

WILLIAM C. SULLIVAN, JR. | Counsel

wsullivan@sh-law.com

Direct Phone: 201-896-7215

April 1, 2021

BY EMAIL AND HAND DELIVERY

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

Re: Affordable Housing Development
20 Tompkins Street
Block 6, Lot 36.01
Our File No.: 10578.2000

Dear Mr. McCauley:

Please accept the following on behalf of Tompkins Street Apartments Urban Renewal, LLC in support of an application for Planning Board approval of a seventeen-unit affordable housing building to be located at 20 Tompkins Street, Block 6, Lot 36.01. This project is separate from but related to the mixed use development application under Board review for 8-10, 18 Central Avenue.

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 September 14, 2020;
3. Site plan package entitled "Preliminary and Final Major Site Plan, Tompkins Street Apartments, Alpert Group, LLC, Block 6, Lot 36.01 – 20 Tompkins Street, Township of West Orange, Essex County, New Jersey" prepared and signed by Sean M. Savage, P.E., dated March 12, 2021 (10 sheets);

4. Architecture plans entitled "Tompkins Street Apartments, 20 Tompkins Street (Block 6, Lot 36.01, West Orange, NJ 07052", prepared by Kitchen and Associates and signed by Stephen L. Schoch, R.A. dated March 10, 2021 (2 sheets);
5. List of property owners within 200 feet of the subject property, in the Township of West Orange;
6. Proof of taxes paid (exempt)
7. Site plan checklist; and
8. W-9 Form

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

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

A. APPLICANT INFORMATION

Full Legal Name: Tompkins Street Apartments Urban Renewal, 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

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: Township of West Orange
Address: 66 Main Street, West Orange, NJ 07052
Telephone Number: (973) 325-7100 Email: llepore@westorange.org

C. PROPERTY INFORMATION

Street Address: 20 Tompkins Street
Block Number(s): 6; Lot Number(s): 36.01;
Tax Plate: 21; Zone of Property: R-M
The location of the property is approximately 200 feet from the intersection of Tompkins Street
and Mitchell Street (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 Table ; Proposed: Height ; Description: 2.5 stories/35ft req; 3 stories/38ft proposed
Section: " ; Proposed: Building coverage ; Description: 40% max; 45.3% proposed
Section: " ; Proposed: Lot Coverage ; Description: 55%max; 57.9% proposed
Section: " ; Proposed: Rear Yard Setback ; Description: 30 ft min.; 13.9 ft proposed. See Rider for additional variance.

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.)

Seventeen residential units and 700 sf of management space

The property is 14,787.39 (square feet); 0.34 (acres)

Impervious Surface Coverage: Present: 0% ; Proposed: 57.9%

Building Coverage: Present: 0% ; Proposed: 45.3%

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: () _____ 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: () _____ Email: ssavage@matrixnewworld.com

Address: 442 State Route 35, Eatontown, NJ 07724

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

Telephone Number: () _____ Email: mjohannesen@kitchenandassociates.com

Address: 756 Haddon Avenue, Collingswood, NJ 08108

APPLICANT'S PLANNER: To be identified

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.	March 12, 2021
Architectural Plans	Steve Schoch, R.A.	March 10, 2021

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.

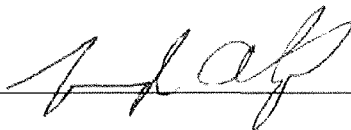
J. VERIFICATION AND AUTHORIZATION

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: _____



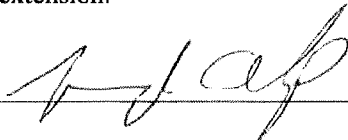
Date: _____

3/17/21

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: _____

3/17/21

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) 6;
Lot(s) 36.01 on the Tax Map of Township 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.

Rider

The following variances are requested:

1. Section 25-7.1

Table	Height	2.5 Stories/35 feet maximum; 3 stories/38 feet proposed.
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2. Section 25-7.1

Table	Building Coverage	40% maximum; 45.3% proposed
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3. Section 25-7.1

Table	Lot Coverage	55% maximum: 57.9% proposed
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4. Section 25-7.1

Table	Rear Yard Setback	30 feet minimum; 13.9 feet proposed
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5. Section 25-7.1

Table	Parking	35 spaces required; 0 spaces proposed on site.
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**TOWNSHIP OF WEST ORANGE
PLANNING BOARD APPLICATION
TOMPKINS STREET APARTMENTS URBAN RENEWAL, LLC
20 Tompkins Street
Block 6, Lot 36.01**

PROPOSAL

By this Application, Tompkins Street Apartments Urban Renewal, LLC (the “Applicant”) seeks preliminary and final site plan approval and certain bulk variances to construct 17 low and moderate income apartments at 20 Tompkins Street. The property is currently a vacant lot and is located approximately one-half block from Mitchell Street, where there is an entrance to the site bordering Mitchell and Central Avenue where the Applicant is constructing a mixed use redevelopment project. On the side of the parking lot facing Mitchell Street, parking spaces will be reserved for the residents of 20 Tompkins Street. The proposed building will be attractive and will contain the same interior finishes and other elements consistent with the market rate units being constructed in the Central Avenue redevelopment project.

