box 107
391 Franklin Avenue
Nutley, NJ 07110

RE: PB-92-06/West Orange Eagle Rock CVS Resolution

Dear Mr. Strasser:

Attached please find a copy of the above referenced resolution that was adopted at the West Orange Planning Board meeting on September 9, 1992.

The application was approved on August 5, 1992.

Please note that the applicant must submit six sets of the final site plan for signature prior to taking out permits.

If you have any questions please call.

Sincerely,

Kim Ragoni,
Planning Board Secretary

KR

cc: Tom Biondi, Construction Official
Frank Presto, Tax Assessor
Director Leonard Lepore, P.E.

PB-92-06

**PLANNING BOARD RESOLUTION GRANTING
A VARIANCE FOR ONE LOADING SPACE
AND
CONDITIONALLY APPROVING THE AMENDED
SITE PLAN APPLICATION OF EAGLE ROCK
CVS 629 EAGLE ROCK AVENUE, BEING
BLOCK 152.22, LOT 1412, ZONE B-2.**

WHEREAS the Planning Board of the Township of West Orange, at its regular meeting held on August 5, 1992, considered the application for a variance from the requirement for two loading spaces as required by the West Orange Zoning Ordinance, which application was submitted by Eagle Rock CVS, Inc. through its attorney, William I. Strasser, Esq., with the consent of the landowner representative, Daniel Kram; and

WHEREAS the Planning Board considered the concurrent application for amended site plan approval; and

WHEREAS the Planning Board considered the presentation of William I. Strasser, Esq., Attorney for the applicant and the testimony of Mr. Peter Pecoraio, Regional Director of real estate for CVS, Kevin Reilly, P.E., and Alan Torsiello, Construction Manager for CVS, and Exhibits A-1 through A-7; and

WHEREAS the general public having been given an opportunity to be heard, and no one came forward; the Planning Board made the following findings of fact:

1. This application will be a worthy addition to Eagle Rock Avenue because it will take rejuvenate a building that has been allowed to run down.
2. The nature of the applicant's use is such that major deliveries are consolidated in a company truck, once a week.
3. The proposed landscaping will provide a good buffer zone between the premises and the Kenz Terrace residences to the north of the site.
4. The benefit to the community of the enhanced commercial use far outweighs any detriment of having only one loading space.

5. The requested variance will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance of the Township

NOW, THEREFORE, BE IT RESOLVED that, conditioned upon the approval of the Amended Site Plan application for property located at 629 Eagle Rock Avenue, being Block 152.22, Lot 1412, Zone B-2, in the Township of West Orange, the application for a variance to permit one loading space instead of the two loading spaces as required by the zoning ordinance, be and hereby is granted; and

BE IT FURTHER RESOLVED that, as the application now complies with the West Orange Zoning Ordinance, the Amended Site Plan application, dated March 16, 1992, revised July 7, 1992, sheet A-5 revised July 27, 1992, submitted by Eagle Rock CVS, for property located at 629 Eagle Rock Avenue, being Block 152.22, Lot 1412, Zone B-2, in the Township of West Orange, be and hereby is approved subject to the following conditions:

1. The applicant shall obtain an easement from Arkay (subject to the approval of the Municipal Engineer and the Planning Board Attorney) for the discharge of storm water onto the Arkay property on the east side of the building.

2. There are to be no deliveries:

- a) On Sunday;
- b) Monday to Friday between of 11:00 pm and 8:00 am; and
- c) On Saturday between 12:00 am and 9:00 am and between 11:00 pm and midnight.

3. The applicant shall erect a fence along the rear of the property. The fence shall be the same style as the fence at the rear of the Pizza Hut property and shall continue along the northerly boundary of the subject premises.

4. The applicant shall clear the buffer area and maintain it in its natural state as shown on the site plan.

5. The applicant shall furnish the Director of the Planning Department with the name, address and telephone number of the contact person at the CVS home office for communication regarding maintenance and operation of the premises.

6. The dumpster shall be screened with a wood stockade fence.

7. The applicant shall comply with the conditions set out in Municipal Engineer Leonard Lepore's August 5, 1992 letter, Exhibit A-5.

8. The applicant shall apply to the West Orange Township Council and the County of Essex to have the "no parking" restriction on both sides of Eagle Rock Avenue extended in the easterly direction to the Arkay driveway.

9. The rear parking lot light shall remain lit from dawn to dusk. This light shall not infringe on the neighbors located at the rear of the site.

10. The exterior lighting is all subject to the approval of the Township Engineer.

11. The trees to be planted along Eagle Rock Avenue shall be subject to the approval of the Township Engineer and the Township Forester.

12. No pallets or cardboard bales shall be stored outside.

13. The applicant agrees to fully cooperate with and participate in the Township recycling program.

15. The applicant shall submit its engineering studies with regard to traffic to the Township Engineer

16. Subject to the approval of the Essex County Planning Board.

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

Dated: September 9, 1992



Kim Ragoni, Secretary

Aron's

ARONS_West Orange NJ_exterior_V13_11-12-2018

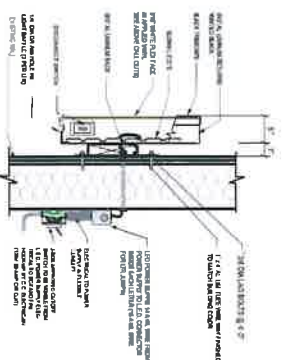
2/7/2020

629 Eagle Rock Ave West Orange, NJ 07052

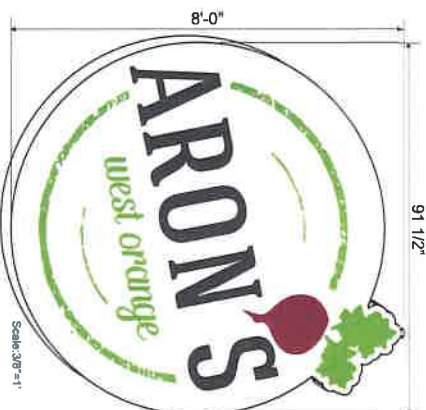
91 1/2"

- SCOPE OF WORK**
1. Manufacture and install channel letters on facade
 2. Manufacture and install 1/2" PVC Black Trim
 3. Painting wall

Burgundy SW 6300



Wall painting Scale: 3/32"=1' PROPOSED



FRONT ELEVATION

SCOPE OF WORK

1. Manufacture and install channel logo
- White Face
- White Trim
- White Coil

QUANTITY: 2 SET



629 Eagle Rock Ave

A

FDC
NOT TO
EXCEED 1000





629 Eagle Rock Ave

ARON'S

west orange market





ARON'S

west orange market

629 Eagle Rock Ave