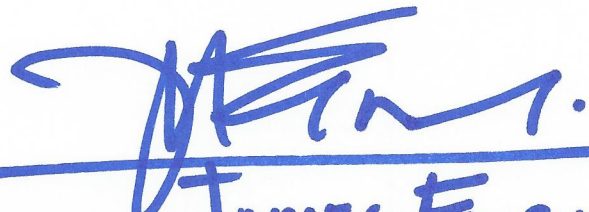


ORIGINALS

32 Morris Rd
W.O., NJ

Garage Extension
Variance Application

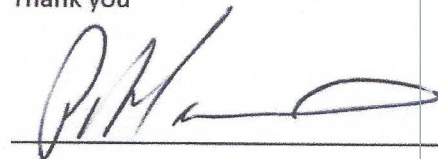
7/17/20


James Emery
(973) 865-9952.

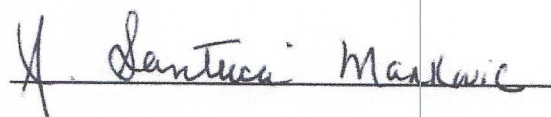
To Whom it May Concern:

Master Form Engineering is applying for the variance on our behalf. We are owners of the property located at 32 Morris Road, West Orange N.J. 07052

Thank you

 06-18-20

Predrag Markovic

 6-18-20

Andrea Santucci-Markovic

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

A. APPLICANT INFORMATION

Full Legal Name: MASTER FORM ENGINEERING
(Last) (First)
Mailing Address: 31 Locust Dr. Bernardsville NJ 07924
(Street) (City) (State) (Zip)
Telephone Number: (973) 865-9952 Email: jim@masterformusa.com

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) G. C.

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: Markovic, Predrag & Andrea Santucci
Address: 32 Morris Road, West Orange
Telephone Number: () Email: Pmarkovic@comcast.net

C. PROPERTY INFORMATION

Street Address: 32 Morris Road
Block Number(s): 173.05; Lot Number(s): 19;
Tax Plate: _____; Zone of Property: R-5
The location of the property is approximately 500 feet from the intersection of Merklin Ave
and Morris Rd (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 B Part; Proposed: 27'; Description: FRONT YARD Garage extension of 3'-0"
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.)

To restore existing garage to comply with minimum garage requirements the structure must be extended into front yard by 3'0".

The property is 8,124 (square feet); 0.187 (acres)

Impervious Surface Coverage: Present: 1776 S.F.; Proposed: 1776 S.F.

Building Coverage: Present: 1104 S.F.; Proposed: 1134 S.F.

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: John M. Esposito

Telephone Number: (973) 857-7100 Email: john@lawjme.com

Address: 870 Pompton Ave #A2 Cedar Grove NJ 07009

APPLICANT'S ENGINEER: James Emery, PE

Telephone Number: (973) 865-9952 Email: jim@masterformusa.com

Address: 31 Locust Dr Bernardsville NJ 07924

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.

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
BOUNDARY SURVEY	James Emery	2-10-20

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.



Geniece Gary-Adams
Zoning Official
Planning & Development
Township of West Orange
66 Main St
West Orange, NJ 07052

Date: April 21, 2020

Re: 32 Morris Rd – West Orange
Zoning Application
Part G – Requirements for Variances

Dear Ms. Gary-Adams,

The following is in response to the zoning application Part G, Items 4A, 4B, 4C-1, and 4E request for explanations, descriptions, and supportive statements regarding the Owner's request for variance.