REASONS FOR RELIEF

The Applicant seeks the following relief, in addition to preliminary and final site plan approval:

Section 25-7.1 Table - Height - 2.5 stories/35 feet maximum permitted; 3 stories/38 feet proposed.

Section 25-7.1 Table - Building Coverage - 40% maximum permitted; 45.3% proposed.

Section 25-7.1 Table - Lot Coverage - 55% maximum permitted; 57.9% proposed.

Section 25-7.1 Table - Rear Yard Setback - 30 foot minimum required; 13.9 feet proposed.

Section 25-7.1 Table - Parking - 35 spaces required - zero spaces provided onsite, but spaces are provided at nearby lot on Mitchell Street.

The planning justification for these variances will be provided in a planning report and testimony from a licensed professional planner. In summary, the height variance seeks only a three foot deviation from the maximum permitted and the building coverage and lot coverage variances seek relief for de minimis additional coverage beyond that permitted by the Ordinance. The rear yard setback variance is justified by the fact that many of the properties to the rear of this property are commercial and industrial in nature and the Applicant wants to maintain a similar setback with the residential properties to its north and south.

With respect to the parking variance, parking is permitted on the street, but more importantly, spaces in the parking lot of the mixed use development proposed on Central Avenue, and more specifically the portion of the parking lot located on Mitchell Street, will be reserved for residents of this building. The benefits of granting this relief, including providing affordable housing opportunities in the Township, outweigh any detriments from the relatively minor bulk variances and the fact that the parking spaces will not be provided on-site.



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
6	36.01		TOMPKINS STREET	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.

