



**Law Offices of
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November 5, 2020

Via E-mail and UPS Overnight (rdesena@westorange.org)

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

**RE: Application of E&J Masonry Supply, LLC
 15 and 19 Meeker Street
 Block 2, Lots 43.01 & 50**

Dear Rose:

This Firm represents E&J Masonry Supply, LLC ("E&J"), owner of the above parcels. In support of E&J's application for preliminary and final site plan approval, and "c" and "d" variances, in order to demolish an existing frame building/garage and to expand the existing masonry building by approximately 2211 square feet, enclosed please find one original and 4 copies of the following:

1. Application to Township of West Orange Planning Board.
2. Site Plan Checklist.
3. Checklist waiver request letter prepared by Daniel Reeves, P.E. (Dresdner Robin), dated November 4, 2020.
4. Project Narrative, dated November 3, 2020.
5. Verification of Taxes and Sewer Charges Paid, dated November 2, 2020.
6. Property owners list, dated May 15, 2020 (West Orange).
7. Property owners list, dated August 26, 2020 (Orange).
8. W-9 form.
9. Survey, prepared by John S. Simmons, PLS, dated March 22, 2020.
10. Stormwater Management Report, prepared by Dresdner Robin (Daniel Reeves, P.E.), dated November 2020.

11. Sustainability Checklist, dated October 22, 2020.
12. Planning & Zoning Report, prepared by Dresdner Robin (Charles Heydt, P.P.), dated October 28, 2020.
13. Proposed First and Second Floor Plans and Elevations (Sheet A-1), prepared by Cirangle Architects, LLC, last revised October 8, 2020. (11" x 17") and (30" x 42")
14. Site Plan prepared by Dresner Robin (6 sheets), dated November 2, 2020 (11" x 17") and (30" x 42").

I have enclosed the application fee of \$1,201.32 (\$300 base fee + \$226.32 (.02 x 11,316 gsf) + \$150 final site plan (1/2 of preliminary fee) + \$525.00 for the "c" and "d" variances (\$75.00 each x 7 variances). I have also enclosed \$3,250.00 representing the escrow fees for a commercial site plan application with a residential component. 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.

Please note that pursuant to N.J.S.A. 40:55D-48.1, the persons with a 10% or greater interest in the applicant are Ernesto Tamay and Jose Gualpa, with an address of 60 Cherry Street, West Orange.

The property is located in the Township's RT zone. In addition to a general site clean up, E&J proposes to demolish the existing garage/frame building in the northeast corner of the property located on Lot 43.01, while retaining the existing retaining wall associated with that building. It also proposes to expand the existing larger masonry building that is located on Lot 50 by approximately 2211 square feet. That structure had been used as storage but is now vacant. The Applicant proposes to use the expanded structure for the storage of building materials, including trucks, sheet rock, wood and other similar-type materials. This structure will also be upgraded to comply with NJDEP requirements for flood hazard area permitting, given the property's location adjacent to the East Branch of the Rahway River.

The Applicant also proposes to merge the two existing tax lots (lot consolidation). To the extent required, we also request minor subdivision approval for the proposed lot merger.

E&J requests preliminary and final site plan approval along with the following "c" and "d" variances:

1. "D" variance to expand the existing storage building located on Lot 50, where a warehouse/storage use is not permitted in the RT zone.
2. "D" variance to formalize the existing office use that is located on the first floor of the "front building" adjacent to Meeker Street, when the office use is not permitted in

the RT zone (we note that there are two residential apartments located on the 2nd floor of the existing 2.5 story structure fronting Meeker Street).

3. "D" variance for multiple principal uses on one lot – residential, office and warehouse/storage use.

We note the following "C" variances:

1. Minimum side yard setback in RT zone: 8 feet required; 0 feet existing/no change proposed.
2. Minimum rear yard setback in RT zone: 30 feet required; 0.9 feet existing/no change proposed.
3. Parking. 45 spaces are required; 18 are proposed.
4. Lot Coverage in the RT zone: max. 55% permitted; 99.4% existing; 97.6% proposed.

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
E&J

cc: Ms. Carolina Suarez (via email only)
Daniel Reeves, P.E. (via email only)

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

A. APPLICANT INFORMATION

Full Legal Name: E & J Masonry Supply LLC

Mailing Address: (Last) 10 Cherry Street (First) West Orange NJ 07417

Telephone Number: (973) 232-5061 (attorney) (City) West Orange (State) NJ (Zip) 07417
Email: rick@schkohnicklaw.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Limited Liability Company

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: _____

Address: _____

Telephone Number: (973) 232-5061 (attorney) Email: rick@schkohnicklaw.com

C. PROPERTY INFORMATION

Street Address: 15 Meeker Street

Block Number(s): 2 Lot Number(s): 43.01 and 50

Tax Plate: 7 Zone of Property: R7

The location of the property is approximately 99 feet from the intersection of Meeker Street and Central Place (closest intersection)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?
☐ Yes, Date(s): OPRA submitted - none to Applicant's knowledge ☒ 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 Grier 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 FOR LIST OF VARIANCES

Section: _____ Proposed: _____ Description: _____

Section: _____ Proposed: _____ Description: _____

Section: _____ Proposed: _____ Description: _____

Section: _____ Proposed: _____ Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Two apartments, construction company with ancillary storage and office

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

See cover letter for description of proposed development.

The property is 31,463 (square feet): 0.72 (acres)

Impervious Surface Coverage:	Present:	99.4%	Proposed:	97.6%
Building Coverage:	Present:	36.7%	Proposed:	36.6%

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) 232-5061 Email: rick@schkolnicklaw.com

Address: Law Offices of Richard Schkolnick, LLC, 75 Main Street, Suite 201, Millburn, N.J. 07041

APPLICANT'S ENGINEER: Daniel G. Reeves, P.E., Dresdner Robin

Telephone Number: (973) 696-2600 Email: dreeves@dresdnerrobin.com

Address: 55 Lane Road, Suite 220, Fairfield, N.J. 07004

APPLICANT'S ARCHITECT: Laurence Cirangle, Cirangle Architects

Telephone Number: (732) 303-7822 Email: _____

Address: P.O. Box 2366, Livingston, N.J. 07039

APPLICANT'S PLANNER: Charles Heydt, P.P., AICP, Dresdner Robin

Telephone Number: (973) 696-2600 Email: cheydt@dresdnerrobin.com

Address: 55 Lane Road, Suite 220, Fairfield, N.J. 07004

OTHER EXPERT(S): Carolina Suarez, Suarez Design

Telephone Number: (201) 207-5355 Email: sarchdrafting@gmail.com

Address: P.O. Box 2366, Livingston, N.J. 07039

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 and Topographic Survey	John S. Simmons, PLS	03/22/2020
Architectural Plans & Elevations	Lawrence Cirangle, AIA	10/09/20
Dreadner Robin Site Plan	Daniel Reeves, P.E.	11/02/2020

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: By: Ernesto Tarray *ETJ Masonry Supply, LLC* Date: 8/21/20

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 statute time limit, the applicant grants permission for such an extension. *to be agreed upon.*

Applicant's Signature: By: Ernesto Tarray *ETJ Masonry Supply, LLC* Date: 8/21/20

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 60 Cherry Street
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) 2;
Lot(s) 43.01 and 50 on the Tax Map of 7 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: By: Ernesto Tarray *ETJ Masonry Supply, LLC* Date: 8/21/20

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.

