

WILLIAM C. SULLIVAN, JR. | Counsel

wsullivan@sh-law.com

Direct Phone: 201-896-7215

PB-20-03

December 23, 2020

BY EMAIL AND HAND DELIVERY

Sean McCauley
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

DEC 24 2020

W.O. PLANNING DEPT.

Re: Mixed Use Redevelopment
8-10, 18 Central Avenue
Block 9, Lots 32 and 36
Central Valley Corridor Redevelopment Area
Our File No.: 10578.2000

Dear Mr. McCauley:

Please accept the following on behalf of The Alpert Group, LLC in support of an application for Planning Board approval of a mixed use redevelopment project to be located at Block 9, Lots 32 and 36 on Central Avenue, in the Central Valley Corridor Redevelopment Area. This project is the most recent phase in the redevelopment of the Central Valley Corridor, which has already resulted in the transformation of that area through the remediation of contamination, stream restoration and the construction of high quality residential development in Orange and West Orange. The application submitted here includes the construction of 94 residential units and amenity space, as well as 3,640 square feet of commercial space on the first floor, on property formerly known as the Selecto-Flash and Biddleman properties.

In support of this application, enclosed please find an electronic submission and five (5) paper copies of the following documents:

1. Planning Board Application for variances and site plan approval;
2. Boundary and Topographic Survey prepared and signed by Frank J. Barlowski, P.L.S. and dated May 21, 2020;

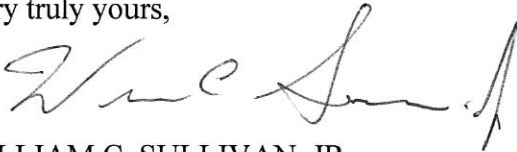
3. Site plan package entitled "Preliminary and Final Major Site Plan, Proposed Mixed-Use Development, Alpert Group, LLC, Block 9, Lots 32 and 36 - 8-10 18 Central Avenue, Township of West Orange, Essex County, New Jersey" prepared and signed by Sean M. Savage, P.E., dated December 16, 2020 (15 sheets);
4. Architecture plans prepared by Kitchen and Associates and signed by Steve Schoch, R.A. dated December 16, 2020 (5 sheets);
5. List of property owners within 200 feet of the subject property, in the Township of West Orange (list from City of Orange Township to follow);
6. Proof of taxes paid (exempt)
7. Site plan checklist;
8. W-9 Form; and
9. Stormwater Management Report prepared and signed by Sean M. Savage, P.E., dated December 16, 2020.

Please advise of the amount of the applicable fees and escrow and we will promptly provide checks.

Please review the enclosed and contact us at your earliest opportunity to advise regarding application completeness.

Thank you for your consideration.

Very truly yours,



WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Joseph Alpert
Sean Savage
Steve Schoch

Full Legal Name: The Alpert Group, LLC
(Last) (First)

Mailing Address: 1 Parker Plaza, Fort Lee, NJ 07605
(Street) (City) (State) (Zip)

Telephone Number: (201) 886-7800 Email: JAlpert884@aol.com

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

Owner's Name: Township of West Orange
Address: 66 Main Street, West Orange, NJ 07052
Telephone Number: (973) 325-4100 Email: llepore@westorange.org

W.O. PLANNING DEPT.

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: Plan Bulk Standards; Proposed: Height; Description: 5 stories/55ft req; 5 stories/67ft proposed
Section: "; Proposed: Non-buildable area; Description: 20% min; 14.3% proposed
Section: "; Proposed: Min Unit size; Description: 750sf req; 686 sf proposed
Section: "; Proposed: Min Landscape Buffer; Description: 5ft req; 4 ft proposed along Lot 11.01

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.)

Mixed use project with 94 residences, 1223 sf of amenity, 3640 sf of commercial space and related infrastructure

The property is 83,932 (square feet); 1.93 (acres)

Impervious Surface Coverage: Present: 70,705sf; Proposed: 71,597sf

Building Coverage: Present: 40,783sf; Proposed: 21,396sf

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: William C. Sullivan, Jr., Scarinci Hollenbeck

Telephone Number: (201) 896-7215 Email: wsullivan@sh-law.com

Address: 1100 Valley Brook Avenue, Lyndhurst, NJ 07071

APPLICANT'S ENGINEER: Sean Savage, P.E., Matrix New World Engineering

Telephone Number: (973) 295-3604 Email: ssavage@matrixnewworld.com

Address: 442 State Route 35, Eatontown, NJ 07724

APPLICANT'S ARCHITECT: Mary M. Johannesen, AIA, Kitchen and Associates

Telephone Number: (856) 854-1880 Email: mjohannesen@kitchenandassociates.com

Address: 756 Haddon Avenue, Collingswood, NJ 08108

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
Preliminary and Final Major Site Plan Package	Sean Savage, P.E.	December 16, 2020
Architectural Plans	Steve Schoch, R.A.	December 16, 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.