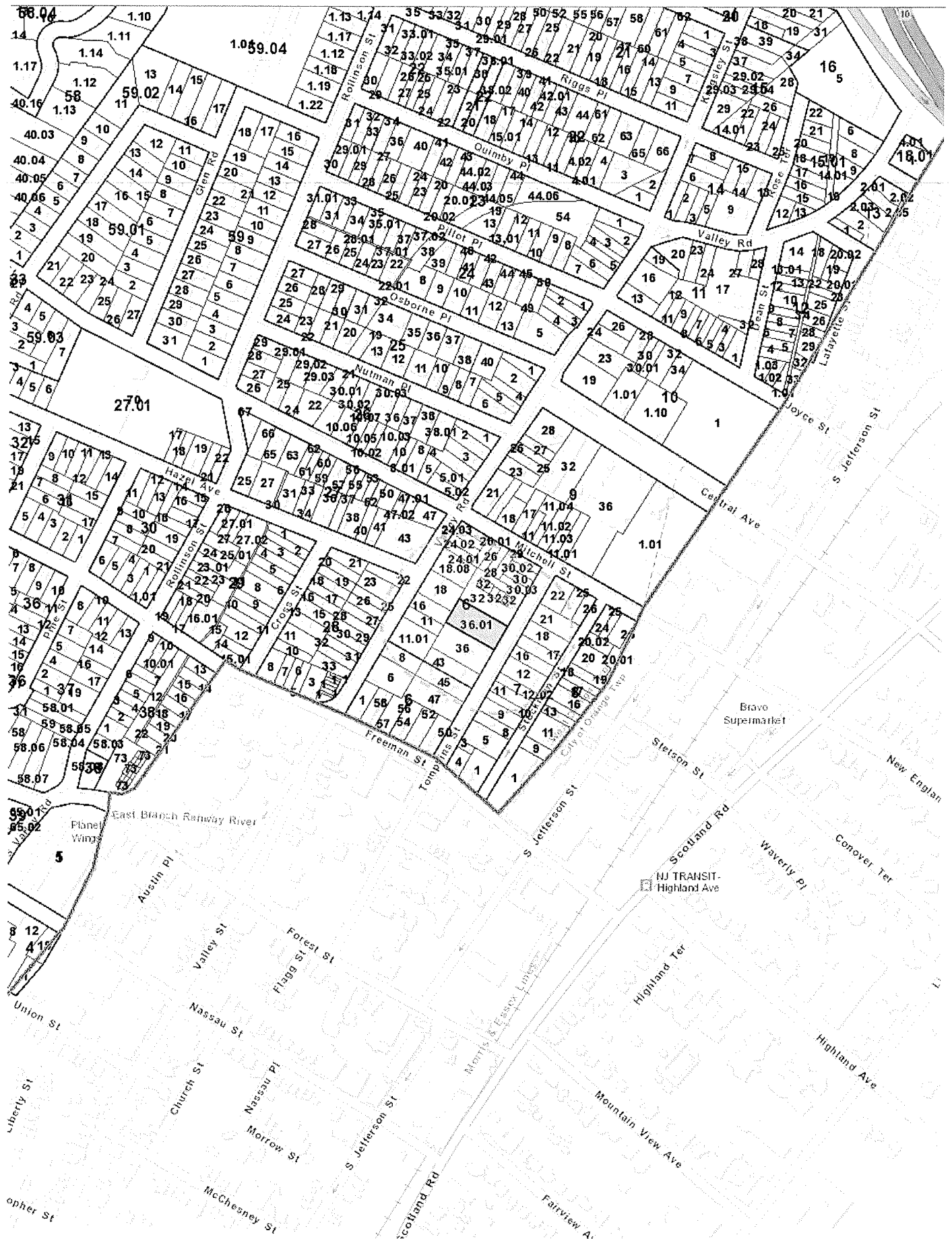
Adjoining Properties (47)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
6	6		582-588 VALLEY ROAD	582 586 VALLEY ROAD, LLC	582-588 VALLEY ROAD	WEST ORANGE, NJ	07052
6	8		580 VALLEY ROAD	RUCH, EVE L.	580 VALLEY RD	WEST ORANGE, NJ	07052
6	11		566 VALLEY ROAD	PETULLO, GERARDO & CAROLINA L.	5 KNOLL RD	FAIRFIELD, NJ	07004
6	11.01		VALLEY ROAD	TRUST. OF ORANGE VALLEY SOCIAL SETT	TOMPKINS ST	WEST ORANGE, N.J.	07052
6	16		564 VALLEY ROAD	PALENCIA, TOMAS & YESENIA	564 VALLEY ROAD	WEST ORANGE, N.J.	07052
6	18		554-562 VALLEY ROAD	554 VALLEY ROAD ASSOC., LLC	5 DANIEL RD	FAIRFIELD, NJ	07004
6	18.08		552 VALLEY ROAD	IMPACT REAL ESTATE LLC	552 VALLEY ROAD	WEST ORANGE, NJ	07052
6	24.01		550 VALLEY ROAD	TSILIKOS, GUS & ANN	3 MANKER DRIVE	FLORHAM PARK NJ	07932
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

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
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
6	32	C0002	11 TOMPKINS STREET	BATES, RICHARD A	11 TOMPKINS STREET	WEST ORANGE, NJ	07052
6	32	C0003	15 TOMPKINS STREET	NAGWAN, ANGAD & SHERGILL D.K.	15 TOMPKINS STREET	WEST ORANGE, NJ	07052
6	32	C0004	17 TOMPKINS STREET	LIN, SHANG YUN	17 TOMPKINS STREET	WEST ORANGE, NJ	07052
6	32	C0005	21 TOMPKINS STREET	VELARDE, DORIAN Z	21 TOMPKINS STREET	WEST ORANGE, NJ	07052
6	36		27 TOMPKINS STREET	TSILIKOS,GEORGE	P.O. BOX 1043	DENVILLE, NEW JERSEY	07834
6	43		33 TOMPKINS STREET	TRUST. OF ORANGE VALLEY SOCIAL SETT	33 TOMPKINS ST.	WEST ORANGE, N.J.	07052
6	45		35 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETTLEMENT	35 TOMPKINS ST.	WEST ORANGE, N.J.	07052
6	47		37 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETT. LIBRARY	TOMPKINS ST.	WEST ORANGE, N.J.	07052
7	8		42 TOMPKINS STREET	US BANK TRUST % HUDSON HOMES	3701 REGENT BLVD, #200	IRVING, TEXAS	75063
7	9		40 TOMPKINS STREET	GUARDADO, ROBERT C & EMERITA	40 TOMPKINS ST	WEST ORANGE, NJ	07052
7	10		38 TOMPKINS STREET	ORENGO, ANDREW & JESSICA	38 TOMPKINS ST	WEST ORANGE, NJ	07052
7	11		36 TOMPKINS STREET	CEUS, DIEUMENE	36 TOMPKINS ST	WEST ORANGE, NJ	07052
7	12		28 TOMPKINS STREET	LOMBARDO, SALVATORE & CONNIE	350 NORTHFIELD AVENUE	WEST ORANGE N J	07052
7	12.02		34 TOMPKINS STREET	D'ARIES,JANICE + ANN L	96 FOREST HILL ROAD	WEST ORANGE, NJ	07052
7	16		24-26 TOMPKINS STREET	24-26 TOMPKINS, LLC	24-26 TOMPKINS STREET	WEST ORANGE, NJ	07052
7	17		20 TOMPKINS STREET	VERDERAMO RALPH A. JR&BENSON, GAIL	10 TOMPKINS STREET	WEST ORANGE, NJ	07052
7	18		TOMPKINS STREET	VERDERAMO RALPH A. JR&BENSON, GAIL	10 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
27	43		553 VALLEY ROAD	VILLITA ARTES LLC,%HANDS	15 SOUTH ESSEX AVE	ORANGE, NJ	07050
28	22		563 VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N.J.	07052
28	23		567 VALLEY ROAD	HOUSING AND NEIGHBORHOOD DEVELOPMEN	567 VALLEY RD	WEST ORANGE, NJ	07052
28	25		569 VALLEY ROAD	PETRILLO, ANTHONY JR.	330 RIDEDALE AVE	EAST HANOVER, NJ	07936
28	26		571 VALLEY ROAD	KEYSTONE PROPERTIES,	PO BOX 222	MILLBURN,NJ	07041

