

Cindy J. Boerner-Lay, Boerner-Lay Architects
6 Squire Hill Road, Long Valley, New Jersey 07853
Tel: 908-876-9694 Email: BLArchitects@Comcast.Net

PROPOSAL:

First floor:

On the First floor we plan on removing the current one story sunken family room and attached shed, located at the rear of the home, and replace it with a new Family room and small Deck/ stoop. At the front of the home we plan on opening up the existing Porch into a completely open Porch versus the current 'Sun Porch'. There are also some interior renovations that may be done now or at a later phase depending on budget. The interior renovations don't require any variances but include the possibility of bringing the Laundry up from the Basement, removing the current shower in the first floor bath. Opening up a current Bedroom to create a Dining room, and enclosing the current Living room to make an Office.

Second floor:

On the Second floor we plan on building a new Master Bedroom Suite over the new Family room addition below. We also propose 2 new dormers at the existing part of the second floor to create enough headroom to maintain a Bedroom here, and to create the Master Bathroom. Interior renovations include cutting through the existing Bedroom to create access to the new Master Suite.

General:

In general we propose all new windows, siding and roofing and possibly adding central air conditioning depending on budget. The AC condenser location is indicated on the plans, and does not require a variance.

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REASONS FOR RELIEF:

We are submitting under a C2 variance but we also fit the criteria for elements of a C1 variance as well. We need a Side yard setback and a Lot coverage variance.

1. Our lot is narrower than the required, therefore it makes it difficult to meet the side yard setback requirement. 50'0 feet wide versus 60.0' required. A 10' deficit.
 2. We have an existing nonconforming side yard setback that we are merely matching, not making any worse. In addition, this side yard setback variance is diminimus in nature, being 7.6' existing and proposed whereas 8.0' is required, a small .4' (4.8") variance.
 3. Given we are matching the existing side yard condition, we do not believe we are creating any negative affects on ours or any neighboring property. We will not be blocking the light, air or view of any neighbors any more than the current situation, nor creating any negative drainage effects, given the new addition is basically in the same place and almost the same size as the current family room to be removed.
 4. We will be improving the housing stock, upgrading the home and providing a benefit to the neighborhood of a newly finished, updated home with a more conventional room arrangement. The existing home has no dining area (not even an eat in kitchen space) has one bedroom on the first floor, and then two on the second. The current family room was a poorly constructed after thought of an addition (was probably a porch at some point.) and is very disconnected to the existing home. In addition, given the family rooms low floor level, it also has no heat, making that room unbearable half of the year. The existing home was 'poorly' renovated in the past with painted vinyl siding, unusual soffit details, outdated jalouse style windows, vinyl replacement windows and 3 tab roofing shingles (that need replacement).
 5. The lot coverage is existing nonconforming, mainly due to the pool and surround. We are only increasing our lot coverage with our new proposal by 66 sf. A small increase to greatly improve the use and look of the home/ property. 40 of that square footage is for a front path which will create a safer ingress and egress to the home. Also, as part of the proposal, we propose removing an unsightly cracked concrete area on the side of the home that connects to the existing 'attached shed' and helps keep our lot coverage increase minimal.
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West Orange Property Tax Site - Item Display

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Interest Thru 02/08/21

Block 00176 02
Lot 00007
Qualifier
Account 11277000
Name RAWLS JAMES & KWAMIA NATASHA
Location 7 MARMON TERRACE
Address 7 MARMON TERRACE
Address 46 WARREN ROAD
City/State WEST ORANGE NJ
Zip 07052
Class 2
Additional Lots
Building Description 2SF
Land Size
Zoning
Map Page 0126
Bank Code

Current Amount Due: \$3,089.00

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

Year	Due Date	Amount	Period	Paid Date	Balance
2020	02/01/2020	\$3000.00	1	12/26/2019	\$0.00
2020	05/01/2020	\$3000.00	2	04/23/2020	\$0.00
2020	08/01/2020	\$3000.00	3	08/05/2020	\$---
2020	11/01/2020	\$3355.06	4	10/29/2020	\$---
2021	02/01/2021	\$3089.00	1	//	\$---
2021	05/01/2021	\$3089.00	2	//	\$---
Total		\$			\$0.00



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
176.02	7		7 MARMON TERRACE	RAWLS, JAMES & KWAMIA NATASHA	7 MARMON TER	WEST ORANGE, NJ	07052

