

Carolina Suarez
Suarez Design
P.O. Box 2366
Livingston, N.J. 07039

January 21, 2021

Via E-mail and US Mail (rdesena@westorange.org)

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

**RE: Application of Ernesto Tamay
60 Cherry Street
Block 100, Lot 125.02**

Dear Ms. DeSena:

I am filing an application with the Zoning Board of Adjustment for an addition to a single-family dwelling located in the R-T Zone at the above address. The application requires a “c” variance for both front and side yard setbacks. The following documents are being submitted in support of this application:

1. Application to Township of West Orange Zoning Board of Adjustment.
2. Project Narrative.
3. Tax Statement, dated January 11, 2021.
4. Property owners 200 foot list and utility list, dated December 3, 2020.
5. Survey, prepared by Richard J. Hingos, Jr., PLS, dated November 7, 2019.
6. Architectural Plans (3 Sheets), prepared by Cirangle Architects, LLC, last revised January 12, 2021.

The property is located in the Township’s R-T zone. The project involves enclosing the front porch of the existing dwelling and adding a second floor addition and new front stoop. The following “c” variances:

1. Minimum side yard setback in the R- zone: 8 feet required; 3.73 feet existing/no change proposed.
2. Minimum front yard setback in the R-T zone: 30 feet required; 7.63 feet existing/no change proposed.

3. Maximum lot coverage in the R-T zone: 55 percent permitted; 56.96 percent proposed.

We would ask that you review this application for completeness and notify us of any deficiencies and the fees and escrow amounts that will need to be submitted.

Thank you for consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'CS' or similar initials, enclosed within a circular flourish.

Carolina Suarez

CS/lp
Enclosures

cc: Ernesto Tamay (via email only)

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

A. APPLICANT INFORMATION

Full Legal Name: Tamay Ernesto
(Last) (First)
Mailing Address: 60 Cherry Street West Orange N.J. 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 669-3779 Email: ernesto20_coco@yahoo.com

Is the Applicant an: ☒ Individual, ☐ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 60 Cherry Street

Block Number(s): 125.02; Lot Number(s): 100

Tax Plate: Tax sheet 55; Zone of Property: R-T zone

The location of the property is approximately 125 feet from the intersection of _____
Ashwood Terrace and Oxford Place (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; Proposed: 22.37; Description: Existing and proposed front yard setback
Section: 25-7.1; Proposed: 3.73; Description: Existing and proposed side yard setback
Section: 25-7.1; Proposed: 56.96%; Description: Lot coverage - 55% permitted; 56.96% proposed
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.)
Remove wood damage and dated open porch and wooden stairs on the front facade. Also, the enclosure will add curb appeal

to my home, as well as provide additional square footage of living space.

The property is 5,000 (square feet); 0.11 (acres)

Impervious Surface Coverage: Present: 3,079 sf/61.58%; Proposed: 3,105 sf/62%

Building Coverage: Present: 1,286 s.f./25.7%; Proposed: 1,484 s.f./29.66%

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: NA

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: NA

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Lawrence Cirangle, AIA

Telephone Number: (732) 303-7822 Email: lcirangle@aol.com

Address: 14 Plaza Nine Manalapan, NJ 07726

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
Architectural Plans	Laurence Cirangle	last revised 1/12/21

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

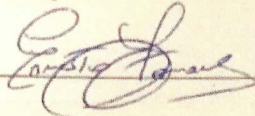
J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____

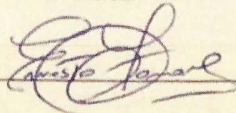


Date: 01-20-21

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.

Applicant's Signature: _____

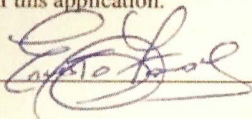


Date: 01-20-21

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at _____
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) _____;
Lot(s) _____ on the Tax Map of _____ which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____



Date: 01-20-21

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.

Forms 4A and 4B

PROJECT DESCRIPTION

Application of Ernesto Tamay

60 Cherry Street

BLOCK 125.02, LOT 100

Ernesto Tamay, owns and occupies the existing dwelling located at 50 Cherry Street ("the Property"). The 5,000 square foot property is presently developed with a 1,661 square foot single-family dwelling and a detached garage. The applicant intends to renovate and expand the living space of the dwelling by enclosing an open porch area on the first floor (172 square feet), and adding 146 square feet of floor area to the second floor of the dwelling. The total size of the dwelling after the addition will be 1,979 square feet.

The proposal necessitates the following variances:

- (1) minimum front yard setback required 30 feet, existing and proposed 7.63 feet;
- (2) minimum side yard setback required 8 feet, existing and proposed 3.73 feet;
- (3) maximum lot coverage permitted 55 percent; 56.96 percent proposed.

RATIONALE FOR VARIANCES

The variances for front and side yard setback are an exacerbation of existing setbacks but do not increase the nonconformity. The addition follows the building line so that the expansion blends into the existing dwelling and allows for a functional interior space as well.

The variance for the improved lot coverage is minor (1.96% in excess of permitted) and is due to the increase in the size of the front stoop. The renovation and addition to the front façade of the house adds an aesthetic improvement to the property and to the neighborhood.