1/4

TOWNSHIP OF WEST ORANGE

Site Plan Subdivision Checklist

APPLICANT: E&J Masonry Supply, LLC

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											
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				N/A	
10	Item: Monumentation as specified by Map Filing Law. Comment: Monumentation required only for final subdivision		X				X				N/A	
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		

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			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	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", 8.5" 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	N/A		
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	N/A		
19	<u>Item</u> All proposed lot lines and area of lots in square feet		X	X		X	X	X	X	N/A		
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	N/A		
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	N/A		

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
Item Number	Description											
23	<u>Item</u> List of required regulatory approvals or permits <u>Comment</u> Basic planning information e		X	X	X		X		X	X		
24	<u>Item</u> List of variances required or requested e <u>Comment</u> Basic planning information		X	X		X	X	X	X	X		
25	<u>Item</u> Requested or obtained design waivers or exceptions e <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	X					N/A		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
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 up to 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	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	X			
34	<u>Item</u> Drainage Area Map <u>Comment:</u> Necessary for major application, inapplicable at GDP stage										X	
						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	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											
35	<u>Item</u> Soil Erosion and Sediment Control Plan <u>Comment</u> Required for soil disturbance over 5 000 sq. ft.			X		X	X	X	X	X		
39	<u>Item</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations <u>Comment</u> Not required for minor subdivision because not involving construction of buildings			X	X	X	X	X	X	X		
40	<u>Item</u> Construction details as required by ordinance <u>Comment</u> Such level of detail necessary only for major applications					X	X	X	X	X		
41	<u>Item</u> Road and paving cross-sections and profiles <u>Comment</u> See Item 40					X	X	X	X			
42	<u>Item</u> Proposed street names <u>Comment</u> Applicable only when new road is proposed					X	X	X	X	N/A		
43	<u>Item</u> New block and lot numbers confirmed with local assessor or municipal designee <u>Comment</u> Needed whenever a new lot is created		X				X			N/A		
44	<u>Item</u> Lighting plan & details <u>Comment</u> Not applicable for minor subdivision because just creating lots			X		X	X	X	X		X	
45	<u>Item</u> Landscape plan & details prepared by a professional landscape architect <u>Comment</u> Required for site plans because of magnitude of required landscaping			X				X	X	X		
46	<u>Item</u> Solid waste management plan <u>Comment</u> Site plan consideration only, see Item 44			X				X	X	X		
47	<u>Item</u> Site identification signs, traffic control signs, and directional signs <u>Comment</u> 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	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number	Description		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
48	<u>Item</u> Sight triangles <u>Comment</u> Necessary even for minor applications because sight triangle easement created		X	X		X	X	X	X			X
49	<u>Item</u> Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages) <u>Comment</u> See Item 44	X		X	X	X	X	X	X			X
50	<u>Item</u> Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions <u>Comment</u> See Item 44			X		X	X	X	X	X		
51	<u>Item</u> Preliminary architectural plan and elevations <u>Comment</u> Not required where building is not proposed			X				X	X	X		
52	<u>Item</u> Plans and legal documents for compliance with West Orange COAH Ordinances		X	X	X	X	X	X	X	N/A		

€ 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

F: Forms & Awards/PB-ZBAPP FRM-CHECKLIST-CHECKLIST FRM

DRESDNER ROBIN

DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
973.696.2600
WWW.DRESDNERROBIN.COM

Rose DeSena, Board of Adjustment Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

DR. Project No.: 11401-001
November 4, 2020

Re: APPLICATION CHECKLIST WAIVER LETTER
15-19 Meeker Street Addition – E&J Masonry Supply, LLC
15-19 Meeker Street, Block 2 - Lots 43.01 & 50

Dear Ms. DeSena:

In support of E&J Masonry Supply, LLC application for preliminary and final site plan approval, please find the below checklist waiver letter.

Checklist Items

Item	N/A or Waiver	Reasoning
9	N/A	Subdivision Requirement – Not Applicable to the proposed application
10	N/A	Subdivision Requirement – Not Applicable to the proposed application
13	N/A	Subdivision Requirement – Not Applicable to the proposed application
18	N/A	Subdivision Requirement – Not Applicable to the proposed application
19	N/A	Subdivision Requirement – Not Applicable to the proposed application
20	N/A	Subdivision Requirement – Not Applicable to the proposed application
22	N/A	Application is not proposing construction phasing
30	N/A	Not Applicable to Major Applications
34	Waiver	Stormwater Management Report is being submitted with the application
42	N/A	Subdivision Requirement – Not Applicable to the proposed application
43	N/A	Subdivision Requirement – Not Applicable to the proposed application
44	Waiver	Proposed light fixtures are shown on architectural plans. Property is well lit by existing utility pole mounted fixtures to remain.
47	Waiver	Site identification and/or wayfinding signs are not proposed or needed for the existing use of the property.
48	Waiver	Proposed improvements do not alter the existing driveway openings. Access to the site will remain as currently operated.
49	Waiver	Access to the site will not be made by the general public. Persons requiring circulation on the property are familiar with the grounds. Property is an active commercial lot with multiple movements of vehicles and materials.
52	N/A	The applicant will comply with all applicable COAH regulations once approval is granted.

APPLICATION CHECKLIST WAIVER LETTER
15-19 Meeker Street Addition – E&J Masonry Supply, LLC
15-19 Meeker Street, Block 2 - Lots 43.01 & 50

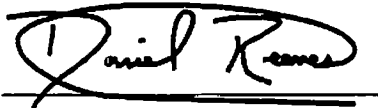
DR Project No.:11401-001
November 4, 2020

Zoning

Criteria	Required/Permitted	Proposed	Variance
R-T District			
Use (§25-7.1 Part A)	One family detached dwelling; Two-family dwelling	Mixed Use	d(1) variance
Side Yard (§25-7.1 Part B)	Min. 8 feet	0 feet	c variance
Rear Yard (§25-7.1 Part B)	Min. 30 feet	0.9 feet	c variance
Lot Coverage (§25-7.1 Part B)	55%	97.6%	c variance
Supplementary Zoning Provisions			
Principal Uses (§25-8.12)	One Principal Use permitted	Mixed Use	c variance
Parking (§25-12.2)	45 spaces	18 spaces	c variance

We thank you for your time on this matter.

Very Truly Yours



Daniel G. Reeves, P.E.
Assistant Project Manager

cc: Richard Schkolnick, Esq.

Q:\PRJ\11401-001 15 Meeker St\EG\Regs Reviews Permits\Regs-Requirements\West Orange Application Checklist\11401-001 Application Checklist Waiver Letter.docx

PROJECT NARRATIVE
APPLICATION OF E & J MASONRY SUPPLY, LLC
15 AND 19 MEEKER STREET
BLOCK 2, LOTS 43.01 AND 50
(November 3, 2020)

Applicant, E & J Masonry Supply, LLC ("E & J"), owns and occupies the existing property located at 15 and 19 Meeker Street ("the Property"). The applicant intends to reconfigure and renovate the existing site to formalize several existing conditions. The 31,500 square foot property is presently developed with a two and half story mixed use residential and commercial building; a two story commercial building and a one story garage on Lot 50. A one story commercial building is located on Lot 43.01 and the balance of the property is occupied by a paved area used for both parking and nine outdoor material storage bays. The site lies within the East Branch of the Rahway River floodplain.