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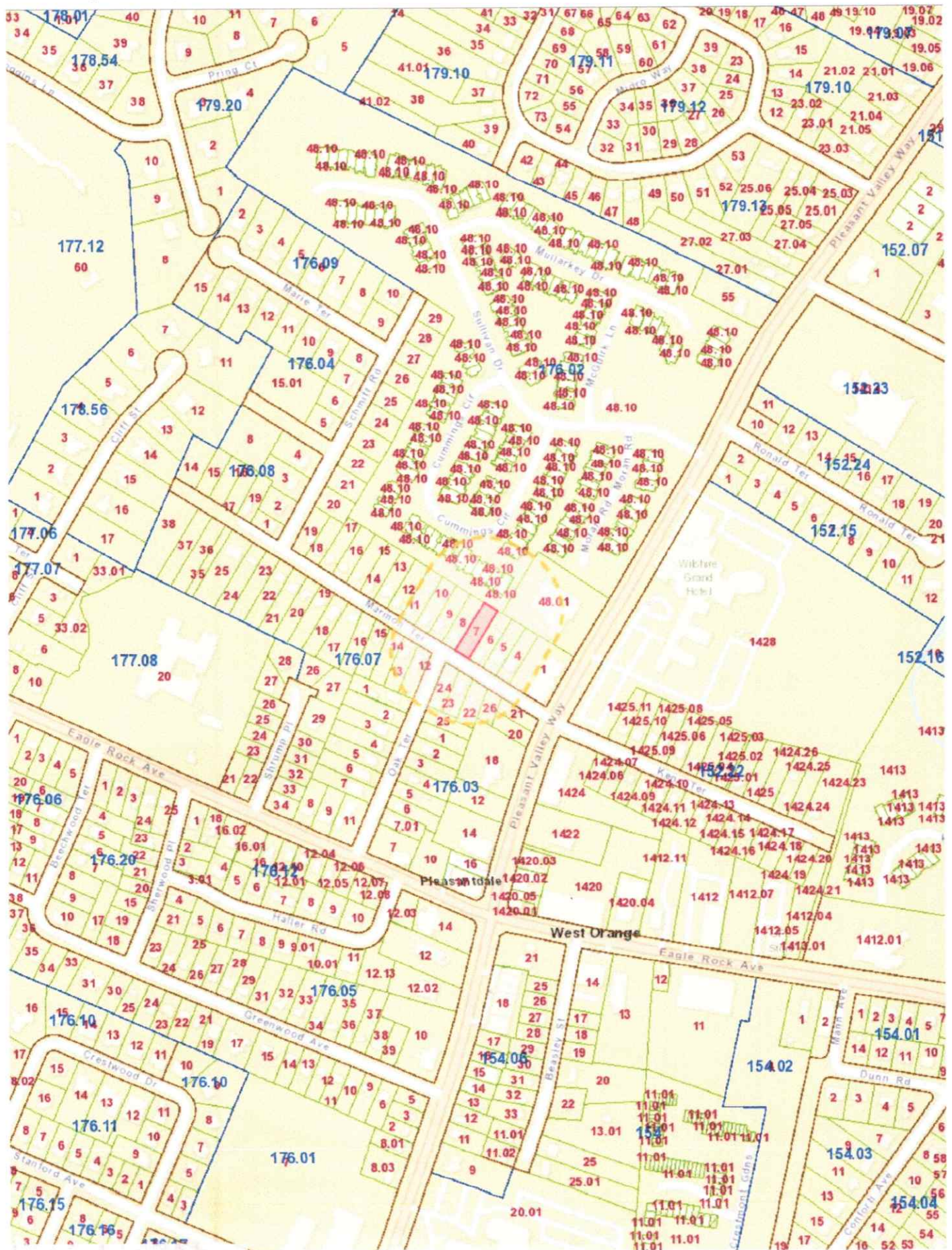
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (32)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
176.02	1		401 PLEASANT VALLEY WAY	401 PVW,	401 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
176.02	4		1 MARMON TERRACE	THE ARC OF ESSEX COUNTY, INC.	7 REGENT ST.	LIVINGSTON, N.J.	07039
176.02	5		3 MARMON TERRACE	SAVALIA, RANJAN K.	27 LORELEI ROAD	WEST ORANGE, NJ	07052
176.02	6		5 MARMON TERRACE	DOBBS, DONOVAN & LOY	5 MARMON TERRACE	WEST ORANGE, NJ	07052
176.02	8		9 MARMON TERRACE	SEETAHAL, DARREN S & NERRISHA	9 MARMON TERRACE	WEST ORANGE, N.J.	07052
176.02	9		11 MARMON TERRACE	CONTARINO, NOAH	11 MARMON TER	WEST ORANGE, NJ	07052
176.02	10		13 MARMON TERRACE	RATHORE, RANA	13 MARMON TERR.	WEST ORANGE, NJ	07052
176.02	11		15 MARMON TERRACE	MASELLI, JOHN & MICHELLE	15 MARMON TERR.	WEST ORANGE, NJ	07052
176.02	48.01		395 PLEASANT VALLEY WAY	MILESTONE REALTY LLC	27 MADISON AVE	PARAMUS, NJ	07652
176.02	48.10		PLEASANT VALLEY WAY	THE WOODLANDS	PLEASANT VALLEY WAY	WEST ORANGE NJ	07052
176.02	48.10	C0024	48 CUMMINGS CIRCLE	BLOTSKY, MINERVA WALD	48 CUMMINGS CIRCLE	W ORANGE, N.J.	07052
176.02	48.10	C0025	46 CUMMINGS CIRCLE	SMITH, MARILYN	46 CUMMINGS CIRCLE	WEST ORANGE, NJ	07052
176.02	48.10	C0026	42 CUMMINGS CIRCLE	MOSES-ZIRKES, NEIL (TRUSTEE)	42 CUMMINGS CIRCLE	WEST ORANGE, NJ	07052
176.02	48.10	C0027	40 CUMMINGS CIRCLE	LEVITAN, SHIRLEY	40 CUMMINGS CIRCLE	WEST ORANGE NJ	07052
176.02	48.10	C0028	38 CUMMINGS CIRCLE	WISE, AARON & GENEVIEVE	38 CUMMINGS CIR	WEST ORANGE, NJ	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
176.02	48.10	C0029	36 CUMMINGS CIRCLE	POE, DONALD P. & SHARON	36 CUMMINGS CIRCLE	WEST ORANGE, N.J.	07052
176.02	48.10	C0030	34 CUMMINGS CIRCLE	SIEGEL, MICHAEL & CAROL	34 CUMMINGS CIRCLE	WEST ORANGE, N.J.	07052
176.02	48.10	C0031	32 CUMMINGS CIRCLE	RIEMER, GARY & ROSALIE	32 CUMMINGS CIRCLE	WEST ORANGE, NEW JERSEY	07052
176.02	48.10	C0054	26 CUMMINGS CIRCLE	LIEBMAN, LAWRENCE & JANE YAFFA	26 CUMMINGS CIRCLE	WEST ORANGE NJ	07052