TAMAY RESIDENTIAL ADDITION

60 Cherry Street
Township of West Orange, Essex County,
New Jersey 07052

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EXISTING FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY FIELD CHANGES MADE DURING CONSTRUCTION.
- ALL WORK, INCLUDING FRAMING, MECHANICAL, ELECTRICAL, PLUMBING, ETC. SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION. THIS BUILDING ALTERATION SHALL BE CONSTRUCTED PER I.B.C. 2001 - NEW JERSEY EDITION.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY TO ALL O.S.H.A. REQUIREMENTS DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF STUD OR FACE OF BLOCK, U.O.N.
- ALL NOTES ARE TYPICAL, U.O.N.
- ALL ANGLES ARE TO BE 90 DEGREES OR 45 DEGREES, U.O.N.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ARCHITECT FOR ANY CLARIFICATION DRAWINGS OR INFORMATION NEEDED, 2 WEEKS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS OF THE SAME.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION OR REMOVAL OF ASBESTOS, TOXIC WASTE, HAZARDOUS MATERIALS OR GASES OF ANY KIND.
- OBTAIN UTILITY COMPANY PERMITS AS REQUIRED PRIOR TO ANY EXCAVATION OR CONSTRUCTION (I.E. GAS, ELECTRIC, ETC.).
- PROVIDE ALL NECESSARY FIRE PROTECTION AND VENTILATION FOR ALL H.V.A.C., EQUIPMENT, ETC.
- NOTES AND DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS, U.O.N.
- CONTRACTOR SHALL TAKE NECESSARY PROVISIONS TO PROTECT MATERIALS FROM DAMAGE, THEFT, WATER DAMAGE, ETC. PROVIDE FIRE-RATED GYPSUM BOARD WHERE REQUIRED BY CODE (I.E. H.V.A.C., ETC.). USE SIMILAR SECTIONS, U.O.N.
- CONTRACTOR SHALL OBTAIN PERMITS AND PAY FOR SAME.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE WITH OWNER.
- CONTRACTOR SHALL COORDINATE ALL SCHEDULING OF THE SUB-CONTRACTORS AND ALLOW FOR FULL COOPERATION OF THE TRADES.
- CONTRACTOR SHALL PATCH, REPAIR TO ITS ORIGINAL STATE, EXISTING CONDITIONS AFFECTED BY NEW CONSTRUCTION.
- CONTRACTOR SHALL UPGRADE EXISTING H.V.A.C., ELECTRICAL, PLUMBING AS REQUIRED PER CODE, INFORM OWNER, TENANT, & ARCHITECT OF REQUIRED IMPROVEMENTS PRIOR TO START OF WORK.
- CONTRACTOR SHALL ADEQUATELY SUPPORT NEW AND EXISTING CONSTRUCTION AS REQUIRED.
- CONTRACTOR SHALL ADJUST DIMENSIONS AS REQUIRED TO ALIGN WALLS.
- INSTALLATION OF EQUIPMENT, APPLIANCES, & ACCESSORIES ARE TO MEET OR EXCEED ALL APPLICABLE CODES.
- ELECTRICAL SUB-CONTRACTOR TO VERIFY EXISTING SERVICE & UPGRADE AS REQUIRED PER CODE, INFORM OWNER, TENANT, & ARCHITECT OF REQUIRED IMPROVEMENTS PRIOR TO START OF WORK.
- DOOR & WINDOW SIZES ARE NOMINAL. 3010 DENOTES A 3'-0" x 1'-0" SIZE. ACTUAL DOOR & WINDOWS TO BE SELECTED BY OWNER.
- ALL PLUMBING FIXTURES & ACCESSORIES TO BE INSTALLED PER CODE, INCLUDING, BUT NOT LIMITED TO 2001 IRC.
- ALL NEW DOORS TO BE MIN. 4" FROM ADJACENT WALL, AS SHOWN, U.O.N.
- CONTRACTOR TO COORDINATE WITH TENANT'S SECURITY, COMPUTER AND/OR TELEPHONE CONSULTANTS.
- MODIFY LAYOUT AS REQUIRED FOR ACTUAL FIXTURE & EQUIPMENT SELECTIONS & PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE FIRE DETECTION & PREVENTION SYSTEMS PER ALL APPLICABLE CODES.
- INSTALLING HEIGHTS TO MEET ALL APPLICABLE CODES, INCLUDING, BUT NOT LIMITED TO ICC/ANSI A117.1-2003, U.O.N.
- FINISHES TO BE DETERMINED BY OWNER/TENANT FROM MANUFACTURER'S STANDARDS.
- ALL THRU FLOOR PENETRATIONS OF WIRES WILL BE FIRE CAULKED & ALL THRU PENETRATIONS OF PIPES WILL HAVE APPROVED FIRE COLLARS TO MAINTAIN THE REQUIRED FIRE RATINGS.
- ALL OPENINGS AND NECESSARY STRUCTURAL MODIFICATIONS TO WALLS, FLOORS, ROOF, ETC. ARE TO BE LOCATED ON SIZED AS PER MECHANICAL REQUIREMENTS, EVEN IF NOT SHOWN AS SUCH ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- DETAIL AND DIMENSIONS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS, UNLESS NOTED OTHERWISE.
- ARCHITECT RESERVES THE RIGHT TO CORRECT THE DRAWINGS.
- NO CHANGES ARE TO BE MADE FROM DRAWINGS AND SPECIFICATION WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT.
- ANY ITEMS INDICATED OR IMPLIED ON PLANS SHALL BE SPECIFIED IN CONTRACT BETWEEN OWNER AND CONTRACTOR. IT SHALL ALSO BE CONTRACTOR'S RESPONSIBILITY FOR FURNISHING TO THE OWNER WITH SAMPLES, BROCHURES, ETC. SO THE OWNER HAS FULL UNDERSTANDING OF SCOPE OF WORK. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SAME.
- ALL BATHROOM, KITCHEN AND AREAS EXPOSED TO MOISTURE TO BE SHEETROCKED WITH WATERPROOF TYPE SHEETROCKED.
- PROVIDE FULL THICK BATT INSULATION IN ALL BATHROOM PARTITIONS.
- ALL INTERIOR DECORATING DESIGN BY OWNER UNDER SEPARATE CONTRACT.
- ALL EXTERIOR LANDSCAPE DESIGN BY OWNER UNDER SEPARATE CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

CONCRETE NOTES:

- ALL NOTES TO APPLY UNLESS OTHERWISE INDICATED.
- ALL CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST ACI CODE AND LOCAL CODES.
- CONCRETE TO BE MINIMUM 3500#, ONE PART CEMENT TO 5-1/2 PARTS FINE AN COARSE AGGREGATE, MEASURED SEPARATELY BY VOLUME AND IS TO DEVELOP A MINIMUM STRENGTH OF 3500 PSI IN 28 DAYS. MINIMUM CEMENT & BAGS PER CUBIC YARD, UNLESS OTHERWISE NOTED.
- CONCRETE TO BE POURED WITHIN TEMPERATURE RANGE OF 50 TO 75 DEGREES F. (OPTIMUM CURING IS 75 F.) THE CONCRETE SHOULD BE PROTECTED AGAINST TEMPERATURES BELOW 40 F. DURING THE FIRST 1 DAYS OF CURING AND AGAINST FREEZING FOR THE FIRST TWO WEEKS. CHILLED WATER MAY BE USED TO MAINTAIN A MAXIMUM OF 75 F. TO RETARD THE INITIAL SET IN HOT WEATHER.
- REINFORCING TO BE DEFORMED BARS, A416; SUBMIT MILLS REPORTS. ALL BARS ARE TO BE WIRED IN PLACE. GRADE 40 STEEL.
- RECOMMENDED SLAB REINFORCING IS 4" X4" NO. 10 GA. WELDED WIRE MESH. SLABS TO BE LAID ON VAPOR BARRIER AND POROUS FILL AS NOTED WITH A MAXIMUM POUR OF 500 SQUARE FEET BETWEEN JOIST OR CUTS MADE WITHIN 24 HOURS OF POUR.
- MINIMUM CONCRETE COVER FOR REINFORCING TO BE 2" FOR CONCRETE DEPOSITED ON GROUND; 2" FOR FORMED CONCRETE EXPOSED TO GROUND OR WEATHER; 3" FOR FOOTINGS; 2" FOR WALLS; 1-1/2" FOR COLUMNS; 3/4" FOR RAISED SLAB.
- BOTTOM OF FOOTINGS TO BE MINIMUM OF 3'-0" OR 3'-4" BELOW GRADE (AS SHOWN ON ELEVATIONS) AND 1'-4" BELOW EXISTING GRADE, WHICHEVER IS GREATER IN ANY CASE, CARRY TO SOUND UNDISTURBED SOIL, HAVING A BEARING VALUE OF NOT LESS THAN 4000 LBS. PER SQUARE FOOT.
- AIR ENTRAINED CONCRETE TO BE USED FOR ALL APPLICATIONS EXPOSED TO WEATHER AND/OR COLD TEMPERATURES.
- SLAB FLOORS BELOW GRADE TO BE PROPERLY PITCHED TO SUMP PIT AND PUMP. PONDING IS NOT ACCEPTABLE; MINIMUM PITCH 1" PER FOOT.
- ALL SLAB ON EARTH OR FILL AREAS TO BE COMPACTED TO 15%.
- BOTH SIDES OF FOUNDATION WALL TO BE BACKFILLED SIMULTANEOUSLY, OR ADEQUATELY BRACED WHEN FILLED ON ONE SIDE.
- ALL MASONRY WALLS TO BE FILLED SOLID WITH CONCRETE BELOW FINISHED FLOOR AND TOP COURSES.
- STEP ALL FOOTINGS 8" VERTICAL TO 1'-4" HORIZONTAL BETWEEN ADJACENT ELEVATIONS.
- ALL REINFORCING SHALL BE SECURELY WIRED IN PLACE. LAP ALL BARS 30 DIAMETERS AT SPICES. REINFORCING SHALL BE CONTINUOUS AROUND CORNERS, MINIMUM CORNER BARS SHALL BE NO. 5 REBARS AT 12" O.C. O.C. X 5'-0" LONG AT EACH FACE. FRAME OPENINGS WITH (2) NO. 5 REBARS AT EACH FACE.

