

BROWN MOSKOWITZ & KALLEN

A PROFESSIONAL CORPORATION

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Richard S. Schkolnick
Partner

Email: rschkolnick@bmk-law.com
Please Reply To Summit, NJ

June 18, 2020

Via E-mail and Lawyers Service Overnight

Sean McCauley, Acting 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 Mr. McCauley:

This firm represents EBA Kosher Markets, LLC. In response to your February 25, 2020 completeness review letter, enclosed please find the following:

1. Property Owners List, certified February 25, 2020 (original).
2. Verification of Taxes and Sewer Charges Paid, dated February 27, 2020.
3. Signed/sealed plan and elevation (one sheet), prepared by Gregory Ralph, Architect, last revised June 15, 2020.
4. Written narrative of application.

We note that this application is for a 61 square foot sign on top of the existing structure. We thus request a waiver of the submission requirement for a survey. In lieu of a survey, we have previously provided a copy of a "Dimensional Plan" showing the location of the structure on the Property. This drawing was part of the Planning Board's file when the prior occupant, CVS, applied for site plan approval. Given the cost associated with preparing a new survey, and the fact that this is an application for just one sign, we are hopeful that this drawing suffices to provide the Board with the information it needs to evaluate this application.

Sean McCauley, Acting Planning Board Secretary
Township of West Orange
June 18, 2020
Page 2

Thank you for consideration of this matter.

Very truly yours,



Richard S. Schkolnick

RSS/lp
Enclosures
Aron's

cc: Mr. Aron Hirtz (via email only)



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: 629 EAGLE ROCK AVENUE
BLOCK 152.22, LOT 1412

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

ADJACENT PROPERTY LISTING
TAXING DISTRICT 22 WEST ORANGE TWP

PAGE 1
COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
152.22 1412.05	621 EAGLE ROCK AVENUE	4A	621 EAGLE ROCK EXECUTIVE, LLC 15 OAK TERRACE WEST ORANGE, NJ	07052
152.22 1412.07	625 EAGLE ROCK AVENUE	4A	BHUMI REAL ESTATE LLC & PATEL 6819 ISLAND CIRCLE MIDLAND, TX	79707
152.22 1412.11	637 EAGLE ROCK AVENUE	4A	REIS/KRAM/FECHTNER, LLC-FIDELITY AMG 641 SHUNPIKE ROAD CHATHAM, NJ	07928
152.22 1420	651 EAGLE ROCK AVENUE	4A	MOSKOVITZ FAMILY LIMITED 11 WEDGEWOOD DRIVE WEST ORANGE, NJ	07052
152.22 1420.04	639 EAGLE ROCK AVENUE	4A	ERP REALTY, LLC 33 JOHN STREET EAST HANOVER, NJ	07936
152.22 1424	416 PLEASANT VALLEY WAY	4A	M.W.K./ THE MANOR 111 PROSPECT AVENUE WEST ORANGE, NEW JERSEY	07052
152.22 1424.09	13 KENZ TERRACE	2	LOMBARDO, MARCEL & ROSSANA 13 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.10	15 KENZ TERRACE	2	YACOB, STEVE 15 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.11	17 KENZ TERRACE	2	GRASSO, GIOVANNI & ITALO 17 KENZ TERR. WEST ORANGE, NJ	07052
152.22 1424.12	19 KENZ TERRACE	2	BENSON, CHRISTOPHER A. & BRENDA 19 KENZ TERRACE WEST ORANGE, N.J.	07052
152.22 1424.13	21 KENZ TERRACE	2	DWYER, JOHN & CYNTHIA 21 KENZ TERRACE WEST ORANGE, NEW JERSEY	07052
152.22 1424.14	23 KENZ TERRACE	2	DAI, LU & CUI, JINGYU 23 KENZ TER WEST ORANGE, NJ	07052
152.22 1424.15	25 KENZ TERRACE	2	DE MAIO, SYDELL 25 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.16	27 KENZ TERRACE	2	ARCOS DEVELOPERS, LLC. 2 NICHOLAS COURT ANNANDALE, NJ	08801
152.22 1424.17	29 KENZ TERRACE	2	GOMES, PAULO & PATRICIA 29 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.18	31 KENZ TERRACE	2	MCNEILL, CRYSTAL L 31 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.19	33 KENZ TERRACE	2	GIRALDO, JOHN & LOPEZ JEANETTE 33 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.20	35 KENZ TERRACE	1	SHANGOL INC 609 EAGLE ROCK AVE WEST ORANGE N J	07052