Subsequently, we offer the following responses:

- 4A) – PROPOSAL: Because the township requires a garage, and because the current garage which existed prior to the Owner's purchase of the dwelling is non-conforming as a garage, the Owner must construct an additional 3' of garage onto the front of the current structure. The resulting action will bring the dwelling into township compliance regarding garages. The resulting action will reduce the setback distance for an approximate ten (10) lineal feet of frontage from 30.5 feet to 27'. The encroachment into the front-yard setback would convert approximately 30 square feet of impervious bitumen asphalt driveway into 30 square feet of finished garage area.
- 4B) – REASONS FOR RELIEF: The strict enforcement of the applicable zoning ordinance would result in exceptional hardship to the Owner because a) the Owner's home is without a garage, causing undue burden on the property and public road for parking; b) if not granted, might require the Owner to engage in a major and costly home renovation to convert the interior space currently used as a kitchen/living area into garage area; c) the Owner has stated they have a "budget" to work with; however, exceeding this budget at this time, which rebuilding the interior of the house would most probably require, may demand that the

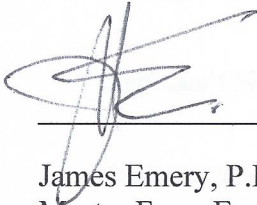


Owner sell the home and seek compensatory shelter. The Owner just recently closed/purchased this home within the last 30 days.

- 4D – GRANTING OF THIS VARIANCE WILL NOT SUBSTANTIALLY DETRIMENT THE PUBLIC GOOD: Granting this variance will convert an unsightly area of black-top into a garage area, which will cause an added benefit of providing more parking area, and an opportunity for the Owner to move its vehicle inside and out of public view. The “garage extension” project can be done safely and quietly by a qualified contractor, well within the safe confines of the Owner’s property and lot.

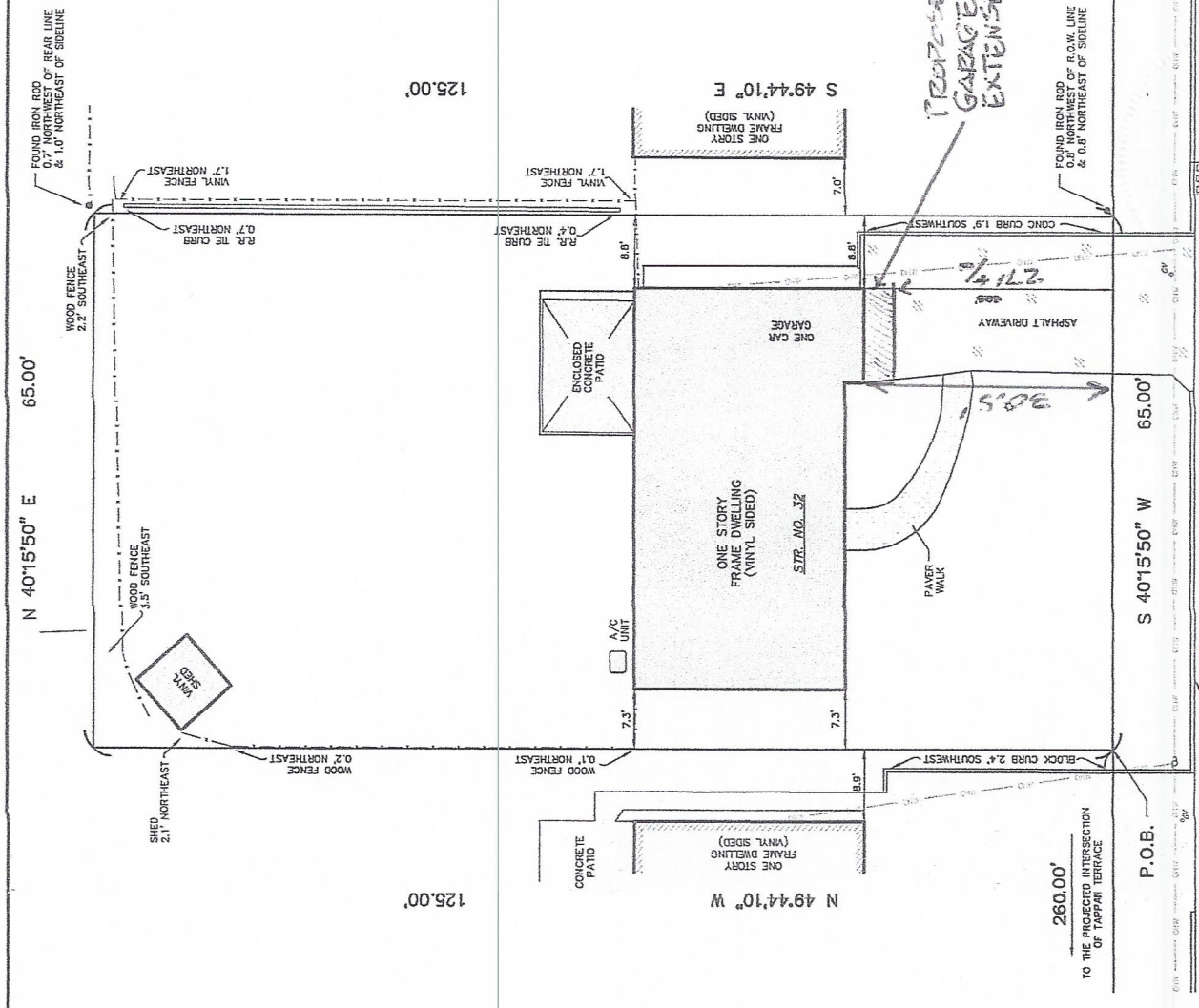
We respectfully look forward to your Team’s review and approval of this variance. We stand ready to answer any follow-up questions as may arise.