EXTERIOR NOTES:

- ALL NOTES TO APPLY UNLESS OTHERWISE INDICATED.
- ALL FLASHING TO BE HIGH QUALITY ALUMINUM.
- ALL GUTTERS TO BE SCREENED.
- PROVIDE STORM SEWER DRAINS UNDER ALL LEADERS.
- PROVIDE FLASHING AND CAULKING AROUND ALL DOORS AND WINDOWS.
- ALL WINDOWS TO BE INSULATED GLASS WITH INSECTS SCREENS.
- INSTALL WINDOW GRILLES AS SHOWN ON ELEVATIONS.
- ALL EXTERIOR TRIM TO BE APPROVED BY OWNER PRIOR TO PURCHASE.
- ALL EXTERIOR STAIRS AND STEPS TO BE CONSTRUCTED WITH 12" THREADS AND 4" RISERS.
- PROVIDE STEPS AND RAILINGS TO GRADE WHERE REQUIRED WHETHER PARTICULARLY SHOWN ON PLANS OR NOT. ALSO PROVIDE STOOP IF REQUIRED.

MECHANICAL NOTES:

- ALL NOTES APPLY UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO VERY FINE SIZES WITH APPLICABLE UTILITY COMPANY, EQUIPMENT, MANUFACTURER, AND APPLICABLE CODES.
- ALL HVAC AND PLUMBING SUPPLY LINES TO BE INSULATED.
- WHERE PVC WASTE PIPES PASS THROUGH WALL ADJACENT TO HABITABLE SPACE, PIPES TO HAVE WRAP INSULATION OR BE SURROUNDED BY FULL THICKNESS BATT INSULATION.
- PROVIDE MECHANICAL VENTILATION IN ALL WINDOWLESS AREAS AS PER CODE.
- ALL ELECTRICAL WORK TO COMPLY WITH SECTION 20.02 OF THE LATEST ADOPTED NEC.
- GENERAL CONTRACTOR TO UPGRADE HVAC, PLUMBING, ELECTRICAL SYSTEMS AS REQUIRED TO ACCOMMODATE NEW ADDITION AND SHALL THOROUGHLY DESCRIBE METHODS IN BID PROPOSAL AND SHALL REPORT ANY DISCREPANCIES WITH ARCHITECTURAL PLANS PRIOR TO OR BEFORE CONTINUING CONSTRUCTION.

WOOD FRAME CONSTRUCTION NOTES:

- ALL NOTES APPLY UNLESS OTHERWISE INDICATED.
- SIMPSON HANGERS, OR EQUAL, TO BE INSTALLED AS FOLLOWS:
SIMPSON OR EQUAL - 18 GA.
1" FOR 2X2 8-1/2" FOR 2X4
1" FOR 2X6 5" FOR 2X4
INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL STRUCTURAL LUMBER TO HAVE VALUES OF Fb = 1250, AND E = 1400,000 MIN. DOUGLAS FIR SS.
- ALL CONCRETE TO BE 3500 PSI. SEE CONCRETE NOTES.
- ALL MASONRY WALLS TO BE CONCRETE BLOCK, FILL SOLID WHERE INDICATED.
- PROVIDE 5/4" X 3" CROSS BRIDGING 8'-0" O.C. MAXIMUM SPACING ON ALL SPANS.
- DOUBLE FLOOR BEAMS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
- ALL SILLS TO BE (2) 2X4 TREATED LUMBER, INSTALLED WITH SILL SEALER, TERMITE SHIELD, AND 1/2" X 18" HOOK BALLS 4'-0" O.C. MINIMUM 2 PER SILL.
- MINIMUM BEARING FOR ALL STRUCTURAL FOR ALL STRUCTURAL MEMBERS TO BE 4" (NOMINAL); 3-1/2" (ACTUAL).
- FLOOR AND ROOF STRUCTURES SUPPORTING TILE, SLATE, STONE, ETC. TO BE INCREASED ACCORDINGLY. CONSULT ARCHITECT.
- ALL DIMENSIONS TO BE TO FACE OF STUDS. STUD SIZE SHOWN AS NOMINAL DIMENSION. 4" NOM. = 3-1/2" ACTUAL; 6" NOM. = 5-1/2" ACTUAL.
- PROVIDE DOUBLE FRAMING MEMBERS AROUND ALL SKYLIGHT OPENINGS, FLOOR OPENINGS, ETC.
- STUD WALLS OVER 8'-0" TALL TO BE CONSTRUCTED WITH CONTINUOUS, UNBROKEN STUDS FOR FULL HEIGHT OF WALL.
- MINIMUM HEADER TO BE (2) 2X4.
- ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR S.S.; MIN. Fb = 1250 PSI.
- PROVIDE STYROFOAM INSULATION BAFFLES TO MAINTAIN 1" AIR SPACE BETWEEN INSULATION AND SHEATHING AT ALL CATHEDRAL CEILING AND SAVE CONDITIONS.

ABBREVIATIONS

A.F.F.	Above Finished Floor	MAS.	Masonry
AL.	Aluminum	MTL.	Metal
A.S.F.	Above Sub Floor	ML.	Micro Lan
A.T.C.	Acoustical tile ceiling	N.T.S.	Not To Scale
B.I.	Built In	NOM.	Nominal
B.O.R.	Bottom Of Rafter	O.C.	On Center
B.W.A.	Bearing Wall Above	OHD.	Overhead Door
BD.	Board	OPG.	Opening
BLK.	Block	PIS	Pole & Shelf
BM.	Beam	PL.	Plate
C = R	Ceiling = Roof	PL PL	PL PL
C.M.U.	Concrete Masonry Unit	□ ○	Point Load
C.J.	Control Joint	PL HT.	Plate Height
C.L.G.	Ceiling	PLBG.	Plumbing
CLR.	Clear	FR.	Farr
C.O.	Clean Out	PT.	Pressure Treated
COL.	Column	R	Radius
CONC.	Concrete	R.O.	Rough Opening
CONT.	Continuous	REQ'D	Required
COORD.	Coordinate	S.B.	Service bath
DBL.	Double	S.C.	Solid Core
DECOR.	Decorative	S.F.	Sub Floor
DWG.	Drawing	S.L.	Skylight
E.C.	Entry Closet	SHR. DR.	Shower Door
E.J.	Expansion Joint	SH.	Shower
ELEV.	Elevation(s)	S.P. #2	Southern Pine #2
E.Q.	Equal	STL.	Steel
EX. EXT.G.	Existing	STL PL.	Steel Plate
EXT. EXTER.	Exterior	STR.	Star
F.D.	Floor Drain	SUPP.	Supplemental
F.G.	Fixed Glass	STR.	Tongue and Groove
FIN.	Finish	T.M.E.	To Match Existing
FL.	Flush	T.O.B.	Top Of Block
FLUOR.	Fluorescent	T.O.F.	Top Of Finish
FRMG.	Framing	T.O.S.	Top Of Slab
FTG.	Footing	TEMP.	Tempered Glass
GYP.	Gypsum	TYP.	Typical
H.C.	Hollow Core	ULL.	Upper Level
HT.	Height	ULL.N.	Unless Otherwise Noted
HD. HT.	Head Height	V.I.F.	Verify In Field
HDR.	Header	WD.	Wood
HRTH.	Hearth	W.I.C.	Walk In Closet
LAM.	Laminated	W.U.M.	Welded Wire Mesh
L.C.	Linen Cabinet	ø	Diameter
M.L.	Main Level	¢	Square Feet
M.O.	Masonry Opening	¢	Center Line