In conjunction with the New Jersey DEP Flood Hazard Individual Permit application, the existing building in the rear of Lot 50 is proposed to be raised two feet to a finished floor elevation of 151.5 feet, one foot above flood level. Additionally, a two-story, 2,211 square foot garage addition is proposed on the east side of the two-story rear building. The proposed garage addition will include three 12 foot wide and 15 foot high garage doors. The existing two and a half story building located in the front of Lot 50 will remain unchanged.

The project proposes sixteen parking spaces along the easterly property line in the rear of the site. Two residential parking spaces are proposed in the existing westerly driveway. The site improvements also involve the relocation of some of the material storage bays to inside the two story commercial building. Five of the material storage bays are proposed to remain outside and will be relocated adjacent to the proposed addition. The existing one story garage on Lot 20 as well as the existing one story commercial building located on Lot 43.01 will be demolished. A new 562 square foot landscaped area is also proposed along the northerly property line.



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: 11/2/20

BLOCK 2 / 2
LOT 43.01 50 QUAL: _____
NAME: E & J Masonry Supply LLC
ADDRESS: 19415 MEYER ST
TAXES PAID UNTIL: 10/31 - 4th qtr due by 11/16/20
SEWER PAID: PAID 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

WEST
ORANGE**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 (2)**

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
2	43.01		19 MEEKER STREET	E AND J MASONRY SUPPLY, LLC	60 CHERRY STREET	WEST ORANGE, NJ	07417
2	50		15 MEEKER STREET	E AND J MASONRY SUPPLY, LLC	60 CHERRY STREET	WEST ORANGE, NJ	07417

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.**Adjoining Properties (39)**

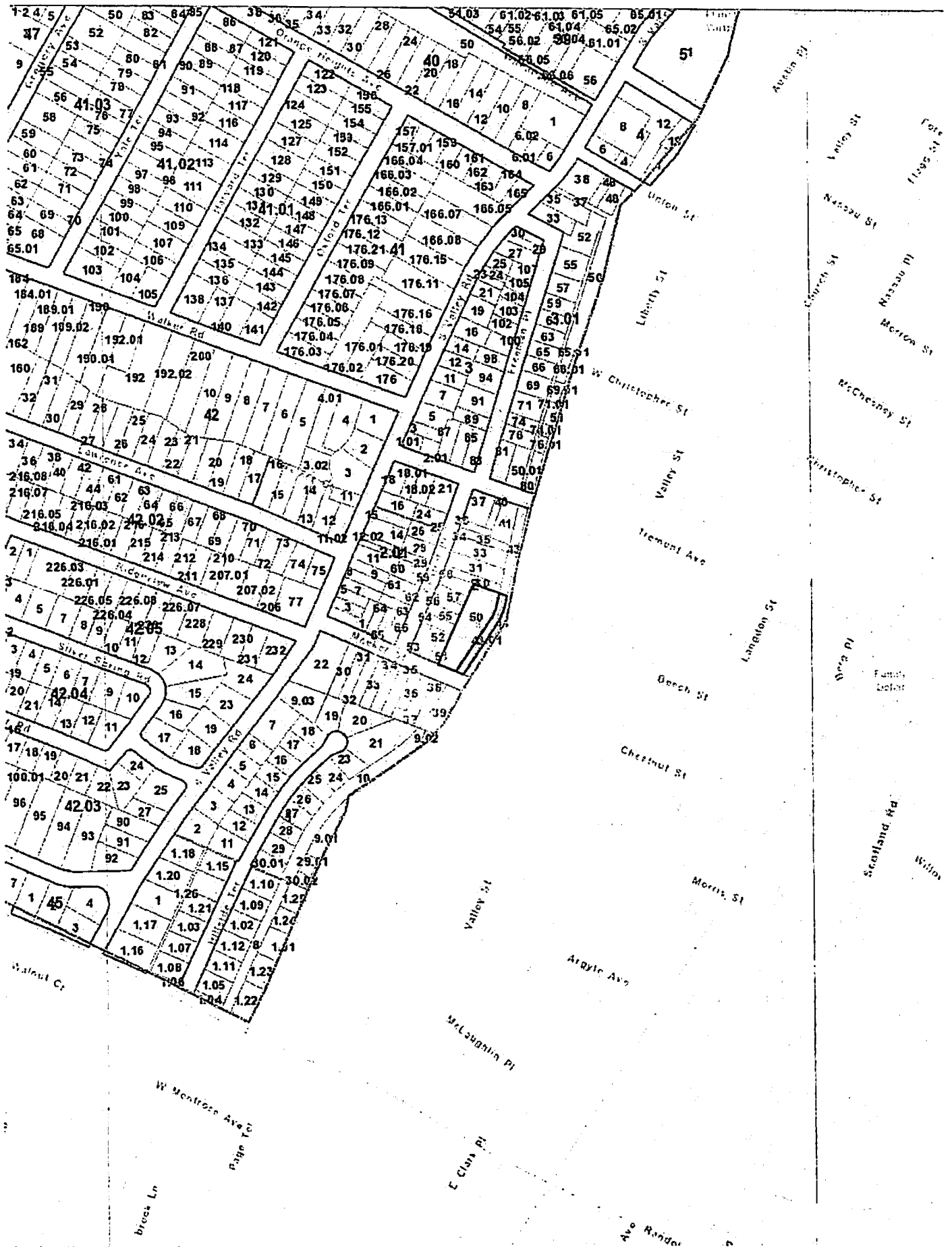
Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
1	32		12 MEEKER STREET	RANDOLPH, MILKO C. & MARPESSA BELL	P.O BOX 972	SOUTH ORANGE, NJ	07079
1	33		14 MEEKER STREET	GIZZO, DOLORES L.	14 MEEKER STREET	WEST ORANGE, N. J.	07052
1	34		16 MEEKER STREET	GERACI, GAIL	16 MEEKER STREET	WEST ORANGE NEW JERSEY	07052
1	35		18 MEEKER STREET	YOUNG, MARILYN	18 MEEKER STREET	WEST ORANGE, NJ	07052
1	36		20 MEEKER STREET	STADTLANDER, JOHN H & MURRAY, M	20 MEEKER STREET	WEST ORANGE, NJ	07052
1	37		22 MEEKER STREET	DIONISIO, MILAGROS	622 LIBERTY AVENUE	JERSEY CITY, N.J.	07307
1	38		24 MEEKER STREET	ERWAY, BERET	24 MEEKER STREET	WEST ORANGE, NJ	07052
1	39		MEEKER STREET	PUBLIC SERVICE ELEC. & GAS CO.	80 PARK PLAZA-TAX T-6B	NEWARK, N. J.	07101
2	30		20 CENTRAL PLACE	GALLOP, TILLARD JR	20 CENTRAL PL.	WEST ORANGE, NJ	07052
2	31		18 CENTRAL PLACE	JOSEPH, PARNEL & MARIE	18 CENTRAL PLACE	WEST ORANGE, N. J.	07052
2	33		16 CENTRAL PLACE	LOPEZ, MARIA E	16 CENTRAL PLACE	WEST ORANGE, NJ	07052
2	34		CENTRAL PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052
2	35		12 CENTRAL PLACE	THOMAS, MARLA GORDON- & MATOS, JULIE VET	12 CENTRAL PLACE	WEST ORANGE, NJ	07052