Sincerely,

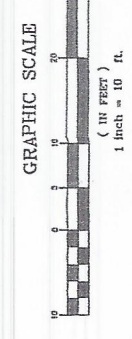


James Emery, P.E.
Master Form Engineering
C: 973-865-9952
E: jim@masterformusa.com

Cc: John M. Esposito
P. Markovic
A. Markovic



JAMES M. EMERY
PE-246603923004



MORRIS ROAD
 (50.00' R.O.W.)

A written waiver and direction not to set center markers has been obtained from the owner of the adjacent lot to the south, and the same is hereby acknowledged.

DATE	02-10-2020
CHECKED BY	J. R. PRONESTI
SCALE	1"=10'
SHEET	1 OF 1

PRONESTI SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS

GEORGE R. PRONESTI, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NJ LIC. No. 15002

870 EMMERTON AVENUE, SUITE B1
 TEL. (973) 857-3319 • FAX (973) 857-3608
 www.PRONESTI.com

No.	DATE	DESCRIPTION	BY
1	11/21/20	SITE PLAN	GE

SURVEY & SITE PLAN

32 MORRIS ROAD
 LOT 19 IN BLOCK 173.05 ON TAX MAPS OF

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

PREPARED FOR
PETER MARKOVIC

DESCRIPTION

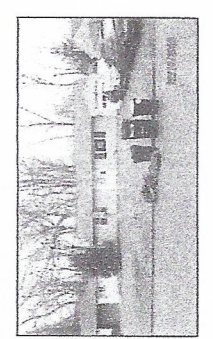
- BEGINNING** at a point in the northwesterly sideline of Morris Road, said point being distant 66.00 feet northwesterly from the corner of the lot to the south, and thence northwesterly along the northwesterly sideline of Morris Road to the northwesterly sideline of Tappan Terrace, thence running:
- 1) North 49 degrees 44 minutes 10 seconds West, 125.00 feet to a point, thence
 - 2) North 40 degrees 15 minutes 50 seconds East, 65.00 feet to a point, thence
 - 3) South 49 degrees 44 minutes 10 seconds East, 125.00 feet to a point on the aforesaid northwesterly sideline of Morris Road, thence
 - 4) Along said northwesterly sideline of Morris Road, South 40 degrees 15 minutes 50 seconds West, 65.00 feet to the **POINT AND PLACE OF BEGINNING.**
- The above described parcel contains 8,125 square feet or 0.187 acres of land.

GENERAL NOTES

1. Total lot area = 8,125 sq. ft. or 0.187 acres.
2. This survey is subject to the facts and findings of a complete title search.
3. This survey is not valid unless signed and sealed by the licensed surveyor.
4. Property also being known as Lot 19 in Block 173 is a map entitled "West Orange Heights, Section No. Three "B" West Orange New Jersey," dated September 07, 1954. Said map filed at the Essex County Register's Office on July 05, 1956 as Map No. 2216.