ADJACENT PROPERTY LISTING
TAXING DISTRICT 22 WEST ORANGE TWP

PAGE 2
COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
152.22 1424.25	30 KENZ TERRACE	2	DUFFEY, PATRICIA 30 KENZ TERRACE WEST ORANGE, NJ	07052
152.22 1424.26	28 KENZ TERRACE	2	EVANGELISTA, JUANIO & NIMFA 28 KENZ TERR. WEST ORANGE, NJ	07052
152.22 1425	26 KENZ TERRACE	2	CHARLES, VAUGHN & BRIDGET 26 KENZ TERR. WEST ORANGE, NJ	07052
152.22 1425.01	24 KENZ TERRACE	2	APONTE, ERNESTO & EMILY 24 KENZ TERRACE WEST ORANGE, NEW JERSEY	07052
152.22 1425.02	KENZ TERRACE	15C	TOWNSHIP OF WEST ORANGE 66 MAIN STREET WEST ORANGE, NEW JERSEY	07052
152.22 1425.03	22 KENZ TERRACE	2	PAREKH, RAJESHWAR BABIBHAI ET AL 22 KENZ TERR. WEST ORANGE, NJ	07052
152.22 1425.04	20 KENZ TERRACE	2	MYERS, JOSEPH J & ANNIE S 20 KENZ TERR WEST ORANGE, NJ	07052
152.22 1425.05	18 KENZ TERRACE	2	GUERRERO, KAISER A. GAONA 18 KENZ TER WEST ORANGE, NJ	07052
154 11	622 EAGLE ROCK AVENUE	4A	622 EAGLE ROCK AVENUE, LLC 326 ATLANTIC AVENUE BROOKLYN, NY	11201
154 12	632 EAGLE ROCK AVENUE	4A	ENCH, JEFFREY 49 LAUREL AVENUE WEST ORANGE, NJ	07052
154 13	634-638 EAGLE ROCK AVENUE	15C	U S POSTAL SERVICE / ACCOUNTING 384 MAIN STREET ORANGE, NEW JERSEY	07050
154 13.01	24 BEASLEY STREET & REAR	2	NAPPI, JAROD 24 BEASLEY ST WEST ORANGE, NJ	07052
154 14	642 EAGLE ROCK AVENUE	4A	640 EAGLE ROCK LLC 5352 BECKLEY RD BATTLE CREEK, MI	49015
154.02 4	MANN AVENUE	15E	PLEASANTDALE CEMETERY / NIELSEN, D. 46 RIDGE ROAD CONVENT STATION, N.J.	07961

CERTIFIED

FEB 23 2020

TOWNSHIP OF WEST ORANGE
TAX ASSESSOR



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: 2/27/2020

BLOCK: 152.22
LOT: 1412 QUAL: _____
NAME: REISS/KRAM/FECHTNER LLC
ADDRESS: 629 Eagle Rock Ave
TAXES PAID UNTIL: 4/30/2020
SEWER PAID: ^{NOT} for 2020- due 4/1/2020
JUST MAILED BILLS OUT

OFFICE OF THE TAX COLLECTOR

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
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Richard S. Schkolnick
Partner

Email: rschkolnick@bmk-law.com
Please Reply To Summit, NJ

NARRATIVE

The applicant, EBA Kosher Markets, LLC (“Aron’s”) is seeking “c” variance approval for the installation of a 61 square foot sign on a portion of the façade that extends above the roofline of the building. The sign measures 8 feet by 7.625 feet.