

TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - "C" and "D" Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10, & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
- ! Twenty (20) copies total - no exceptions. (Nineteen (19) copies shall be submitted with one (1) original.)
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

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

A. APPLICANT INFORMATION

Full Legal Name: Reu Scott
(Last) (First)
Mailing Address: 236 South Valley Rd West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (908) 675-6517 Email: scottreu@gmail.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: 236 South Valley Rd West Orange NJ 07052

Block Number(s): 1; Lot Number(s): 2;

Tax Plate: 0001; Zone of Property: _____

The location of the property is approximately 680 feet from the intersection of _____
S Valley Rd and Meeker 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: 25-8.3; Proposed: _____; Description: Front yards on through lots
Section: 25-8.4; Proposed: _____; Description: Walls and fences
Section: _____; Proposed: _____; Description: _____
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.)

Would like to construct a 6ft privacy fence in the rear of my yard. Because of the shared easement driveway shared with my neighbors. This is being interpreted as a "front yard" per (25-8.3 front yards on through lots; 25-8.4(b) six foot fences only allowed in rear yards)

The property is 9000 (square feet); .20 (acres)

Impervious Surface Coverage: Present: 500; Proposed: 500

Building Coverage: Present: 2000; Proposed: 2000

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: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: N/A

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Inka Fence

Telephone Number: (973) 309 6659 _____ Email: inkafence@hotmail.com

Address: 11 Mount Pleasant Ave West Orange 07052

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
Survey (Exhibit A)	Scott Reu	
Exhibit B	Scott Reu	4/18/21
		4/18/21

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: Scott Remy Date: 4-20-21

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

Applicant's Signature: Scott Remy Date: 4-20-21

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 238 S Valley Rd West Orange
in the County of ESSEX and the State of NJ;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 1;
Lot(s) 2 on the Tax Map of 0001 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: Scott Remy Date: 4-20-21

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.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		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" Comment: Required by Map Filing Law for minor and major subdivisions		X	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			
14.	Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X			
15.	Item: Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).		X	X	X	X	X	X	X			
16.	Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.		X	X	X	X	X	X	X			
17.	Item: Size and location of any existing or proposed structures with all setbacks dimensioned Comment: Item important for detailed planning.	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). Comment: Item important for detailed planning.	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			
20.	Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants €	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			
22.	Item: Development stages or staging plans (for GDP-general staging) Comment: Not applicable at pre-application- concept plan stage, minor plans usually not built in stages.				X		X		X			

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

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information €		X	X	X							
24. Item:	List of variances required or requested. € Comment: Basic planning information		X	X		X		X				
25. Item:	Requested or obtained design waivers or exceptions. € Comment: 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. Item:	Payment of application fees. Comment: 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. Comment: 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		
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: 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		
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X		X		X		
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X		X	X			X		X		

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LICENSED PROFESSIONAL.

Item Number Description

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

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.

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.

34 Item Drainage Area Map.
Comment: Necessary for major application, inapplicable at GDP stage.

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.

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.

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.

**Pre-Application -
Concept Plan**

Minor Application

Subdivision

Site Plan

Major Application

**General
Development
Plan**

Subdivision

Preliminary

Final

Site Plan

Preliminary

Final

COMPLETE

INCOMPLETE

WATER
REQUESTED

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
38 Item	Soil Erosion and Sediment Control Plan Comment: Required for soil disturbance over 5,000 sq ft			X		X	X		X			
39 Item	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings			X	X	X	X		X			
40 Item	Construction details as required by ordinance Comment: Such level of detail necessary only for major applications											
41 Item	Road and paving cross-sections and profiles Comment: See Item 40					X	X		X			
42 Item	Proposed street names Comment: Applicable only when new road is proposed											
43 Item	New block and lot numbers confirmed with local assessor or municipal designee Comment: Needed whenever a new lot is created		X			X	X		X			
44 Item	Lighting plan & details Comment: Not applicable for minor subdivision because just creating lots			X		X	X		X			
45 Item	Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping			X					X			
46 Item	Solid waste management plan Comment: Site plan consideration only; see Item 44			X					X			
47 Item	Site identification signs, traffic control signs, and directional signs Comment: See Item 44			X					X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan		Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description			Subdivision	Site Plan	General Development Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final	Preliminary	Final			
48	Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			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			
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			
51	Item: Preliminary architectural plan and elevations Comment: Not required where building is not proposed				X						X			
52	Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X		X	X	X		X			

e Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.