LEGEND

PROJECT BOUNDARY LINE	—
OVERHEAD WIRES	—
CURB LINE	—
DROP CURB	—
FENCE	—
CATCH BASIN	—
GAS VALVE	—
WATER VALVE	—
FIRE HYDRANT	—
LIGHT POLE	—
UTILITY POLE	—
CONCRETE	—
ASPHALT	—



SITE PHOTO

THIS SURVEY IS CERTIFIED TO:
 Peter Markovic
 Evident Title Agency, Inc. (ETAS-20-12796)
 Stewart Title Guaranty Company
 John M. Esposito, Esq.
 1st 2nd Mortgage Co. of NJ, Inc. ISAOA/ATMA

**32 MORRIS RD
W. ORANGE, NJ
LOT 19 BLOCK 173.05**

PETER MARKOVIC RESIDENCE

NOTES:

1) ROOF AND WALLS SHALL BE BUILT UP WITH PROPER SHEATHING, TYVEK HOUSE WRAP AND ROOF UNDER-LAYMENT.

2) EXTERIOR FINISHES TO MATCH TYPE AND COLOR AS EXISTING

3) ALL WEATHER PROTECTION SHALL BE INCLUDED, ALL JOINTS FLASHED

8' OPENING

4) DEMO WALL TO MATCH THICKNESS OF EXISTING WALLS (1 1/2") WITH 8' CEILING.