Buffer Report - Map



Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. The Alpert Group 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) ► P 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. One Parker Plaza	Requester's name and address (optional)
	6 City, state, and ZIP code Fort Lee, NJ 07024	
	7 List account number(s) here (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.

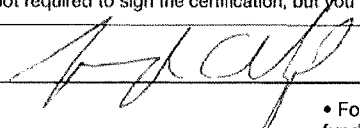
Social security number								
				-				
or								
Employer identification number								
2	2	-	3	6	8	9	8	3

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 ► 1/31/19
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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.

Site Plan/Subdivision Checklist

TOWNSHIP OF WEST ORANGE

APPLICANT: *Tompkins Street Apts*

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL.

Item Number	Description	Pre-Application - Concept Plan			Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
		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		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X		X	X	X	X	X	X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X			X	X	X						
10. Item:	Monumentation as specified by Map Filing Law		X					X						
Comment: Monumentation required only for final subdivision.														
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	X	X		

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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							
					Preliminary	Final	Preliminary	Final	Preliminary	Final						
12. Item: 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					
13. Item: 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	X					
14. Item: Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.		X	X	X	X	X	X	X	X	X	N/A					
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).			X	X	X	X	X	X	X	X	X					
16. Item: Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project.			X	X	X	X	X	X	X	X	X					
17. Item: 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	X					
18. Item: 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	X	X					
19. Item: All proposed lot lines and area of lots in square feet.			X		X	X	X	X	X	X	X					
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €		X	X	X	X	X	X	X	X	X	X					
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €		X	X	X	X	X	X	X	X	X	X					
22. Item: 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	X	X	N/A					

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			General Development Plan	Subdivision		Site Plan					
				Preliminary	Final	Preliminary	Final				
23. <u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. #			X		X		X	X			
24. <u>Item:</u> List of variances required or requested. # <u>Comment:</u> Basic planning information.				X	X	X	X	X			
25. <u>Item:</u> 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			
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			
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			
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			
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			
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					N/A			

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					Subdivision	Site Plan	Preliminary	Final	Preliminary	Final			
31.	Item: 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' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	X	X		
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X	X	X	X	X	X	X		
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	X	X		X
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.					X	X	X	X	X	X		X
35.	Item: Drainage Calculations. Comment: 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	X		X
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: 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	X	X	
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: 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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			Minor Application		General Development Plan	Subdivision				Site Plan		
			Subdivision	Site Plan			Preliminary	Final	Preliminary	Final		
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	
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	
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	
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	
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		N/A	
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X			X	X	X		X	

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			Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X	X		
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.		X		X	X	X	X	X	X	X		
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.						X	X	X	X	X		
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X				X	X	X		
52. Item: Plans and legal documents for compliance with West Orange COAH Ordinances.		X	X	X	X	X	X	X	X	X		X

e Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 e Conditional approval may be granted subject to other regulatory approvals.

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REVISED: 8/30/05 aw

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*Condition of
approval*