f Conditional approval may be granted subject to other regulatory approvals

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

REVISED: 8/30/05 aw

F:\Forms & Awards\PB-ZBAPP\FRM\CHECKLIST\CHECKLIST.FRM

EXP
April 18, 2021

Township of West Orange, NJ
Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

PROPOSAL

Subject: Variance Application related to Ordinance § 25-8.3 and § 25-8.4 in relation to 236 S Valley Rd in West Orange, NJ

To the Township of West Orange Zoning Board of Adjustment,

I am submitting this writing proposal concerning the property located at the above-referenced address to request a variance in order to add a 6ft tall wooden privacy fence in the rear of our property.

In its current state the above referenced property is defined as a through lot per municipal ordinance § 25-8.3. The above referenced residence features a shared driveway easement with 5 of its neighbors to the north, and is the last house on the easement.

It it's proposed state, as part of a backyard renovation project being undertaken in the Spring/ Summer of 2021 my wife and I would like to fence in our backyard. The privacy fence will begin on the side of our house and will fully enclose the rear yard with the exception of the driveway easement which will stay open. On the south and east of the yard the new fence will be replacing a chain link fence that is currently present. Both the left and right house sides of the fence will include 5 foot gates.

The purpose and need for the new 6ft fence are elaborated in the "REASONS FOR RELIEF" document.

Please reach out with any questions.

Thank You,



Scott Reu
236 S Valley Rd
West Orange, NJ 07052
Cell Phone: 908-675-6517
Email: scottreu@gmail.com

REASONS FOR RELIEF

1. Replaces an existing 4ft chain link fence that is in bad shape and was partially damaged in last August's tropical storm.
2. Will create a private fenced in yard for my family to relax and entertain.
3. Will close access to the front yard to keep my dog from going onto busy S Valley.

Our home resides on a highly traveled road (S Valley Rd), and we do not have a driveway in the front. We share a private driveway with 5 of our neighbors and we are last house on the easement. West Orange Chapter 25 Zoning Ordinance defines our backyard as a front yard due to the private driveway being defined as a throughway.

This should be an exception to the ordinance as the included photos will show (Exhibit B). The addition of our fence will not impede the view of drivers as this is a private driveway. The entrance to our driveway will remain open to allow for cars to turn around if needed.

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, be materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone for the following reasons:

1. The private drive remains open for any necessary traffic (turnarounds).
2. The fence will be installed along property lines according to code.
3. Granting the variance will result in a more attractive property barrier thereby improving property values.

Lastly, we believe that zoning ordinance § 25-8.3 can be improved by including an exemption for residents who have similar driveway easements and allow them to install similar privacy fences.

Thank You,



Scott Reu
236 S Valley Rd
West Orange NJ 07052
Cell Phone: 908-675-6517
Email: scottreu@gmail.com

EXHIBIT A

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
1 Bellevue Plaza
Upper Montclair, NJ 07043
Tel (973) 783-1114 / Fax (973) 509-8802

Title No. ETA15-6535

Survey 16-24106

CERTIFICATE OF AUTHORIZATION NO. 24GAD3046009

DESCRIPTION

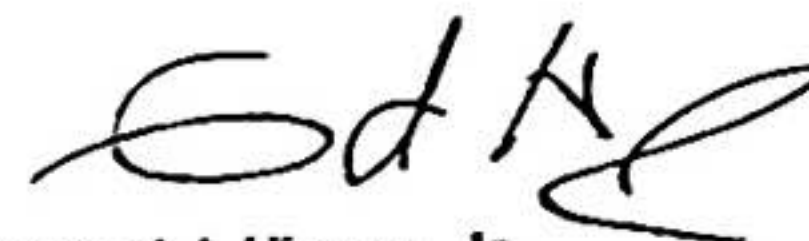
Property Address: 236 South Valley Road, West Orange, New Jersey
Block 1 Lot 2
Township of West Orange
Essex County, New Jersey

Being known as Lots 2 on "Revised Map of Silver Spring East, West Orange, N.J." filed
December 13, 1950 in Case No. 1747 Essex County