PROJECT TEAM

ARCHITECT OF RECORD
LAURENCE CIRANGLE, AIA
LICENSE # 10471
CIRANGLE ARCHITECTS
4 PLAZA NINE
MANALAPAN, NEW JERSEY 07124
PHONE (732) 303-1822
FAX (732) 303-1833
CELL (732) 710-2411
LCIRAN@AOL.COM

RT-ZONE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT REQUIREMENTS:				
LOT AREA	5,000 SQ.FT.	5,000 SQ.FT.	N/A	NO
SETBACK REQUIREMENTS				
FRONT	30 FT.	1.43' FT.	1.43' FT.	YES
ONE SIDE *	8 FT.	3.73' FT.	3.73' FT.	YES
BOTH SIDES *	18 FT.	25.48' FT.±	29.41' FT	NO
REAR	30 FT.	47.11' FT ±	N/A	NO
BULK REQUIREMENTS (MAXIMUM ALLOWED)				
LOT COVERAGE *	55% (2,100 SQ.FT.)	54.44% (2,822 SQ.FT.)	54.94% (2,848 SQ.FT.)	YES
BUILDING COVERAGE	40% (2,000 SQ.FT.)	25.12% (1,284 SQ.FT.)	24.88% (1,484 SQ.FT.)	NO
BUILDING HEIGHT	25 STORES/ 35 FT.	EXISTING BLDG. 33.0' FT. ±	PROPOSED ADDITION 22.44' FT ±	NO

NOTE:
10 PER TOWNSHIP OF WEST ORANGE ZONING ORDINANCE, SECTION 25-11 MINIMUM SIDE YARD AT R-T ZONE IS 10FT + 8FT

BUILDING DATA

	AREA	VOLUME
EXISTING GROSS HABITABLE FLOOR AREA		
EXISTING MAIN LEVEL	± 833 S.F.	N.A.
EXISTING UPPER LEVEL	± 828 S.F.	N.A.
TOTAL	± 1661 S.F.	
EXISTING GARAGE		
	± 403 S.F.	N.A.
PROPOSED GROSS HABITABLE FLOOR AREA (ADDITION)		
PROPOSED FIRST LEVEL	± 112	
PROPOSED SECOND LEVEL	± 146 S.F.	
TOTAL	± 258 S.F.	
TOTAL VOLUME: (ADDITION)		
		± 3,431 C.F

ADOPTED CODES & STANDARDS

REHABILITATION SUBCODE 523-4 NUJCC, SUBCHAPTER 4
INTERNATIONAL RESIDENTIAL CODE/2018, NJ ed (IRC edits from 3.21)
NATIONAL ELECTRICAL CODE (NFPA70)/2011
INTERNATIONAL MECHANICAL CODE/2018
NATIONAL STANDARD PLUMBING CODE/2018
ENERGY SUBCODE ASHRAE 90.1-2014

VOLUME CALCULATION

IN ACCORDANCE WITH N.J.A.C. 5:23-228(B), "VOLUME COMPUTATION" THE VOLUME OF THE STRUCTURE SHALL BE CALCULATED AS FOLLOWS:

STRUCTURES WITH BASEMENTS (N.J.A.C. 5:23-228(B)) HEIGHT EXTENDING FROM BASEMENT OR CELLAR FLOOR TO

TOP OF THE ROOF BEAMS OF A FLAT ROOF	22'-8" FT.
FLOOR AREA (ADDITION)	112 SQ. FT.
TOTAL VOLUME = FLOOR AREA MULTIPLY BY HEIGHT	4201 CU. FT.

TOTAL VOLUME = 4201 CU. FT.

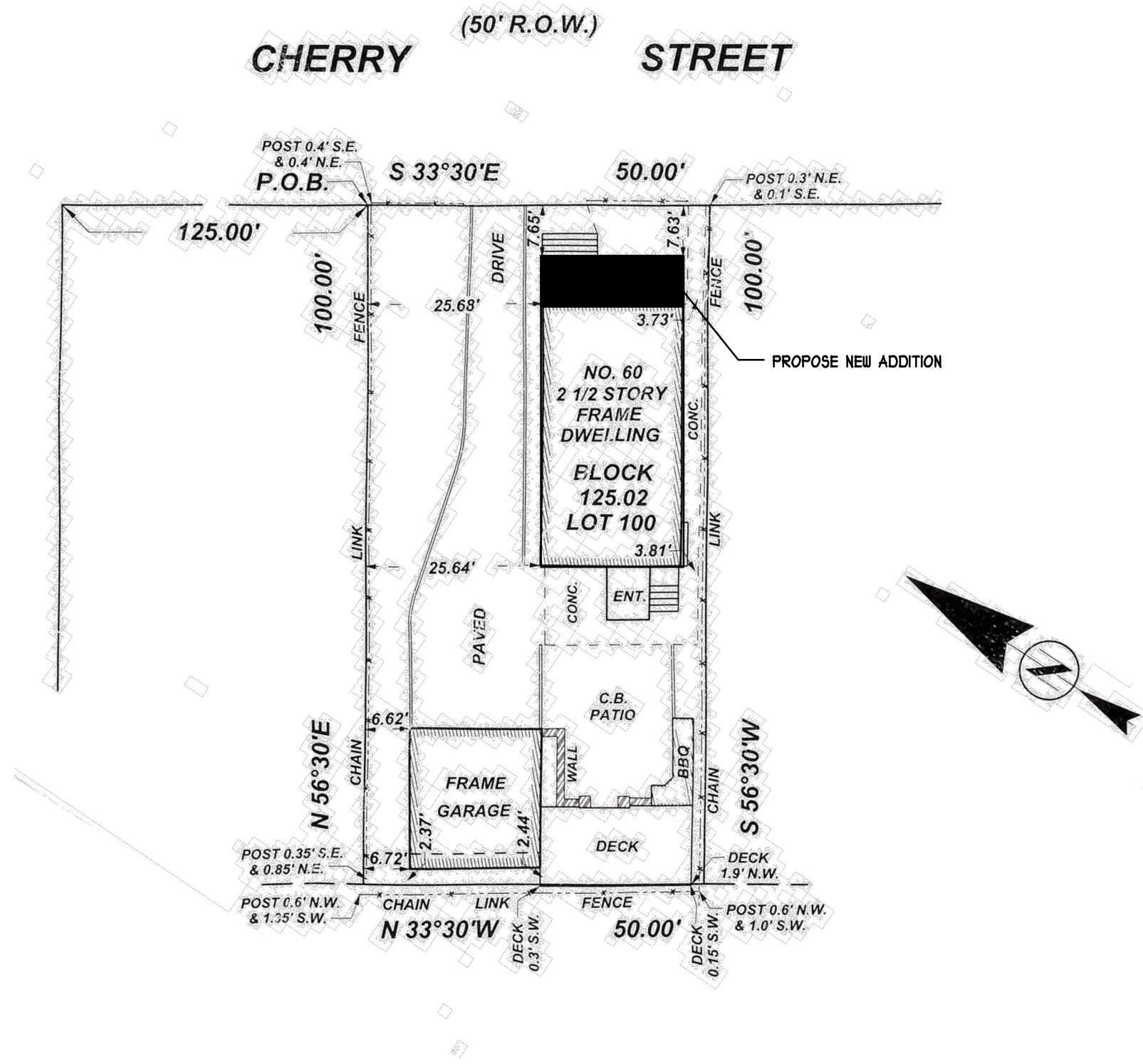
OWNER / APPLICANT
MR. ERNESTO TAMAY 40 CHERRY STREET WEST ORANGE, N.J. 07052 (973) 449-3119
ZONING DATA
LEGAL DESCRIPTION
ADDRESS: 40 CHERRY STREET WEST ORANGE, N.J. 07052
LOT: 100
ZONE: RT ZONE 2
CONSTRUCTION CLASS: SB
CONSTRUCTION CODE: I.R.C. (LATEST U.C.C. ADOPTED EDITION)
USE GROUP: RESIDENTIAL
AREA OF ADDITION (FOOTPRINT): 112 SQ. FT.
VOLUME OF ADDITION: 4,071 CU. FT.
* AS PER NEW JERSEY UNIFORM CONSTRUCTION CODE (NJ UCC, NJAC 5:23-2.21)