EXTEND ROOF PEAK

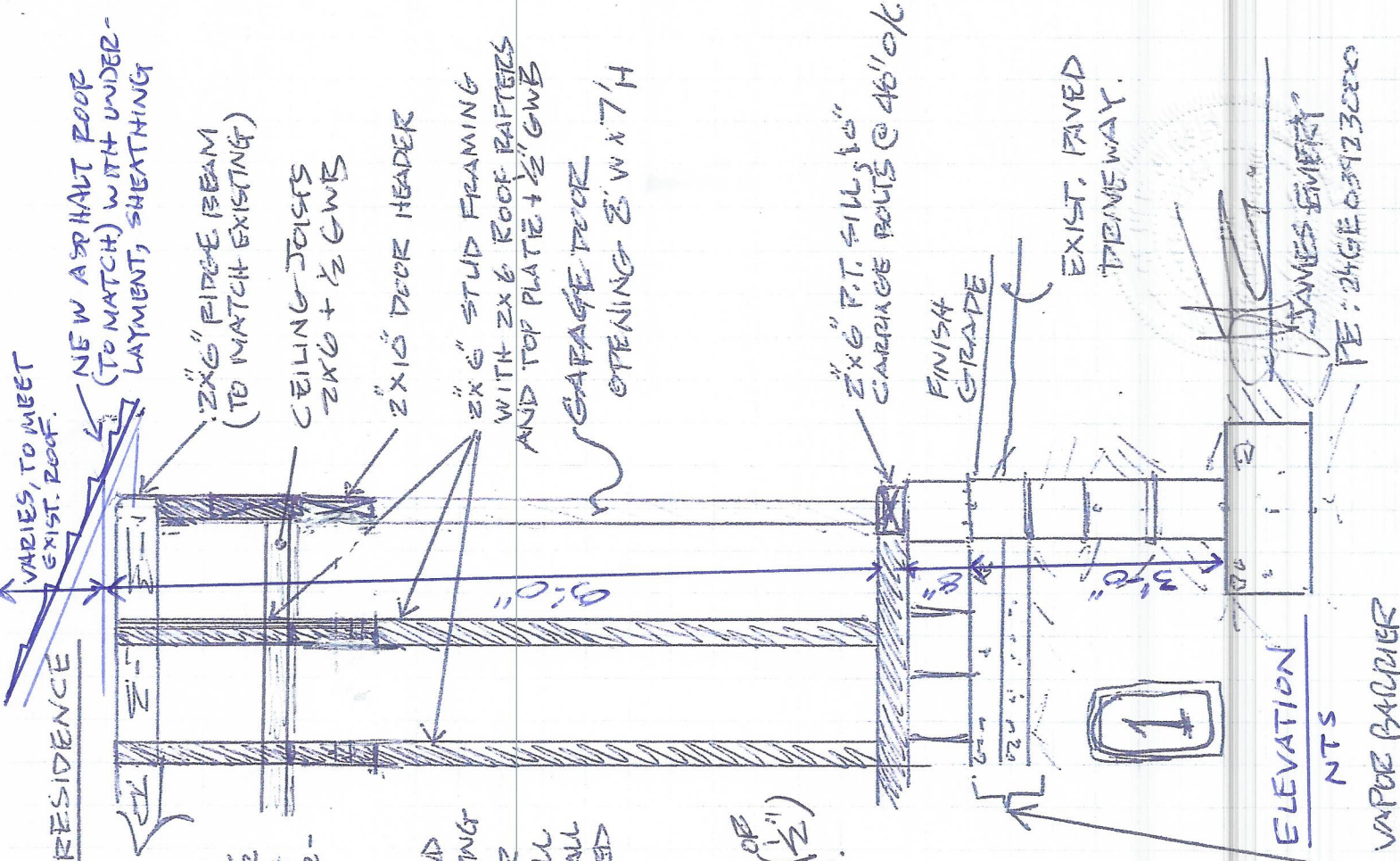
PLAN

1" = 2' 0"

12" X 20" FOOTING

8" X 8" X 16" CMU WALL (MIN 36" DEEP)

NEW 4" SLAB WITH 4" CLEAN 3/4" STONE SUBBASE & 12-MIL VAPOR BARRIER



ELEVATION

NTS

JAMES EMERY

PE: 246103923000

EXIST. PAVED DRIVEWAY.

FINISH GRADE

2x6 P.T. SILL, 10"

CARRIAGE BOLTS @ 46" O/C

GARAGE DOOR

OPENING 8' W X 7' H

2x6" STUD FRAMING WITH 2x6 ROOF RAFTERS AND TOP PLATE + 1/2" GNB

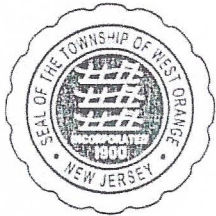
2x10 DOOR HEADER

CEILING JOISTS 2x6 + 1/2 GNB

2x6" RIDGE BEAM (TO MATCH EXISTING)

NEW ASPHALT ROOF (TO MATCH) WITH UNDER-LAYMENT, SHEATHING

VARIES TO MEET EXIST. ROOF.



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: 7/6/20

BLOCK: 173.05
LOT: 19 QUAL: _____
NAME: OLD OWNER - SCHWARTZ - New owner - MARKOVIC
ADDRESS: 32 MORRIS Rd
TAXES PAID UNTIL: 10/31/20
SEWER PAID: for 2020

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

AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org



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

July 15, 2020

RE: **32 MORRIS ROAD**
BLOCK 173.05 LOT 19

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



Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property (1)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
173.05	19		32 MORRIS ROAD	SCHWARTZ, YONATAN & MAURER, C.	9890 ATHERTON WAY	HIGHLANDS RANCH CO	80130