BEGINNING at a point in the southeasterly line of South Valley Road (49.5' wide)
therein distant 820.10 feet southwesterly from the intersection of the southeasterly line of
South Valley Road and the southwesterly line of Meeker Street, thence running

- 1.) South 49 degrees 02 minutes 50 seconds East 98.04 feet to the center of a
sewer and driveway easement, thence
- 2.) Along the same South 35 degrees 42 minutes 50 seconds West 79.00 feet;
thence
- 3.) North 60 degrees 17 minutes West 108.61 feet to the southeasterly line of
South Valley Road, thence
- 4.) Along the southeasterly line of South Valley Road North 40 degrees 20 minutes
East 64.36 feet, thence
- 5.) Along the same North 44 degrees 08 minutes East 35.50 feet to the point and
place of **BEGINNING**.

The above description is drawn in accordance with a survey prepared by Richard J.
Hingos, Jr., PLS, Richard J. Hingos, Inc., Professional Land Surveyors, Dated
June 13, 2015 as Survey No. 16-24106



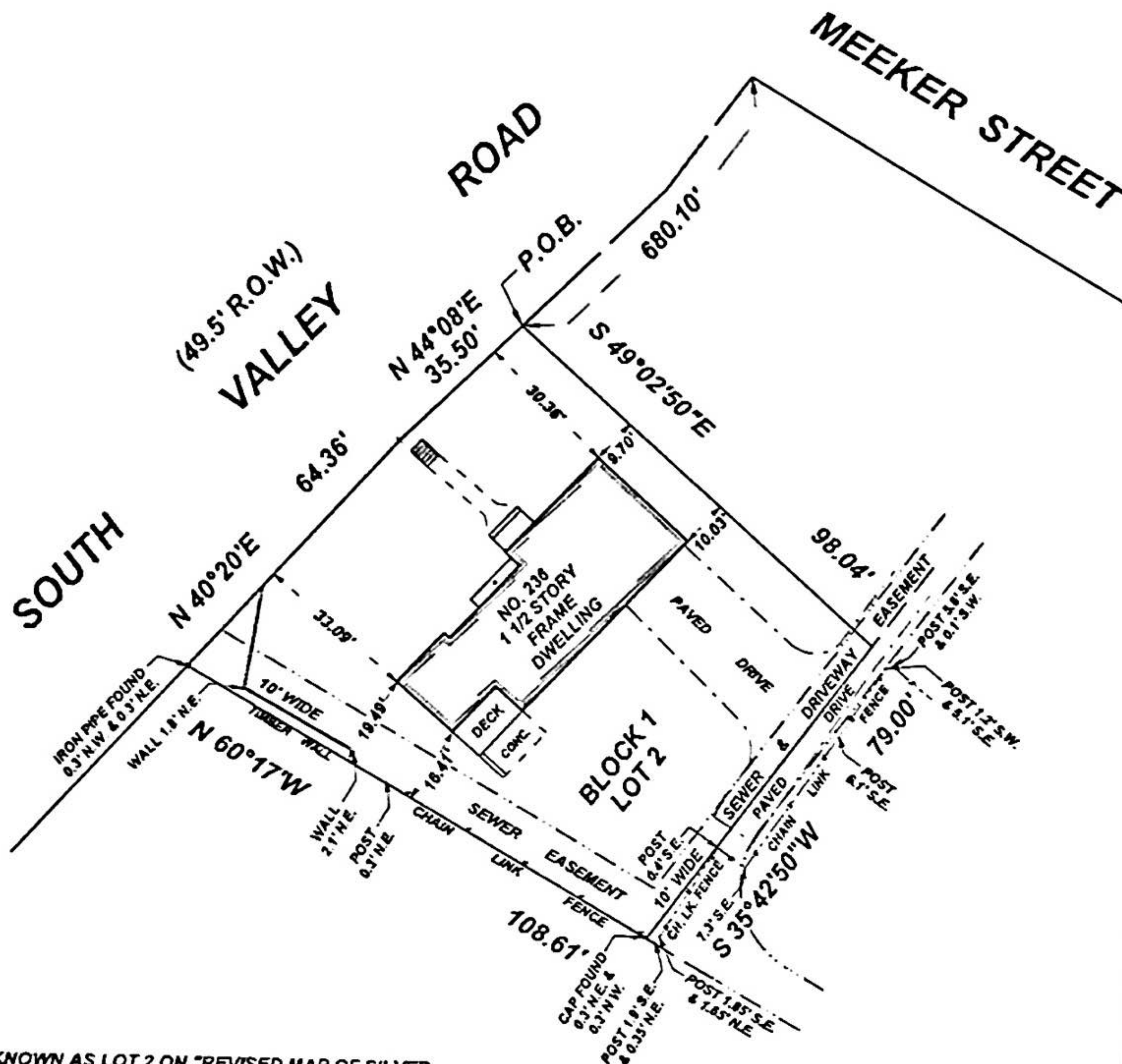
Richard J. Hingos, Jr.
Professional Land Surveyor
N.J. Lic. # 43231