SHEET INDEX

C-1	COVER SHEET / DATA/SCHEMATIC SITE PLAN / NOTES
D-1	DEMOLITION BASEMENT, FIRST AND SECOND FLOOR PLANS AND NOTES
A-1	PROPOSED BASEMENT, FIRST AND SECOND FLOOR PLAN AND LEGEND
A-2	PROPOSED FOUNDATION AND ROOF PLAN
A-3	PROPOSED ELEVATIONS
A-4	PROPOSED BUILDING SECTION AND EXISTING ELEVATIONS
E-1	PROPOSED ELECTRICAL FIRST AND SECOND FLOOR PLAN AND EXIST FLOOR PLANS

EXISTING AREA	SOIL DISTURBANCE	IMPERVIOUS COVERAGE	TOTAL
EXISTING HOME	833 SQ.FT.		833 SQ.FT.
EXIST. ASPHALT DRIVEWAY		923 SQ.FT.	923 SQ.FT.
EXISTING REAR STOOP		24 SQ.FT.	24 SQ.FT.
EXIST. CONCRETE BLOCK PATIO		442 SQ.FT.	442 SQ.FT.
EXISTING GARAGE		403 SQ.FT.	403 SQ.FT.
EXISTING FRONT PORCH		112 SQ.FT.	112 SQ.FT.
TOTAL	833 SQ.FT.	1,985 SQ.FT.	2,822 SQ.FT.

EXISTING & PROPOSE AREA	SOIL DISTURBANCE	IMPERVIOUS COVERAGE	TOTAL
PROPOSE NEW FRONT STOOP		24 SQ.FT.	24 SQ.FT.
EXISTING HOME	833 SQ.FT.		833 SQ.FT.
EXIST. ASPHALT DRIVEWAY		923 SQ.FT.	923 SQ.FT.
EXISTING REAR STOOP		24 SQ.FT.	24 SQ.FT.
EXIST. CONCRETE BLOCK PATIO		442 SQ.FT.	442 SQ.FT.
EXISTING GARAGE		403 SQ.FT.	403 SQ.FT.
EXISTING FRONT PORCH		112 SQ.FT.	112 SQ.FT.
TOTAL	833 SQ.FT.	2,015 SQ.FT.	2,848 SQ.FT.



SCHEMATIC SITE PLAN

- ED. NOTE:
- SITE PLAN IS SCHEMATIC AND MEANT ONLY TO SHOW APPROXIMATE LOCATION OF EXISTING CONDITIONS AND PROPOSED ADDITION.
 - SITE INFORMATION WAS TAKEN FROM A SURVEY BY:
RICHARD J. HINGOS, JR.
RICHARD J. HINGOS, INC. PROFESSIONAL LAND SURVEYORS
531 VALLEY ROAD P.O. BOX 43752 UPPER MONTCLAIR, NJ 07043
TEL: (732) 785-84

SCALE: 1"=20'-0"

PERMIT SET
FOR CONSTRUCTION

SUAREZ ARCHITECTURAL DRAFTING, LLC
P.O. Box 2366
LIVINGSTON, NJ
07039
(P) 201-207-5355
(F) 973-994-2673
FULLY INSURED
CAROLINA SUAREZ
PRINCIPAL
E-MAIL:
SARCHDRAFTING@GMAIL.COM

Cirangle
Architects
ARCHITECTURE, INTERIOR DESIGN
4 PLAZA NINE
MANALAPAN, N.J. 07768
(732) 303-7822

NJ License No. 10877
PA License No. RA-013290B

Project
TAMAY RESIDENTIAL
ADDITION

Lot:100 Block:125.02
Township of West Orange
Essex County, NJ 07052

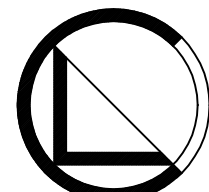
Sheet Title
COVER SHEET/DATA/
SCHEMATIC SITE PLAN/
NOTES

REVISIONS

NO.	Date	Description
1	06/19/20	SCHEMATIC PLAN A
2	09/09/20	PERMIT SET
3	12/01/20	REVISION #1
4	01/12/21	REVISION #2

Date	12/12/19	Project No.	19010
Scale		Sheet No.	
Drawn	CS		
Chkd	LSC		

C-1

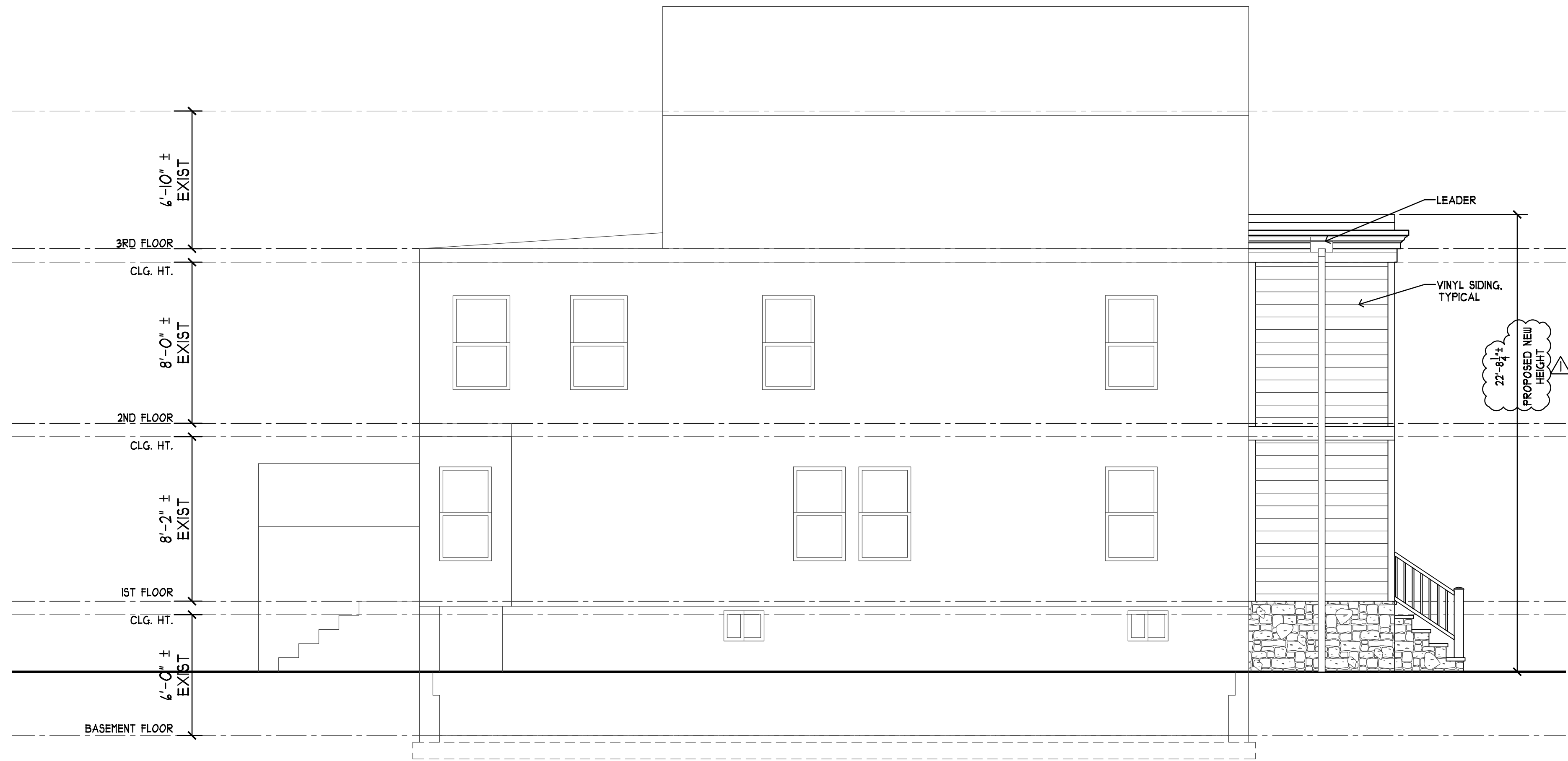


*Cirangle
Architects*
ARCHITECTURE, INTERIOR DESIGN
14 PLAZA NINE
MANALAPAN, N.J., 07726
(732) 303-7822