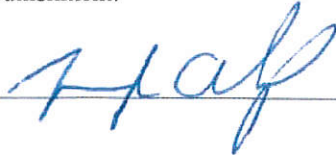
J. VERIFICATION AND AUTHORIZATION

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: _____



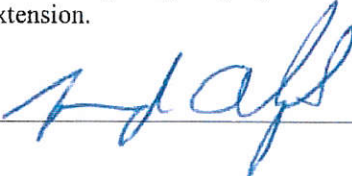
Date: _____

12/22/20

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.

Applicant's Signature: _____



Date: _____

12/22/20

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at _____
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) _____;
Lot(s) 32, 36 on the Tax Map of Twnshp of West Orange 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: _____

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.

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SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

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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: _____

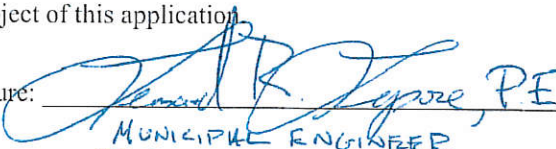
CONTINUANCE

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 statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____ Date: _____

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 66 Main Street, West Orange
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) 9;
Lot(s) 32, 36 on the Tax Map of Twnshp of West Orange 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:  PE Date: DECEMBER 22, 2020

MUNICIPAL ENGINEER
DIRECTOR OF PUBLIC WORKS

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.

**The Alpert Group, LLC
Central Avenue Redevelopment
8-10, 18 Central Avenue
Block 9, Lots 32 and 36**

PROPOSAL

The Applicant proposes to construct a mixed use development as the next phase of the Central Avenue redevelopment effort undertaken by this Applicant for more than ten (10) years, resulting in the highly successful development of high-quality residential buildings in the City of Orange Township and the Township of West Orange. The current application seeks approval to construct a building including 94 residential units, approximately 1,223 square feet of amenity space, and 3,640 square feet of commercial space on the first floor, as well as parking and other related infrastructure. The proposed building will be five stories in height, 67 feet tall and has been designed to be in character with the adjacent building previously approved by this Board.

REASONS FOR RELIEF

At the hearing on this application, the Applicant will present the testimony of a professional planner who will demonstrate that this application satisfies the applicable legal criteria for the relief requested. By way of introduction to that testimony, the Applicant provides the following. The Applicant requests preliminary and final site plan approval and four (4) variances from the Bulk Standards set forth in the Central Valley Corridor Redevelopment Plan, as follows:

- Height, in that the Plan provides for a maximum height of 5 stories/55 feet and the Applicant proposes a building that is 5 stories/67 feet.
- Non-buildable area, in that the Plan provides for 20% minimum set aside of non-buildable area where the Applicant proposes a non-buildable area of 14.3%.
- Minimum unit size, in that the Plan calls for a minimum unit size of 750 square feet whereas 49 one-bedroom units in the proposed building do not meet that minimum threshold because those units have an area of 686 square feet;
- Minimum landscape buffer, in that the Plan calls for a minimum 5-foot wide landscape buffer and the Applicant is proposing a 3.5-foot wide landscape buffer along Lot 11.01 and a 4.5 wide buffer along Lots 23 – 27.

The height relief requested can be justified under the (c)(1) and the (c)(2) criteria, pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2). The building height to the roof surface is only 56 feet 7 inches, or only 1 foot 7 inches higher than permitted. However, roof slopes and parapets to improve drainage and desirable architectural features at the entrance encouraged by the Redevelopment Plan cause the overall height to be 67 feet. The strict application of the height limit in the Plan would result in peculiar and exceptional practical difficulties or exceptional undue hardship. The large majority of the property in question is located in the flood hazard area of the East Branch of the Rahway River. Flood hazard area regulations impose strict requirements in

terms of minimum elevations of the building, parking, and property ingress and egress. These requirements result in raising the building out of the ground, increasing the height. The benefits of providing the increased height, including compliance with flood hazard area regulatory requirements and providing a quality mixed use project outweigh any detriments from providing the additional height proposed. Granting this relief will not be substantially detrimental to the public good and will not substantially impair the intent or purpose of the Redevelopment Plan or Zoning Ordinance. The height of the building is not out of character with the adjacent building approved by this Board and there are sufficient setbacks to mitigate the impact of the additional height.