RICHARD J. HINGOS, INC. PROFESSIONAL LAND SURVEYORS, UPPER MONTCLAIR, N.J. 07043
TEL (973) 783-1114 FAX (973) 509-8802 EMAIL rjhingos@comcast.net

CURRENT



MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.



KNOWN AS LOT 2 ON "REVISED MAP OF SILVER
SPRING EAST, WEST ORANGE, N.J." FILED DEC.
13, 1950 IN CASE NO. 1747 ESSEX COUNTY

REF: DBK 4514 PG. 568

A WRITTEN "WAIVER AND DIRECTION TO SET CORNER
MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE
USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3)
AND N.J.A.C. 13:40-5.1(d). SAID CORNER MARKERS,
WHERE ACCESSIBLE, WILL BE SET AT A FUTURE DATE.

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=30'
DATE: JUNE 13, 2015
DRAWN: G.M.
CHECKED: R.J.H.

TAX MAP: 1-2
SURVEY: 16-24106

OFFICE FAX: (973) 509-8802

THIS SURVEY PREPARED ONLY FOR:
RYAN E. TAPP & JACQUELINE MUNRO,
HUSBAND & WIFE,
EVIDENT TITLE AGENCY, INC.,
STEWART TITLE GUARANTY COMPANY,
TITLE NO. ETA16-6536,
JOHN ESPOSITO, ESQ.,
GUARANTEED RATE, INC.,
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
1 BELLEVUE PLAZA P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RJHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35863

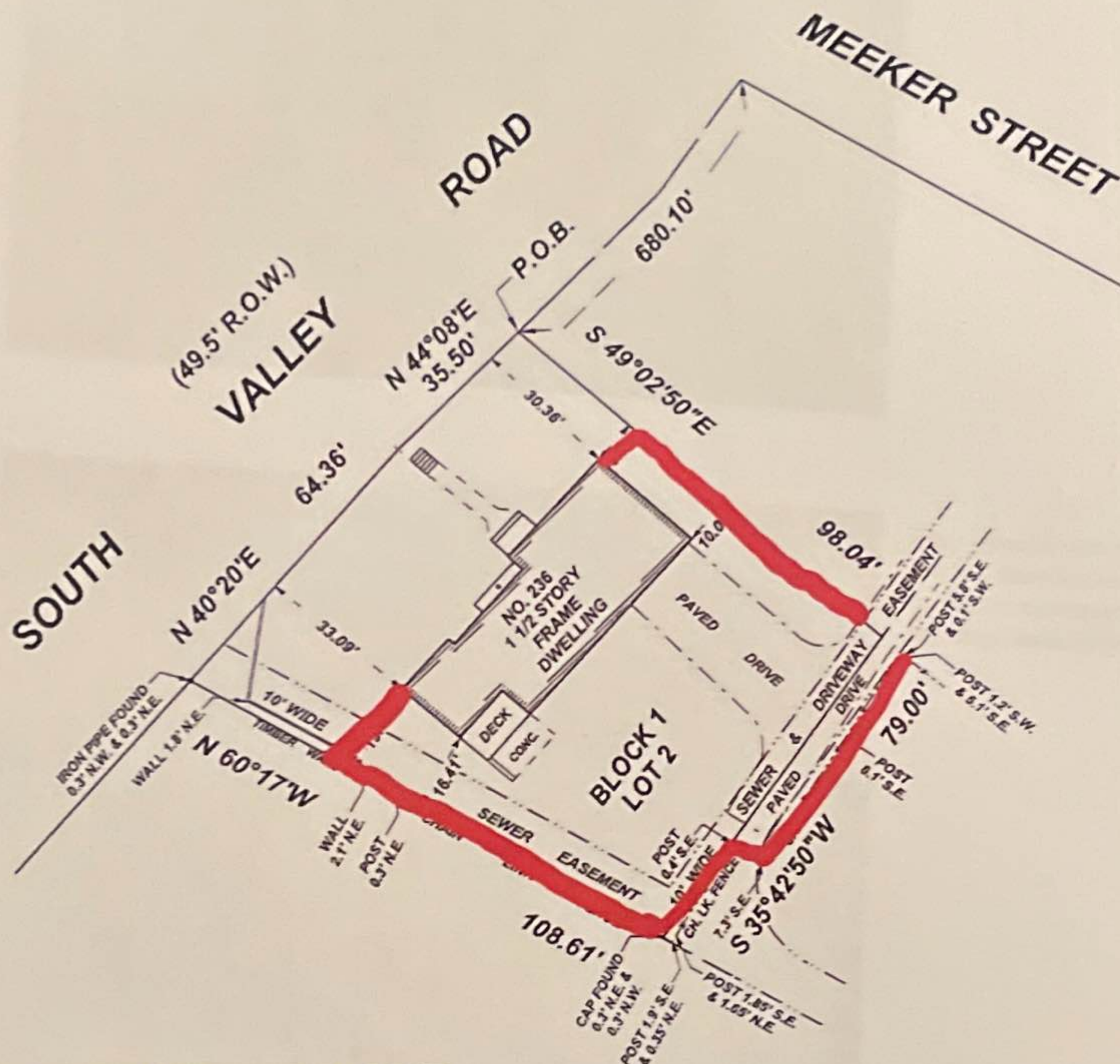
RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231