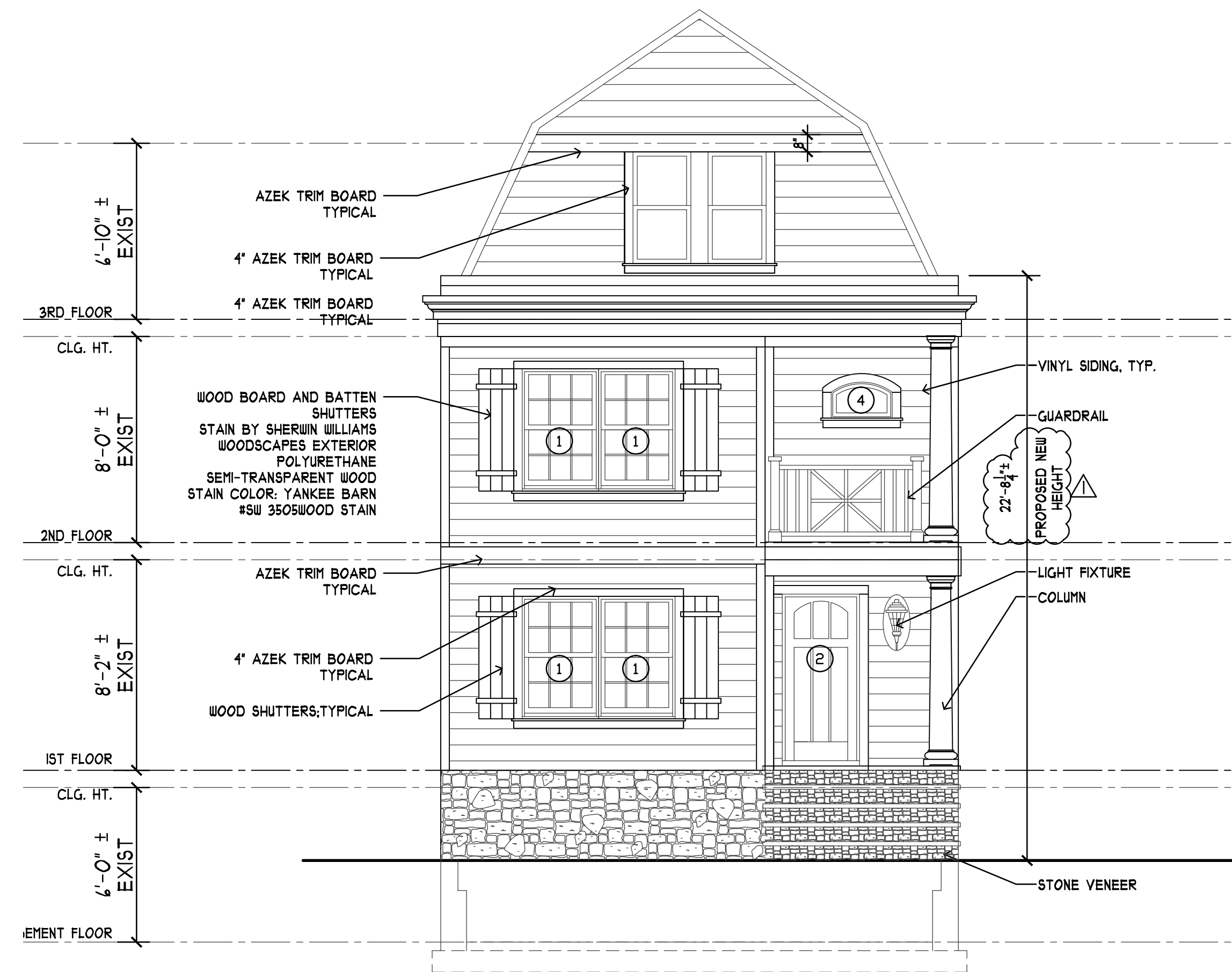
NJ License No. 10677
PA License No. RA-013290B

Project
TAMAY RESIDENTIAL
ADDITION
Lot:100 Block:125.02
Township of West Orange
Essex County, NJ 07052
Sheet Title
PROPOSED ELEVATIONS

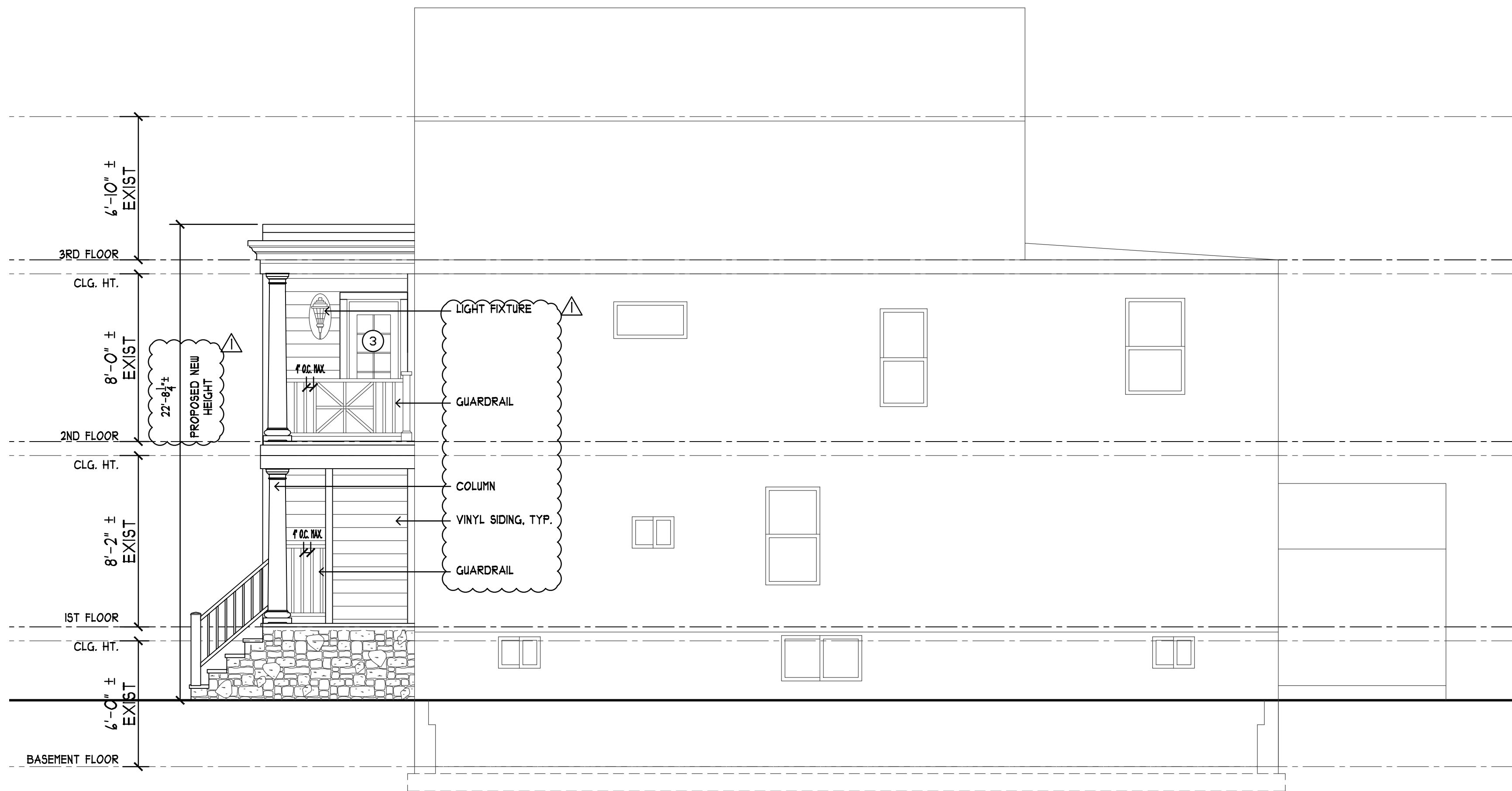
REVISIONS		
NO.	Date	Description
1	06/19/20	SCHEMATIC PLAN A
2	09/09/20	PERMIT SET
3	12/01/20	REVISION #1
Date	12/12/19	Project No. 19010
Scale		Sheet No.
Drawn	CS	A-3
Chkd	LSC	