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (35)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
173.04	16		32 HUNTERDON ROAD	DESTIN, G. & VERNA-AUGUSTIN, W.	32 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.04	17		34 HUNTERDON ROAD	CASTRO, JOANN	34 HUNTERDON ROAD	WEST ORANGE, N.J.	07052
173.04	18		36 HUNTERDON ROAD	YANEZ, VICENTE	36 HUNTERDON RD	WEST ORANGE, NJ	07052
173.04	19		38 HUNTERDON ROAD	NUCERO, TERRY & PAUL	38 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.04	20		40 HUNTERDON ROAD	DIUSTO, FRANK & MORSELL, JEFFREY	40 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.05	2		29 HUNTERDON ROAD	DEFALCO, FRANCIS & MAUREEN	29 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.05	3		31 HUNTERDON ROAD	REAL FLIPPIN GOOD LLC	160 IVY STREET	NEWARK, NJ	07106
173.05	4		33 HUNTERDON ROAD	COHEN, EZRA	33 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.05	5		35 HUNTERDON ROAD	BOSCHULTE, JEANNA	35 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.05	6		37 HUNTERDON ROAD	MULQUEEN, WILLIAM & MARY	37 HUNTERDON ROAD	WEST ORANGE, NJ	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
173.05	7		39 HUNTERDON ROAD	JOHNSON, ROSALINDA SERQUINA	39 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.05	8		41 HUNTERDON ROAD	POWERS, JACQUELINE M	41 HUNTERDON RD	WEST ORANGE, NJ	07052
173.05	9		43 HUNTERDON ROAD	CHIN, ERROL A & LYNDIA	43 HUNTERDON RD	WEST ORANGE, NJ	07052
173.05	10		45 HUNTERDON ROAD	ABRAHA, YOHANNES	45 HUNTERDON ROAD	WEST ORANGE, NJ	07052
173.05	15		24 MORRIS ROAD	FASTIGGI, MICHAEL, MARIO & CATHERINE	24 MORRIS ROAD	WEST ORANGE, NJ	07052
173.05	16		26 MORRIS ROAD	YI, SONG Y	26 MORRIS ROAD	WEST ORANGE, NJ	07052
173.05	17		28 MORRIS ROAD	SAIYA, SHAWN	28 MORRIS ROAD	WEST ORANGE, NJ	07052
173.05	18		30 MORRIS ROAD	RAMDAS, MELISSA	30 MORRIS ROAD	WEST ORANGE, NJ	07052
173.05	20		34 MORRIS ROAD	SANTANGELO, ANTHONY+BONAGURA, JERILYN	34 MORRIS ROAD	WEST ORANGE, NJ	07052
173.05	21		36 MORRIS ROAD	DAHROUG, HUSSEIN & RAHMAN NOHA	36 MORRIS ROAD	WEST ORANGE, NJ	07052
173.05	22		38 MORRIS ROAD	NICOLETTI, NICHOLAS & DOROTHY	38 MORRIS RD	WEST ORANGE, NJ	07052
173.05	23		40 MORRIS ROAD	CHAN, CHING	40 MORRIS ROAD	W ORANGE, N.J.	07052
173.06	10		25 MORRIS ROAD	MICHEL, FRED & TROPNAS, GUYLENE	25 MORRIS RD	WEST ORANGE, NJ	07052
173.06	11		27 MORRIS ROAD	WAAS JR., GEORGE F. & W. BARBARA A.	27 MORRIS ROAD	WEST ORANGE, N.J.	07052
173.06	12		29 MORRIS ROAD	COLASACCO, MARCO & LEVINSKY, DALIA	29 MORRIS RD.	WEST ORANGE, NJ	07052
173.06	13		31 MORRIS ROAD	EPSTEIN, JOSHUA & WENDY RENEE JONES	31 MORRIS ROAD	WEST ORANGE, NJ	07052
173.06	14		33 MORRIS ROAD	GORE, MATTHEW & NICOLE	33 MORRIS ROAD	WEST ORANGE, NJ	07052

West Orange Property Tax Site - Item Display

[Back to Landing Page](#)
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[Back to Search Results](#)

Interest Thru 06/26/20

Block 00173 05
Lot 00019
Qualifier
Account 10538000
Name SCHWARTZ YONATAN & MAURER COURTNEY
Location 32 MORRIS ROAD
Address 32 MORRIS ROAD
Address 6205 E MEXICO AVENUE
City/State DENVER CO
Zip 80224
Class 2
Additional Lots
Building Description 1SF1G
Land Size
Zoning
Map Page 0113
Bank Code 00597
Current Amount Due: \$0.00

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2019	02/01/2019	\$2466.00	1	01/31/2019	\$0.00
2019	05/01/2019	\$2466.00	2	04/19/2019	\$0.00
2019	08/01/2019	\$2634.00	3	07/31/2019	\$0.00
2019	11/01/2019	\$2599.32	4	10/25/2019	\$0.00
2020	02/01/2020	\$2541.00	1	01/24/2020	\$0.00
2020	05/01/2020	\$2541.00	2	05/11/2020	\$0.00
2020	08/01/2020	\$2541.00	3	06/12/2020	\$---
Total		\$			\$0.00