PROPOSED

South side of road.



MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.



KNOWN AS LOT 2 ON "REVISED MAP OF SILVER
SPRING EAST, WEST ORANGE, N.J." FILED DEC.
13, 1950 IN CASE NO. 1747 ESSEX COUNTY

REF: DBK 4514 PG. 568

A WRITTEN "WAIVER AND DIRECTION TO SET CORNER
MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE
USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3)
AND N.J.A.C. 13:40-5.1(d). SAID CORNER MARKERS,
WHERE ACCESSIBLE, WILL BE SET AT A FUTURE DATE.

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=30'
DATE: JUNE 13, 2015
DRAWN: G.M.
CHECKED: R.J.H.

TAX MAP: 1-2
SURVEY: 16-24106

OFFICE FAX: (973) 509-8802

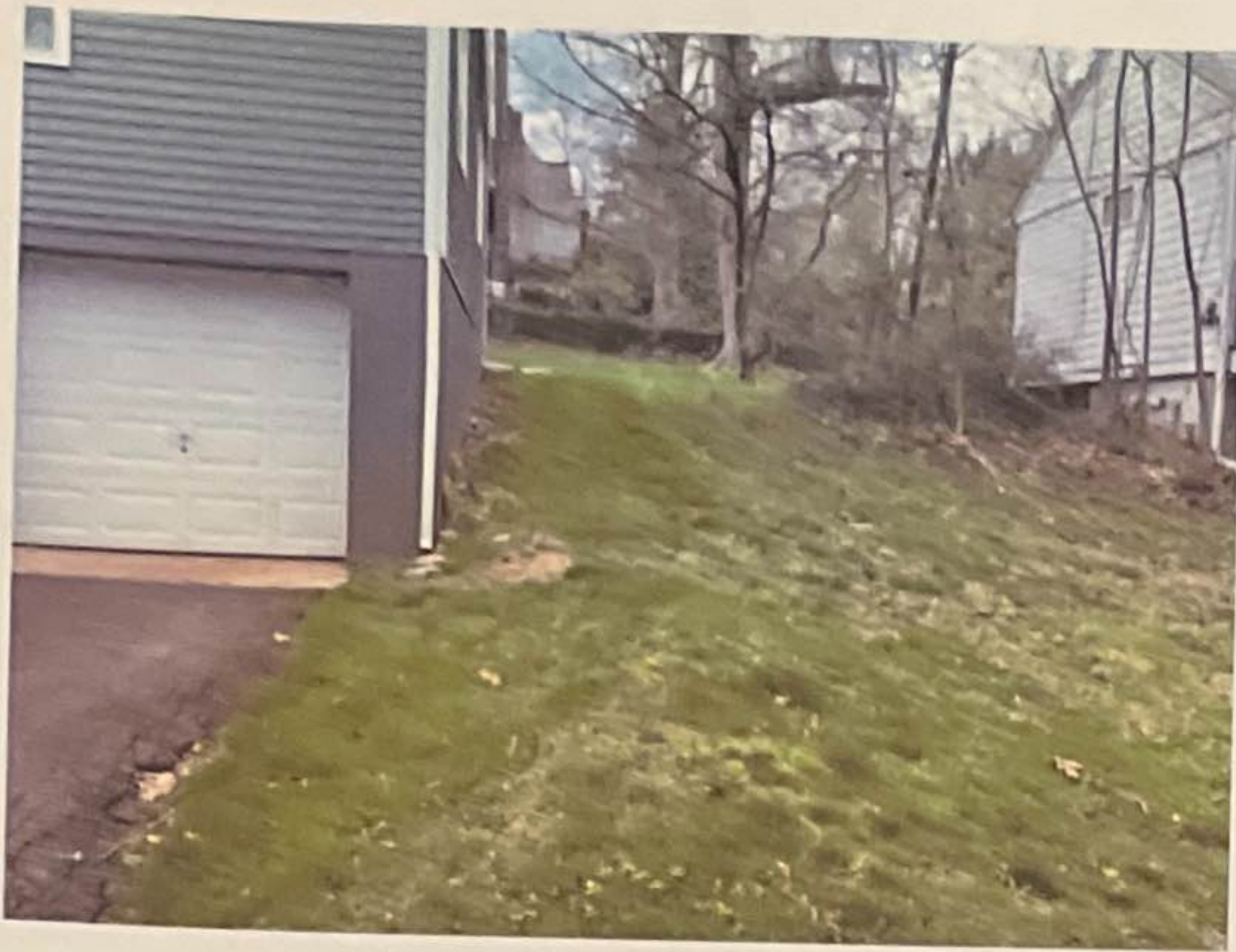
THIS SURVEY PREPARED ONLY FOR:
RYAN E. TAPP & JACQUELINE MUNRO,
HUSBAND & WIFE,
EVIDENT TITLE AGENCY, INC.,
STEWART TITLE GUARANTY COMPANY,
TITLE NO. ETA16-6536,
JOHN ESPOSITO, ESQ.,
GUARANTEED RATE, INC.,
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
1 BELLEVUE PLAZA P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RJHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35863

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

EXHIBIT B



North side yard- showing
access to S Valley Rd



Rear of yard with existing
fence - showing end of
driveway easement and
existing chain link fence



South side of yard -
showing existing chain