Block	Lot	Outlier	Location	Owner	Owner Address	City/State	Zip Code
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2	36		10 CENTRAL PLACE	GUZMAN, CARLOS JOEL+ALVINO, LAURA	10 CENTRAL PLACE	WEST ORANGE, NJ	07052
2	37		8 TREMONT AVENUE	WEINSTEIN, DAVID & KAREN	8 TREMONT AVE	WEST ORANGE, NJ	07052
2	40		6 TREMONT AVENUE	REVOLTE, REGINALD & NANCY OSTINE	6 TREMONT AVENUE	WEST ORANGE, NJ	07052
2	41		4 TREMONT AVENUE	4 FUTURE ENTERPRISES,	54 MALAPARDIS RD	WHIPPANY NJ	07981
2	43		2 TREMONT AVENUE	4 FUTURE ENTERPRISES,	54 MALAPARDIS RD	WHIPPANY NJ	07981
2	44						
2	51		13 MEEKER STREET	MANUS, GEORGE R JR & GLORIA	13 MEEKER STREET	WEST ORANGE, NJ	07052
2	52		11 MEEKER STREET	KAESSHAFFER, STEPHEN	17 HARVARD TERRACE	WEST ORANGE, NJ	07052
2	53		9 MEEKER STREET	ATHANASOPOULOS, GEORGE & FASOULETOS, K&	GRIMANIS, M - 9 MEEKER ST	WEST ORANGE, NJ	07052
2	54		30 CENTRAL PLACE	KEIGHER, MICHAEL P.	30 CENTRAL PLACE	WEST ORANGE, NEW JERSEY	07052
2	55		28 CENTRAL PLACE	MULERO, SONIA	28 CENTRAL PL	WEST ORANGE, NJ	07052
2	56		26 CENTRAL PLACE	HERSZTAIN, FANNY	26 CENTRAL PLACE	WEST ORANGE, NJ	07052
2	57		24 CENTRAL PLACE	PLAVECZKY, DARLENE BRAUN & CHARLES	24 CENTRAL PLACE	WEST ORANGE, NJ	07052
2	58		22 CENTRAL PLACE	BRETT, THOMAS JAMES	101 GATE SAVE, #B4	MONTICLAR, NJ	07042
2.01	24		9 CENTRAL PLACE	DALMACY, MARGUERITE	9 CENTRAL PLACE	WEST ORANGE, NJ	07052
2.01	25		SOUTH VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
2.01	26		15 CENTRAL PLACE	FLORES, ISRAEL MALDONADO	15 CENTRAL PLACE	WEST ORANGE, NJ	07052
2.01	28		19 CENTRAL PLACE	RAMDEO, DAV & HARRIMARINE	19 CENTRAL PLACE	WEST ORANGE, NJ	07052
2.01	29		21 CENTRAL PLACE	HOUSING AND URBAN DEVELOPMENT	ONE NEWARK CENTER	NEWARK, NJ	07102
2.01	59		23 CENTRAL PLACE	23 CENTRAL WEST ORANGE, LLC	5W 75TH ST, 1C	NEW YORK, NY	10023
2.01	60		25 CENTRAL PLACE	GUERRIERO, S & BRODEAN, W	25 CENTRAL PLACE	WEST ORANGE, NJ	07052
2.01	61		27 CENTRAL PLACE	KEIGHER, JAMES J. & W. MARILYN L.	27 CENTRAL PLACE	WEST ORANGE, NEW JERSEY	07052
2.01	62		29 CENTRAL PLACE	OSBORNE, MORGAN K	29 CENTRAL PLACE	WEST ORANGE, NJ	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
2.01	63		31 CENTRAL PLACE	ALVAREZ, NATACHA & FRITZNEL	31 CENTRAL PL	WEST ORANGE, NJ	07052
2.01	65		5 MEEKER STREET	ASSEGIDIE, FANTU	5 MEEKER ST.	WEST ORANGE, N.J.	07052
2.01	66		7 MEEKER STREET	ST FORT, JEAN	7 MEEKER STREET	WEST ORANGE, NJ	07052

Buffer Report - Map



CITY OF ORANGE TOWNSHIP, NEW JERSEY

PROPERTY OWNER'S LIST

**IN RESPONSE TO WRITTEN REQUEST OF: Richard S. Schkolnick, Esq.
Fee is \$10.00 Brown, Moskowitz & Kallen, P.C.**

Listed below are the names and addresses of owners of all Real Property as shown on our current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property known and designated as:

**Subject: 15 Meeker Street Block 2 Lots 43.01 and 50
West Orange, N.J. 07052**

**State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

**Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

**Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

**Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

**Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

I hereby certify the above to be a list from the current City of Orange Township duplicate of names and addresses of owners of real property located as described above.

Date: August 26, 2020

**Linda C. Askew
Assistant Assessor**

ADJACENT PROPERTY LISTING
TAXING DISTRICT 17 ORANGE CITY TWP

APPLICANT: Richard S. Schkolnick, Esq.
COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
6108 1	640 TREMONT AVENUE	2	LANG, ANTON 2 BIRCH PLACE PINE BROOK, NJ	07058.9703
6108 2	634 TREMONT AVENUE	4A	PBJ REAL ESTATE DEVELOPMENT, LLC 640 TREMONT AVE ORANGE, NJ	07050
6108 3	628 TREMONT AVENUE	4B	PBJ REAL ESTATE DEVELOPMENT, LLC 640 TREMONT AVE. ORANGE, N.J.	07050
6108 4	626 TREMONT AVENUE	2	KUGLIN, LOUISE P. 626 TREMONT AVENUE ORANGE NJ	07050
6108 5	622 TREMONT AVENUE	2	VASQUEZ, OSCAR & ROMEO 622 TREMONT AVENUE ORANGE, NJ	07050
6108 8	619 VALLEY STREET	2	VELEZ, HECTOR 619 VALLEY STREET ORANGE N J	07050
6108 9	623 VALLEY STREET	2	LIZ, MARIE 623 VALLEY STREET ORANGE, NJ	07050
6108 10	627 VALLEY STREET	2	CISNEROS, DAVID A. 627 VALLEY ST. ORANGE, N.J.	07050
6108 11	631 VALLEY STREET	2	LANG, ANTON & JOANNE 2 BIRCH PLACE PINE BROOK, N.J.	07058.9703
6108 12	609 BEACH STREET	2	RODRIGUES, JOSE 1032 PROSPECT AVE. MOUNTAINSIDE, N.J.	07092
6108 13	615 BEACH STREET	2	MMPREC LLC 629 BEACH ST. ORANGE, N.J.	07050
6108 14	625 BEACH STREET	2	PRECIADO, JOSE & MIRIAM 625 BEACH ST. ORANGE, N.J.	07050
6108 15	629 BEACH STREET	2	PRECIADO, MARCOS & MIRIAM H/W 629 BEACH ST. ORANGE, N.J.	07050
6201 1	632 CHESTNUT STREET	15C	CITY OF ORANGE TOWNSHIP 29 NORTH DAY STREET ORANGE, NJ	07050
6201 2	655 VALLEY STREET	2	TEJADA, MANUEL R. & ETAL. 655 VALLEY ST. ORANGE, N.J.	07050
6201 3	659 VALLEY STREET	1	TEJADA, MANUEL R. & ETAL. 655 VALLEY ST. ORANGE, N.J.	07050
6201 4	661 VALLEY STREET	2	DEL PECHE, SR. YVES 661 VALLEY STREET	

ADJACENT PROPERTY LISTING
TAXING DISTRICT 17 ORANGE CITY TWP

APPLICANT: Richard S. Schkolnick, Esq.
COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
6208 2	VALLEY STREET	15C	CITY OF ORANGE TOWNSHIP 29 NORTH DAY STREET ORANGE, NJ	07050

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

E & J Masonry Supply LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

Applies to accounts maintained outside the U.S.