With respect to the variance for non-buildable area, the Applicant is providing over 14% of the property as non-buildable area, although the Plan calls for a minimum of 20%. This relief can be justified under the (c)(2) criteria because the benefits of providing additional public parking for members of the community, an important contribution of the project to this neighborhood, as well as benefits of redeveloping this contaminated site and introducing proper stormwater management, outweigh the detriments of less than required non-buildable area

The minimum landscape buffer variance relief is only related to a buffer adjacent to residential uses. The relief sought here is de minimis in that the Applicant is only seeking relief for a one foot deviation along Lot 11.01.

The minimum unit size variance is justified because these one-bedroom units have been carefully designed to comfortably accommodate an eat-in kitchen, living area, bedroom, bathroom, closet storage and a washer/dryer. By sizing the units as proposed, the project is able to keep the building footprint small enough to accommodate the community parking, as well as include the first floor commercial retail, the first time commercial space is being included in the Central Avenue redevelopment and further enhancing the progress being made in this neighborhood.

These reasons and more will be addressed by Applicant's professional planner in their report and at the hearing.

**The Alpert Group, LLC
Central Avenue Redevelopment
8-10, 18 Central Avenue
Block 9, Lots 32 and 36**

List of Required Approvals

Township of West Orange Planning Board

1. Variances and Site Plan Approval.
2. Hudson-Essex-Passaic Soil Conservation District Approval.
3. Essex County Planning Board Approval.
4. New Jersey Department of Environmental Protection Water Main Extension Approval.
5. New Jersey Department of Environmental Protection Treatment Works Approval.
6. New Jersey Department of Environmental Protection Individual Permit Under the Flood Hazard Area Control Act.



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	ZipCode
9	32		8-10 CENTRAL AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
9	36		18 CENTRAL AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052