176.02	48.10	C0055	24 CUMMINGS CIRCLE	DENBURG, RICHARD & MELANIE	24 CUMMINGS CIRCLE	WEST ORANGE, N.J.	07052
176.03	18		425 PLEASANT VALLEY WAY	COMMERCE BANK %ACCTS PAYABLE	1701 ROUTE 70 EAST	CHERRY HILL, NEW JERSEY	08003
176.03	20		417 PLEASANT VALLEY WAY	COMMERCE BANK/NORTH	1100 LAKE STREET	RAMSEY, NJ	07446
176.03	21		413 PLEASANT VALLEY WAY	COMMERCE BANK/NORTH	1100 LAKE STREET	RAMSEY, NJ	07446
176.03	22		4 MARMON TERRACE	BERCY, MARGARETTE	4 MARMON TERRACE	WEST ORANGE, N.J.	07052
176.03	23		6 MARMON TERRACE	LA FALCE, R & S INTORELLA	36 ELMWOOD ROAD	VERONA, N.J.	07044
176.03	24		8 MARMON TERRACE	GIBSON, JULIE	8 MARMON TERRACE	WEST ORANGE, NJ	07052
176.03	25		2 OAK TERRACE	RUCKO, SAM	2 OAK TERRACE	WEST ORANGE, N.J.	07052
176.03	26		2 MARMON TERRACE	RT CAPITAL GROUP LLC,	2035 HARDING ST, #200	HOLLYWOOD, FL	33020
176.07	1		1 OAK TERRACE	MCCURRIE, MATTHEW R & CIRINCIONE, T	1 OAK TERRACE	WEST ORANGE, NJ	07052
176.07	12		10 MARMON TERRACE	NERETIC, ALEX & CHRISTINA D REYES	10 MARMON TERR	WEST ORANGE, NJ	07052
176.07	13		12 MARMON TERRACE	GROMEK, EVE	12 MARMON TERR	WEST ORANGE, NJ	07052
176.07	14		14 MARMON TERRACE	IRIZARRY, DIADEL & MILDRED	14 MARMON TERRACE	WEST ORANGE, N.J.	07052

Buffer Report - Map



**Request for Taxpayer
Identification Number and Certification**

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

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

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

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member 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.)
46 Worn Road

6 City, state, and ZIP code
West Orange NJ 07052

7 List account number(s) here (optional)

8 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 Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
371-86-1798

OR
Employer identification number
_____-_____-_____-_____-_____-_____-_____-_____-

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 on page 3.

Sign Here Signature of U.S. person ▶ [Signature] Date ▶ 2/08/2021

General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

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?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.