5 Address (number, street, and apt. or suite no.) See instructions.

15-19 Meeker Street

6 City, state, and ZIP code

West Orange NJ 07052

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

82-2720800

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); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross 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 for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

9/28/20

General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

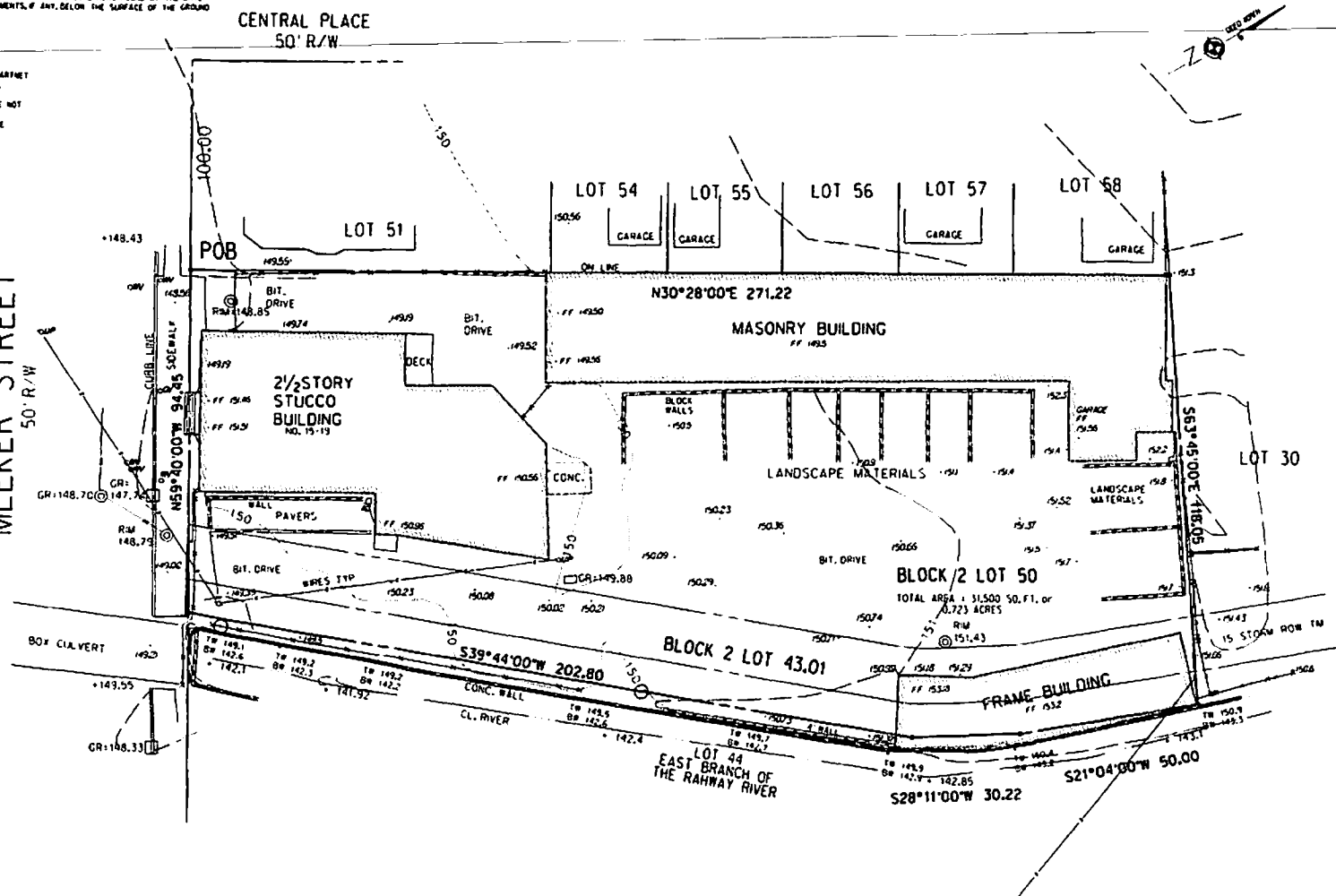
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

NOTES / REFERENCES:
 1. DEED OF RECORD BOOK 201000 PAGE 20001
 2. A WRITTEN ORDER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2002, C.14 (P.L. 2002-14) AND N.J.A.C. 17:40-5.10
 3. SURVEY SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT INFORMATION THAT A TITLE SEARCH MIGHT DISCLOSE.
 4. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, IF ANY, BELOW THE SURFACE OF THE GROUND AND NOT VISIBLE.
 5. DATE OF FIELD SURVEY: MARCH 15, 2020
 6. CERTIFIED ONLY TO:
 7. C.E. AND J. SIMMONS, P.L.S.
 8. HORIZONTAL: 60' PER HICPOT SURVEY FEET AND VERTICAL: DATUM NAVD83 FEET ESTABLISHED BY LEICA DSH SENSOR / NORTH AMERICAN DATUM 83 LOCAL MONUMENT CHECK "NOODS PLANT".
 9. BEST AVAILABLE PHOTOGRAPHIC MAP SHEET NO. 7.
 10. ENVIRONMENTAL AND WETLAND CONDITIONS ARE NOT PART OF OR BASED ON THIS SURVEY MAP.
 11. UNDERGROUND UTILITIES SHOWN PER SURFACE FEATURES AND/OR MARKOUTS BY OTHERS.
 12. SPOT GRADE: 15.1

MEEKER STREET
50' R/W



JOHN S. SIMMONS PLS
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 35880

12 DRAKE ROAD, MENDHAM, NJ 07945 973 714-7152

BOUNDARY &
 TOPOGRAPHIC
 SURVEY

BLOCK 2 LOTS 43.01 & 50
 WEST ORANGE TOWNSHIP, ESSEX COUNTY, NJ

JOB NO. 100 DATE: 03/22/20 SCALE: 30' SHEET: 1

DRESDNER ROBIN

STORMWATER MANAGEMENT REPORT

15-19 MEEKER STREET

BLOCK 2 AND LOTS 43.01 & 50

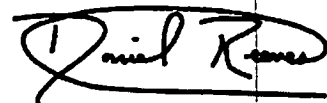
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

DRESDNER ROBIN PROJECT NO.: 11401-001

PREPARED FOR
E & J MASONRY SUPPLY, LLC
15-19 MEEKER STREET
WEST ORANGE, NJ 07052

PREPARED BY
DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NEW JERSEY 07004

DATE
NOVEMBER 2020



DANIEL G. REEVES, PE
ASSITANT PROJECT MANAGER
LICENSE NO. 24GE05292000

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3.0	PROPOSED CONDITIONS	1
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1.0 INTRODUCTION

This Stormwater Management Report has been prepared on behalf of the E & J Masonry Supply, LLC. The site (known as Lot 43.01 & 50 in Block 2 in the Township of West Orange, New Jersey) is located at 15-19 Meeker Street. The site is currently occupied by a 2 and a half story mixed use residential building, 2-story commercial building, 1-story garage and paved surface lot. The parcel contains approximately 31,500 s.f. (0.723 acres) of property.