3
A-3
PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
A-3
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

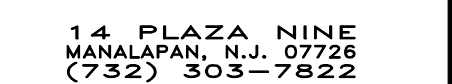


2
A-3
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PERMIT SET
FOR CONSTRUCTION



10. *Journal of the American Medical Association*, 283:1221-1226, 2000



REVISIONS

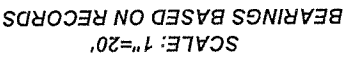
Drawn CS	$\Delta - 1$
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A-1

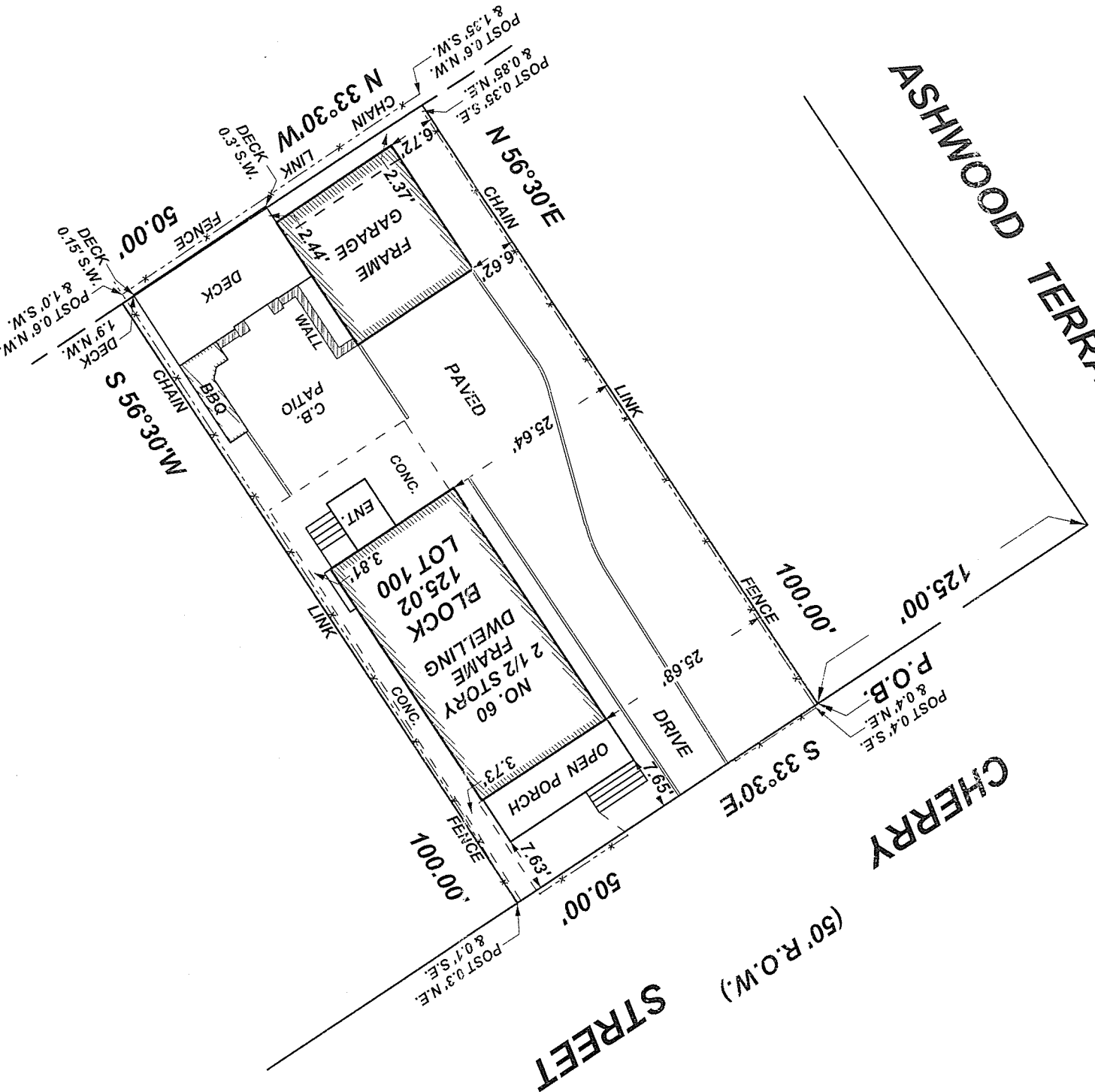
NOTES:

- (1) ALL LUMBER TO BE DOUGLAS FIR. MIN. Fb = 1250 P.S.I.
- (2) (2)X4 POST UNLESS OTHERWISE NOTED (U.O.N.)
A HEADER IS REQUIRED AT EITHER SIDE OF
A DOOR & WINDOW.
- (3) ALL HEADERS TO BE (2) 2X10 UNLESS OTHERWISE NOTED. VERIFY IN FIELD. UPGRADE AS REQUIRED.
- (4) SEE MAIN LEVEL FLOOR PLANS AND ROOF FRAMING PLANS FOR MORE INFORMATION.
- (5) — — — — — LINE DESIGNATES WOOD JOIST OR ROOF RAFTERS.
- (6) — — — — — DOUBLE LINE DESIGNATES SOFFIT ABOVE.





ASHWOOD TERRACE



CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

THIS SURVEY PREPARED ONLY FOR:

ERNESTO TAMAY

CHECKED: R.J.H.