§

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

Adjoining Properties (52)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
6	24.02		548 VALLEY ROAD	QURESHI, SHAHID & SHAFaq QAZI	548 VALLEY ROAD	WEST ORANGE, NJ	07052
6	24.03		546 VALLEY ROAD	MEGARGEE, JEFFREY + LINDA	1 PARK AVENUE	WYCKOFF, NJ	07481
6	25		544 VALLEY ROAD	RUSO, LINDA	337 VALLEY VIEW CIRCLE	FREEHOLD, NJ	07728
6	26		40 MITCHELL STREET	CURCIO, JOSEPH & CARLA	499 CENTRE STREET	NUTLEY, NJ	07110
6	26.01		42 MITCHELL STREET	VOGMAN, GRIGORY G.	42 MITCHELL STREET	WEST ORANGE, NJ	07052
6	28		38 MITCHELL STREET	HUMALA, MANUEL H & PALAGUACHI, LUIS	38 MITCHELL ST.	WEST ORANGE, NJ	07052
6	29		36 MITCHELL STREET	36 MITCHELL STREET ASSOC, LLC	31 CROSS STREET	WEST ORANGE, NJ	07052
6	30		5 TOMPKINS STREET	BARRETT, CODY	7 TOMPKINS STREET	WEST ORANGE, N.J.	07052
6	30.01		1 TOMPKINS STREET	TSILIKOS, GEORGE	P.O. BOX 1043	DENVILLE, NEW JERSEY	07834
6	30.02		3 TOMPKINS STREET	SWIFT, WALEED J	1126 E FRONT STREET	PLAINFIELD, NJ	07062
6	30.03		7 TOMPKINS STREET	BARRETT, CODY (EST OF)	7 TOMPKINS ST.	WEST ORANGE, NJ	07052
6	32		TOMPKINS STREET	TOMPKINS STREET DEVELOPMENT	TOMPKINS STREET	WEST ORANGE, NJ	07052
6	32	C0001	9 TOMPKINS STREET	DAWNUI, DESMOND N & BOU-CHEDID, MARTHA	9 TOMPKINS STREET	WEST ORANGE, NJ	07052
7	21		10 TOMPKINS STREET	VERDERAMO, RALPH, JR & CAROLYN	10 TOMPKINS ST.	WEST ORANGE, N.J.	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
7	22		4 TOMPKINS STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE N J	07052
7	25		12 MITCHELL STREET	AREVALO, OSWALDO P & ROSA M	12 MITCHELL ST	WEST ORANGE, NJ	07052
7	26		10 MITCHELL STREET	STOCKMAN ASSOC%RPM MANAGEMENT	77 PARK STREET	MONTCLAIR,N.J.	07042
8	20.01		STOCKMAN STREET-REAR	THE PEARL CO. LLC	341 SOUTH JEFFERSON STR.	ORANGE, NJ	07050
8	20.02		STOCKMAN STREET	THE PEARL CO. LLC	341 SOUTH JERFFERSON ST	ORANGE, NJ	07050
8	24		8 MITCHELL STREET	US BANK TRUST (TR),	13801 WIRELESS WAY	OKLAHOMA CITY,OK	73134
8	25		6 MITCHELL STREET	NAMUR, MORIZ	43 JEFFERSON STREET	NEWARK, NJ	07105
8	26		2 MITCHELL STREET	THE PEARL CO. LLC	341 SOUTH JEFFERSON ST	ORANGE, NJ	07050
9	1.01		CENTRAL AVENUE	VALLEY ROAD RESIDENTIAL URBAN	1 PARKER PLAZA #6	FORT LEE, NJ	07024
9	11		33 MITCHELL STREET	CORREA, ARNALDO JOUBERT & RAQUEL	33 MITCHELL ST	WEST ORANGE, NJ	07052
9	11.01		25 MITCHELL STREET	MONTESDEOCA, GERMAN & GRACIELA	25 MITCHELL STREET	WEST ORANGE, NEW JERSRY	07052
9	11.02		29 MITCHELL STREET	DENNIS, ANTHONY	29 MITCHELL ST.	WEST ORANGE, NJ	07052
9	11.03		27 MITCHELL STREET	DEZAO, JAMES	14 COUNTRY BROOK RD	MONTVILLE NJ	99999
9	11.04		31 MITCHELL STREET	IACOVO,SALVATORE + JOAN	72 MT. PLEASANT AVENUE	EAST HANOVER, NEW JERSEY	07936
9	17		35 MITCHELL STREET	RAMIREZ, GERARDO & PECORA,DEANNA	35 MITCHELL STREET	WEST ORANGE, N. J.	07052
9	18		41 MITCHELL STREET	DEFINIS, CARMELLA	2 LINDEN AVE	WEST ORANGE, NJ	07052
9	18.01		43 MITCHELL STREET	VELIZ, HONORATO	43 MITCHELL STREET	WEST ORANGE, NJ	07052
9	21		540 VALLEY ROAD	DURAN & VERA LLC	1314 BARBARA AVENUE	UNION, NJ	07083
9	23		532 VALLEY ROAD	STREETWISE, LLC	739 EDWARDS RD	PARSIPPANY, NJ	07054
9	25		530 VALLEY ROAD	ARTHUR, KELLY	2408 RICHMOND STREET	SCOTCH PLAINS, NJ	07076
9	26		528 VALLEY ROAD	KINLOCH, ZAKIYYAH ELIZABETH	528 VALLEY RD	WEST ORANGE, NJ	07052
9	27		526 VALLEY ROAD	AWOFESOB, ELIZABETH	526 VALLEY ROAD	WEST ORANGE, N. J.	07052
9	28		2 CENTRAL AVENUE	JHM REAL ESTATE, LLC.	92 BELL STREET	ORANGE, NJ	07050
10	1		17-33 CENTRAL AVENUE	MIDATLANTIC REALTY ASOCIATES LLC	21 CENTRAL AVE	WEST ORANGE, NJ	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
10	1.01		5 CENTRAL AVENUE	5 CENTRAL MANAGEMENT,LLC	26 SOUTH VALLEY RD	WEST ORANGE,NJ	07052
10	1.10		15 CENTRAL AVENUE	OCHS FAMILY ASSOC., L.P.	19 TALL LIMBER DRIVE	MORRRISTOWN, NEW JERSEY	07960
10	19		516 VALLEY ROAD	HRG SHAW LLC	8471 ABINGTON CIR #1112	NAPLES, FL	34108
25	1		511 VALLEY ROAD	SERRANO, MARIA	511 VALLEY RD	WEST ORANGE, NJ	07052
25	2		515 VALLEY ROAD	LEFF AND LINK,	515 VALLEY ROAD	WEST ORANGE,NJ.	07052
25	4		519 VALLEY ROAD	BOYER, JEAN ADRIEN & GINETTE	519 VALLEY ROAD	WEST ORANGE, NJ	07052
25	5		521 VALLEY ROAD	WILLIAMS, RENEE	521 VALLEY ROAD	WEST ORANGE, NJ	07052
25	6		523 VALLEY ROAD	RODRIGUEZ, TIMOTHY C & ARYANNA E	523 VALLEY ROAD	WEST ORANGE, NJ	07052
26	1		527 VALLEY ROAD	SHIVDAT, JOHN A.	527 VALLEY ROAD	WEST ORANGE, NJ	07052
26	2		529 VALLEY ROAD	SUDAMA, NADINE RESHMA & JAICHAND	529 VALLEY ROAD	WEST ORANGE, NJ	07052
26	3		531 VALLEY ROAD	WALDRON VALLEY, LLC%MARY PAT BOGART	35 OAKWOOD AVENUE	GLEN RIDGE, NJ	07028
26	4		533 VALLEY ROAD	GASS, BERNICE	533 VALLEY ROAD	WEST ORANGE, NJ	07052
26	5.01		535 VALLEY ROAD	MONTUMA, PAUL	535 VALLEY RD.	WEST ORANGE, N.J.	07052
26	5.02		545 VALLEY ROAD	GAO REALTY, LLC	545 VALLEY ROAD	WEST ORANGE, NJ	07052