The Project proposes to construct an addition of approximately 2,211 s.f. to the existing rear commercial building. Additionally, the entire footprint of the commercial building is proposed to be raised two feet for compliance with the NJDEP Flood Hazard Area Control Act Rules. Site improvements also include the removal of existing garage structure along the east side of the property and minor replacement of paved surface lot.

2.0 EXISTING CONDITIONS

Under existing conditions, the site generally flows from north to south toward Meeker Street. The property does contain an existing catch basin off the northeast corner of the residential dwelling that captures stormwater runoff and conveys to the adjacent East Branch of the Rahway River. Runoff in the southern portion of the property runs undetained toward Meeker Street and into the township's stormwater system. The site consists of 99.4% impervious cover in the form of the paved surface lot and existing buildings.

3.0 PROPOSED CONDITIONS

This project does not meet the NJDEP's Stormwater Management definition of a "major development" as it will not result in the disturbance of more than 1 acre of land disturbance or increase the impervious surface by more than 0.25 acres and is therefore NOT required to satisfy the storm water management requirements at N.J.A.C. 7:8.

The proposed improvements will be sited in areas of existing impervious areas of the property and result in a total disturbance of 20,480 s.f. or 0.470 acres. The project will convert approximately 562 s.f. of existing pavement to pervious landscape buffer and therefore reduce the existing stormwater runoff volume and peak flow discharge rates from the property. Additionally, to reduce stormwater sheet flowing on-site, the 2-story commercial building proposed roof leaders will connect to the on-site underground drainage conveyance system.

4.0 CONCLUSION

The project does not meet the NJDEP's definition of a major development per N.J.A.C. 7:8. The project will not increase storm water runoff rates resulting in no impact to the adjacent public storm sewer system during storm events. This project will not have any negative impacts on the drainage patterns of the site, neighboring properties, or the area as a whole.

October 22, 2020

Meeker Addition
19 Meeker Street
West Orange, NJ 07052

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	Mahna V. Umali LEED Credential ID#10115564-AP-ID+C		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	American Standard Champion Pro Toilet is a Water Sense & Water Efficient Product. American Standard Delancey Faucet is EPA Watersense Certified. LG Multi V Heat Pump ARUNO38GSS4 has SEER Rating 17 providing highest energy efficiency.		
List of green and recycled building materials in new construction, renovation, and maintenance	Flooring in garage will be concrete, a sustainable material. Tiles in the bath & office are Daltile flooring material which are made of post-consumer & pre-consumer recycled materials. LED exterior wall mounted sconces and LED flood light fixtures.		
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	n/a		
Use of any water efficient landscaping	15 Juniperus scopulorum (Rocky Mountain Juniper)'Skyrocket' will be planted. Low water needs once established. Drought tolerant.		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	n/a		
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	Roofing Material: Firestone RubberGard™ EcoWhite™ EPDM PT Membrane is Sustainable and Environmentally friendly. Limited environmental impact during manufacturing and use (membrane is fully recyclable) and the system's thermal performance can reduce energy consumption.		
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	n/a		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides	Juniperus scopulorum (Rocky Mountain Juniper)'Skyrocket'. It is suitable for US Department of Agriculture zones 3 to 8. Project located in Zone 6b.		

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

As of April 2, 2015

DRESDNER ROBIN

PLANNING & ZONING REPORT

15-19 MEEKER STREET ADDITION

15-19 MEEKER STREET

BLOCK 2, LOTS 43.01 & 50

WEST ORANGE, ESSEX COUNTY, NEW JERSEY

DRESDNER ROBIN PROJECT NO.: 11401-001

PREPARED BY
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October 28, 2020

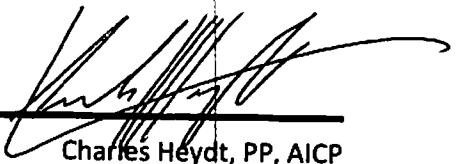

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APPENDIX A: PHOTOGRAPH LOG

1.0 Introduction

This report has been prepared to analyze the planning and zoning issues related to the proposed mixed-use development located at 15-19 Meeker Street in West Orange, Essex County, New Jersey. This report examines the existing conditions of the project site and surrounding neighborhood, relevant planning documents, applicable zoning requirements, and requested variances. Justifications for the requested variances detail how each request meets the statutory requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-2 et. seq.) and relevant New Jersey case law.

2.0 Property Description

The project site is located in the southeast corner of the Township of West Orange and is identified as Lots 43.01 and 50, Block 2. Lot 50 is currently developed with a 2.5-story residential/commercial building, a 2-story commercial building, and a 1-story garage. Lot 43.01 is currently developed with a 1-story commercial building. The balance of both lots is occupied by a paved area used for parking and nine outdoor material storage bays.

The project site has a rectangular shape and is approximately 31,500 square feet (0.72 acres). The project site has approximately 94 feet of frontage on Meeker Street. There are two existing driveways. The project site lies within East Branch of the Rahway River floodplain. A concrete block wall runs along the easterly property line of Lot 43.01, adjacent to the East Branch of the Rahway River.

3.0 Neighborhood Description

Generally, the surrounding area can best be described as a mixed-use neighborhood. There are several commercial and industrial uses to the north and east, including a City of Orange municipal utility facility, a landscaping business, a school bus contractor business, an auto repair shop, and several neighborhood retail businesses. The nearest landscaping business is the Friendly Tree Service on Tremont Avenue in Orange, approximately 75 feet to the northeast of the project site. There are one- and two-family dwellings to the south, west, and north of the project site. The East Branch of the Rahway River is directly to the east of the project site. The surrounding neighborhood to the south and west is comprised of mostly one- and two-family dwellings. To the west of the project site, there is a cluster of retail businesses located in a B-1 Retail Business District along South Valley Road.

4.0 Proposed Development

The proposed project involves the reconfiguration of the site and renovation/addition to the 2-story commercial building in the rear of Lot 50. In conjunction with a New Jersey Department of Environmental Protection (NJDEP) Flood Hazard Area Individual Permit application, the existing building is proposed to be raised 2 feet to a finished floor elevation of 151.5 feet, 1 foot above flood level. Additionally, a 2-story, 2,211-square-foot garage addition is proposed on the east side of the 2-story rear building. The proposed garage addition will include three 12-foot wide and 15-foot high garage doors. The existing 2.5-story building in the front of Lot 50 will remain as is. The project proposes 16 parking spaces along the easterly property line in the rear of the project site. Two (2) residential parking spaces are proposed in the existing

westerly driveway. The two existing driveways will remain. A few of the material storage bays will be relocated inside the 2-story commercial building. Five of the material storage bays will remain outside and relocated adjacent to the proposed addition. The remaining outdoor material storage bays will be used to store raw materials. The existing 1-story garage on Lot 50 and the existing 1-story commercial building on Lot 43.01 will be demolished. A new 562-square-foot landscaping buffer is proposed along the northerly property line of the project site.