TAX MAP: 125.02-100
SURVEY: 19-27028

OFFICE FAX: (973) 509-8802

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 358663

RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231



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
125.02	100		60 CHERRY STREET	TAMAY, ERNESTO	60 CHERRY ST	WEST ORANGE, NJ	07052

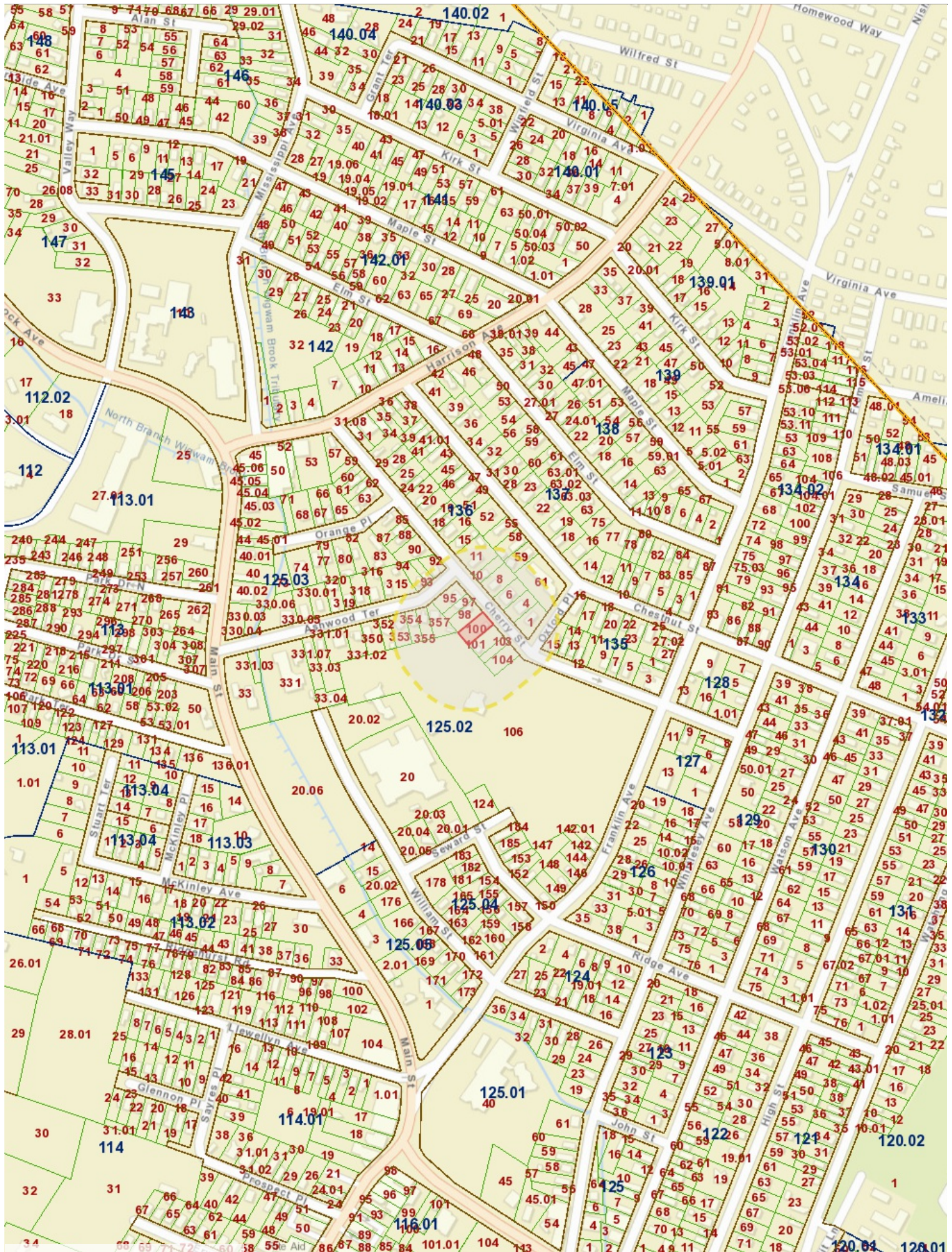
§

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

Adjoining Properties (28)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
125.02	95		70 CHERRY STREET	SHARKEY, JOHN P	70 CHERRY STREET	WEST ORANGE, NJ	07052
125.02	97		68 CHERRY STREET	BAY EAST HOLDINGS LLC	68 CHERRY STREET	WEST ORANGE, NJ	07052
125.02	98		66 CHERRY STREET	ALBARRACIN, JULIA & MARCO, VERA	66 CHERRY STREET	WEST ORANGE, NJ	07052
125.02	101		CHERRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
125.02	103		CHERRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052
125.02	104		52 CHERRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052
125.02	106		FRANKLIN & CHERRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
125.02	352		18 ASHWOOD TERRACE	SILIVANCH, ANNALISE ELIZABETH	18 ASHWOOD TER	WEST ORANGE, NJ	07052
125.02	353		16 ASHWOOD TERRACE	VELEZ, JONATHAN C & VERONICA	16 ASHWOOD TER	WEST ORANGE, NJ	07052
125.02	354		6 ASHWOOD TERRACE	PHILIPPE, MOSELAIN	6 ASHWOOD TERRACE	WEST ORANGE, N.J.	07062
125.02	355		4 ASHWOOD TERRACE	VILCACHAGUA, LORENZO A PELLEGRINI	4 ASHWOOD TERR.	WEST ORANGE, NJ	07052
125.02	357		2 ASHWOOD TERRACE	DAVIS, AKBAR & ROMONA	2 ASHWOOD TERR	WEST ORANGE, NJ	07052
125.03	92		3 ASHWOOD TERRACE	GUTIERREZ, OLFARY	3 ASHWOOD TERRACE	WEST ORANGE, NJ	07052
125.03	93		5 ASHWOOD TERRACE	LAU, JASON	5 ASHWOOD TERR.	WEST ORANGE, NJ	07052
125.03	94		7 ASHWOOD TERRACE	SMITH, SHIRLEY	7 ASHWOOD TERRACE	WEST ORANGE, NJ	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
125.03	315		15 ASHWOOD TERRACE	SMITH, LINDA	15 ASHWOOD TERRACE	WEST ORANGE, NJ	07052
135	15		47 CHERRY STREET	ANTUNES, HELDER & ELIZABETE F.	47 CHERRY STREET	WEST ORANGE, NJ	07052
136	1		53 CHERRY STREET	MERCADO, FRIEDA	53 CHERRY ST	WEST ORANGE, NJ	07052
136	4		61 CHERRY STREET	ZHU, YUN	61 CHERRY STREET	W ORANGE, NEW JERSEY	07052
136	6		63 CHERRY STREET	VAZQUEZ, DAVID & MARIA G	63 CHERRY ST	WEST ORANGE, NJ	07052
136	8		65 CHERRY STREET	MERVIL, WADNER & CHERY SAINTANIE	65 CHERRY STREET	WEST ORANGE, NJ	07052
136	10		69 CHERRY STREET	FEQUIERE, HUGHES & DANNY	69 CHERRY STREET	WEST ORANGE, NJ	07052
136	11		73 CHERRY STREET	ZUNIGA, CESAR I	73 CHERRY STREET	WEST ORANGE, NEW JERSEY	07052
136	15		79 CHERRY STREET	GARCIA, PABLO & RODRIGUEZ, DUNIA	79 CHERRY ST.	WEST ORANGE, NJ	07052
136	55		118 CHESTNUT STREET	78 HARRISON AVE, LLC,	548 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
136	58		112 CHESTNUT STREET	GOMEZ-FUNEZ, ORRIS	3 MEEKER STREET	WEST ORANGE, NJ	07052
136	59		108 CHESTNUT STREET	ARANGO, DANIS	108 CHESTNUT STREET	WEST ORANGE, NJ	07052
136	61		100 CHESTNUT STREET	CHIU, THOMAS P T + SUEY W	1 ELIZABETH AVENUE	MONROE TOWNSHIP, NJ	08831





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: 1-25-2021

BLOCK: 125.02

LOT: 100

QUAL: _____

NAME: Tamag, Ernesto

ADDRESS: 60 Cherry Street

TAXES PAID UNTIL: Jan 31, 2021

SEWER PAID: pd in Full

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

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052