West Orange Property Tax Site - Item Display

[Back to Landing Page](#)

[Back to Main Page \(Start a New Search\)](#)

[Back to Search Results](#)

Interest Thru 12/22/20

Block 00009
Lot 00032
Qualifier
Account 00268000
Name TOWNSHIP OF WEST ORANGE
Location 8-10 CENTRAL AVENUE
Address 8-10 CENTRAL AVENUE
Address 66 MAIN STREET
City/State WEST ORANGE NJ
Zip 07052
Class 15C
Additional Lots
Building Description 2SRC
Land Size
Zoning
Map Page 0023
Bank Code
Current Amount Due: \$0.00

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

Year	Due Date	Amount	Period	Paid Date	Balance
2019	02/01/2019	\$4787.00	1	10/18/2018	\$0.00
2019	05/01/2019	\$4787.00	2	10/18/2018	\$0.00
2019	08/01/2019	\$5112.00	3	06/18/2019	\$0.00
2019	11/01/2019	\$5045.46	4	10/09/2019	\$0.00
2020	02/01/2020	\$0.00	1	06/02/2020	\$0.00
2020	05/01/2020	\$0.00	2	06/02/2020	\$0.00
Total		\$			\$0.00



West Orange Property Tax Site - Item Display

[Back to Landing Page](#)[Back to Main Page \(Start a New Search\)](#)[Back to Search Results](#)

Interest Thru 12/22/20

Block 00009
Lot 00036
Qualifier
Account 00269000
Name TOWNSHIP OF WEST ORANGE
Location 18 CENTRAL AVENUE
Address 18 CENTRAL AVENUE
Address 66 MAIN STREET
City/State WEST ORANGE NJ
Zip 07052
Class 15C
Additional Lots
Building Description 5-3SB-2G
Land Size
Zoning
Map Page 0023
Bank Code
Current Amount Due: \$0.00

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

Year	Due Date	Amount	Period	Paid Date	Balance
Total		\$			\$0

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT: *The Alpert Group*

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 Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan					
					Preliminary	Final	Preliminary	Final				
1. PROJECT-PLAT INFORMATION												
1. Item:	Name, address of owner and applicant.	X	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	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	X	
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'	X	X	X	X	X	X	X	X	X	X	
Comment: Describes setting, may be less detailed in pre-application-concept plan and GDP stages.												
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.	X	X	X	X	X	X	X	X	X	X	
Comment: Schedule may be less detailed in pre-application-concept plan stages.												
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	X	X	
7. Item:	Proof that taxes are current.	X	X	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	X	X	
9. Item:	Appropriate certification blocks as required by Map Filing Law.	X	X	X	X	X	X	X	X	X	X	
10. Item:	Monumentation as specified by Map Filing Law	X	X	X	X	X	X	X	X	X	X	
Comment: Monumentation required only for final subdivision.												
11. Item:	Date of current property survey.	X	X	X	X	X	X	X	X	X	X	
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.												

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Item Number	Description	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				
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			
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		
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		N/A	
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	
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	
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	
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	
19. <u>Item:</u> All proposed lot lines and area of lots in square feet.			X	X		X	X		X	X		X	
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	
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	
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		N/A	

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				Preliminary	Final	Preliminary	Final					
23. Item: List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. #			X		X		X	X				
24. Item: List of variances required or requested. # <u>Comment:</u> Basic planning information.				X	X	X	X	X	X			
25. Item: Requested or obtained design waivers or exceptions. # <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			
26. Item: Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.		X		X	X	X	X	X	X			
27. Item: 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			
28. Item: 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			
29. Item: 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			
30. Item: 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					N/A			

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			Subdivision	Site Plan	General Development 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			

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38.	<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	X		
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X	NA		
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			NA		
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		

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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	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	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	X		
51. <u>Item</u> : Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.				X				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	X	X		

€ 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.

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