5.0 Existing Zoning

The project site is located within the R-T–Two-Family Residential District. Uses are regulated by Section 25-7.1 Table of District Regulations – Part A: Permitted Uses. The R-T District permits one-family detached dwellings, two-family dwellings, hospitals, government buildings, water facilities, golf courses, and limited agricultural uses. The general construction and landscaping company's existing office and storage yard uses are not permitted uses in the R-T District.

Area and bulk requirements in the R-T District are regulated by Section 25-7.1 Table of District Regulations – Part B: Bulk Standards:

- Maximum Height: 2 ½ stories, not exceeding 35'
- Minimum Lot Area: 5,000 square feet (1-family) or 3,750 square feet each (2-family)
- Minimum Lot Width: 50 feet (1-family) or 75 feet (2-family)
- Minimum Front Yard: 30 feet
- Minimum Side Yard: 10 + 8 feet
- Minimum Rear Yard: 30 feet
- Maximum Building Coverage: 40%
- Maximum Lot Coverage: 55%

6.0 Requested Variances

The proposed project requests variances from several requirements of the Township Zoning Ordinance.

Table 1-Variance Requests¹

Criteria	Required/Permitted	Proposed	Variance
R-T District			
Use (§25-7.1 Part A)	One family detached dwelling; Two-family dwelling; See note 2.	Mixed Use	d(1) variance
Side Yard (§25-7.1 Part B)	Min. 8 feet	0 feet	c variance
Rear Yard (§25-7.1 Part B)	Min. 30 feet	0.9 feet	c variance
Lot Coverage (§25-7.1 Part B)	55%	97.6%	c variance
Supplementary Zoning Provisions			
Principal Uses (§25-8.12)	One Principal Use permitted	Residential, Commercial	c variance
Parking (§25-12.2)	45 spaces (see Table 2)	18 spaces	c variance

1) There are pre-existing conditions onsite, such as the Front Yard Setback, which are not consistent with the required bulk regulations of the R-T District. These conditions may require variances dependent on Township review. 2) Permitted principle uses include: one family detached dwelling; two-family dwelling; water reservoir; well tower; filter bed; Federal, state, county or township building; golf course and golf club house; farm, nursery, greenhouse and similar uses; hospital.

7.0 Zoning Justifications

The following section details the statutory requirements for requested relief to be granted as contained within the Municipal Land Use Law (N.J.S.A. 40:55D-2 et. seq.) and relative case law and provides specific justifications for each requested variance to meet the statutory requirements of the MLUL.

7.1 Positive Criteria

The “special reasons” requirement of the MLUL statute is also referred to as the “positive criteria”. Generally, there are sufficient “special reasons” for the granting of a d variance under two broad circumstances: (1) when the refusal to allow the project would impose on the applicant an undue hardship and/or (2) when a proposed project carries out a purpose of zoning as defined in N.J.S.A. 40:55D-2.

7.1.1 “d(1)” Use Variance

The Zoning Board of Adjustment has the jurisdiction to grant “d(1)” use variances pursuant to the Municipal Land Use Law (NJSA 40:55D-70.d.(1) “in particular cases and for special reasons.” Under relevant case law (*Medici v. BPR Co.* 107 NJ 1 (1987)), the standard for granting variances with respect to the positive criteria is that the proposed use will promote the general welfare, the property is *particularly suited* to accommodate the proposed use, the proposed use is consistent with the development in the surrounding neighborhood, and the proposed use can be reconciled with the Zoning Ordinance. The justification must also address the negative criteria.

Use of Site

The current use of the project site is an existing mixed-use facility. There is an existing commercial use, a general contracting and landscaping business, and a residential use. The existing uses and buildings have been in use for approximately 20 years. Mixed use facilities are not a permitted use in the R-T Two-Family Residential District. Such commercial uses are only permitted in the Industrial District. The existing residential use is consistent with surrounding developments in the neighborhood.

The intent of the proposed project is to improve the site conditions to minimize impacts on surrounding properties, minimize the flood risk, and to progress the overall state of the site.

Oversized Lot

The site is particularly suited to accommodate the existing uses given that the oversized lot (31,500 square feet) is 320% larger than the required minimum in the R-T District. The project proposes to renovate the existing 2-story rear building and construct a 2,211-square-foot addition. The oversized lot can accommodate the proposed 2,211-square-foot addition as the proposed building coverage (36.6%) is consistent with the R-T District maximum of 40%. The

proposed addition will allow for existing outdoor storage of equipment and vehicles to be relocated to an interior storage space.

Additionally, the view of the existing commercial use by surrounding properties is shielded by existing significant landscaping to the north. The 2-story building along the Meeker Street frontage further shields the view of the commercial use from public right-of-way. To the east of the project site, beyond the East Branch of the Rahway River, are similar commercial and utility uses in the City of Orange Township. . .

Improving Flood Hazard Resiliency

The project site is located within the floodplain of the East Branch of the Rahway River. An additional purpose of the proposed project is to improve the general welfare of the public in relation to flooding concerns. The proposed expansion will enable the existing 2-story commercial building to be elevated two feet. The proposed elevation will set the building 1-foot above flood level. Additionally, a 640-square-foot building and a 1,685-square-foot building in close proximity to the river will be demolished. An NJDEP Flood Hazard Area permit application has been submitted for the project site.

7.1.2 "c" Variances

The Board has the power to grant "c(2)" or so-called "benefits v. detriments" variances pursuant to N.J.S.A. 40:55D-70c(2), where the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and the benefits would substantially outweigh any detriment. The justifications must also address the negative criteria.

Side Yard

The West Orange Land Use Regulations (LUR) requires a minimum side yard setback of 10 feet + 8 feet, where a side yard setback of 0 feet is proposed. The existing principal building meets the side yard setback requirements. The existing commercial building will have a side yard setback of approximately 69 feet from the easterly lot line. However, the existing building is located on the westerly property line, where a setback of 8 feet is required. The location of the building along the westerly property line enables the building to be as far as possible from the Rahway River. Additionally, the westerly side yard abuts the rear yards of five lots—Lots 54-58, Block 2. The view of the building is partially obstructed as the rear yards of the five lots are partially forested. Furthermore, four of the five lots are developed with detached accessory garages. As such, the benefits of granting the requested variance will substantially outweigh any detriment consistent with N.J.S.A. 40:55D.-70.c.(2).

Rear Yard

The West Orange LUR requires a minimum rear yard setback of 30 feet, where a rear yard setback of 0.9 feet is proposed. The existing principal building meets the rear yard setback; however, the existing commercial building has a rear yard setback of 0.9 feet. Adjacent to the rear lot line of the project site is the side lot line of 20 Central Place (Lot 30, Block 2). The adjacent lot has a depth of 187 feet and is currently developed with a 1-family dwelling at the front of the lot. The existing

commercial building abuts a vacant, heavily forested section of Lot 30. As such the benefits of granting the requested variance will substantially outweigh any detriment consistent with N.J.S.A. 40:55D.-70.c.(2).

Lot Coverage

The West Orange LUR permits a maximum lot coverage of 55%, where a lot coverage of 97.6% is proposed. The project site is developed with a commercial use that currently covers 99.4% of the lot with impervious coverage. The commercial uses on the property require sufficient off-street parking for commercial vehicles and equipment. The proposed project includes new roof leaders on the proposed addition to the existing 2-story building. All new roof leaders will connect to the on-site underground drainage conveyance system. The proposed improvements will result in a net decrease of 562 square feet of impervious area. As such the benefits of granting the requested variance will substantially outweigh any detriment consistent with N.J.S.A. 40:55D.-70.c.(2).

Number of Principal Uses on One Lot

The West Orange LUR permits one principal use upon any single lot, where a mix of uses is proposed. The site contains a residential and a commercial use. In the front building, there is a commercial office and a garage on the 1st floor and two 3-bedroom residential units on the 2nd floor. In the rear building, there is commercial storage space used by the existing general contracting/landscaping business. The project proposes additional commercial office space in the rear building. The proposed project seeks relief by allowing for more than one principal use within the project site. As such, the benefits of granting the requested variance will substantially outweigh any detriment consistent with N.J.S.A. 40:55D.-70.c.(2).

Off-Street Parking

The project proposes 18 parking spaces, where 45 spaces would be required. The parking requirements in the West Orange LUR for the project site are listed below:

Table 2-Parking Requirements.

**Minimum Required Number of Parking Spaces for 15 Meeker Street
 (Block 2, Lot 43.01 & 50)**

Building	Use	Parking Requirement	Unit/sf	Total Parking Spaces Required
Building 1	Townhouse – 3 bedrooms	2.4 per unit	2	4.8
Building 1	Office (non-medical)	1 per 250 sf of gross floor area	400	1.6
Building 1	Storage yard or machine shop (Bldg. 1)	1 per 300 sf of gross floor area	2,730	9.1
Building 2	Office (non-medical)	1 per 250 sf of gross floor area	2,072	8.3
Building 2	Storage yard or machine shop	1 per 300 sf of gross floor area	6,114	20.4
TOTAL				45

The proposed increase in office space does not imply an increase in traffic generation or parking demand. The project is proposing to improve office space for existing staff. The proposed addition to the rear building is intended to provide vehicle storage, which will minimize the need for additional parking spaces. Given the nature of the business, there is minimal demand for customer parking as customers are seldom on site. The proposed commercial parking will be located along the easterly property line to minimize any impact to the residences to the north and west. The existing residential parking will remain on the westerly driveway. All proposed parking spaces will be a minimum of 9 feet by 18 feet. As such, the benefits of granting the requested variance will substantially outweigh any detriment consistent with N.J.S.A. 40:55D.-70.c.(2).

7.2 Advancement of the Master Plan

The Township of West Orange adopted a comprehensive Master Plan in 2004. Subsequently, the Master Plan was reexamined 2010 and 2019. The 2004 Master Plan and the 2010 and 2019 Reexamination Reports contain several principles and standards which are relevant to the proposed project:

- **Master Plan Principle #4 “Maintain the Existing Scale of the Community.” (pg. 4)**
The 2004 Master Plan notes the need to limit the intensity of commercial/retail, industrial, and residential development. The existing buildings have existed on the site since at least 1987. The commercial use is categorized in the West Orange LUR as an office/storage yard use. Storage yard uses are only permitted in the Industrial (I) District. The existing industrial districts in West Orange Township are characterized by residential uses interspersed with a mixture of light industrial, automotive and storage uses. The project proposes the demolition of several buildings and an addition to the existing 2-story commercial building. The proposed addition is intended to reconfigure the project site to store materials and commercial vehicles inside. This principle was reaffirmed in the 2010 and 2019 reexamination reports.
- **Land Use Standard (2004 Master Plan) “The character of these areas and their suitability for particular uses can best be provided for by maintaining established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity.” (pg.6)**
The proposed project will not increase the intensity of the existing commercial use. Alternatively, the project proposes to eliminate outdoor storage of materials and commercial vehicles. Site improvements will include a new landscaping buffer which will increase the pervious area by 562 square feet. Furthermore, the proposed project will not result in an increase need for public service (e.g. water, sewer) or the need for on-street parking. This standard was reaffirmed in the 2010 and 2019 reexamination reports.
- **Land Use Standard (2004 Master Plan) “Infill development...should be balanced with the need to maintain open space. In addition, redevelopment and rehabilitation of existing structure should be encouraged.” (pg. 10)**
The proposed project will demolish two accessory buildings and rehabilitate an existing 2-story commercial building. Additionally, new landscaping is proposed, which will increase the pervious

surface area of the project site. This standard was reaffirmed in the 2010 and 2019 reexamination reports.

7.3 Purposes of the Municipal Land Use Law

The project will advance several purposes of the Municipal Land Use Law, specifically:

- The proposed project will promote the general welfare consistent with NJSA 40:55D-2a through the reconfiguration of the site and retention of a local business, while limiting the outdoor storage and public services demands (e.g. water and sewer).
- The proposed project will advance the security of the site from fire and flooding consistent with NJSA 40:55D-2b through the rehabilitation and elevation of the rear building consistent with current building codes and New Jersey Department of Environmental Protection requirements.
- The proposed project will provide adequate light, air, and open space pursuant to NJSA 40:55D-2c. through the relocation of outdoor storage into the proposed addition.
- The project will promote a desirable visual environment consistent NJSA 40: 55D-2i. by providing site improvements such as new building façade, new landscaping, and new canopies.

As discussed in Section 7.2, the project will also advance several goals and recommendations of the Master Plan.

7.4 Negative Criteria

The Board may not exercise its power to grant a variance unless the so-called “negative criteria”, showing that such variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance, has been satisfied.

The granting of the variances will not result in a substantial detriment to the intent and purpose of the zone plan and zoning ordinance in that the project is consistent with surrounding developments to the north and east which includes a variety of commercial/retail uses. The proposed project advances several of the land use recommendations of the Master Plan: rehabilitating existing structures and maintaining the existing scale of the community.

The proposed project is not anticipated to generate more traffic. The visual impact of the proposed changes to the existing building will be reduced by the location of the building addition in the rear/interior of the property. The granting of the variances will not result in a substantial detriment to the public good.

8.0 Conclusion

The proposed project will reconfigure the layout of the developed mixed-use property. Among the beneficial aspects of this project, the proposed project will advance the goals and objectives of the Township of West Orange Master Plan to encourage the rehabilitation of existing structures and to maintain the existing scale of the community. None of the requested variances will be a substantial detriment to the public health, safety, or welfare or a substantial impairment of the zone plan or zoning ordinance. The requested variances can be granted in that both the positive and negative criteria have been met. The information contained within this report may be supplemented with expert testimony at the Zoning Board of Adjustment hearing.

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APPENDIX A
PHOTOGRAPH LOG



Figure 1: View of the mixed-use building on the subject property at 15-19 Meeker Street (Block 2, Lot 43.01 & 50), from Meeker Street viewing north



Figure 2: View of the east access drive on the subject property at 15-19 Meeker Street (Block 2, Lot 43.01 & 50), from Meeker Street viewing north



Figure 3: View of the west access drive on the subject property at 15-19 Meeker Street (Block 2, Lot 43.01 & 50) from Meeker Street viewing north



Figure 4: View of the property at 13 Meeker Street (Block 2, Lot 51) adjacent to the west of the subject property, from Meeker Street viewing north



Figure 5: View of the property at 362 Chestnut Street (Block 6201, Lot 1) adjacent to the east of the subject property, in Orange, from Chestnut Street viewing north



Figure 6: View of the property at 24 Meeker Street (Block 1, Lot 38) across Meeker Street to the south of the subject property, from Meeker Street viewing south