link fence



South side yard - showing
existing chain link fence
and access to S Valley
Rd.



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	Zip Code
1	2		236 SOUTH VALLEY ROAD	REU, SCOTT THOMAS+SHEPPARD, FALLON A	236 S VALLEY RD	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (33)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
1	1		250 SOUTH VALLEY ROAD	EVERETT, RICHARD & ELAINE	250 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052
1	1.09		531 HILLSIDE TERRACE	RAABE, MATTHIAS & DANIELA	531 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
1	1.10		535 HILLSIDE TERRACE	THOMPSON, L & BALDWIN, P	535 HILLSIDE TERRACE	WEST ORANGE, NEW JERSEY	07052
1	1.14		532 HILLSIDE TERRACE	LAGANKE, LESLIE & BRANDON	532 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
1	1.15		536 HILLSIDE TERRACE	JOHNSON, LISA M & MARGARET VERMEAL	536 HILLSIDE TERR	WEST ORANGE, NJ	07052
1	1.18		238 SOUTH VALLEY ROAD	LEWIS, BURAK A & ELIZABETH C	238 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052
1	1.20		244 SOUTH VALLEY ROAD	ERG GROUP, LLC,	244 S VALLEY RD	WEST ORANGE, NJ	07052
1	1.21		528 HILLSIDE TERRACE	DOBRYNSKI, BRIAN MITCHELL & KOMRO	528 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
1	1.26		VALLEY RD. & HILLSIDE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
1	3		224 SO. VALLEY ROAD	SAUNDERS, CHARLES & HACKETT, CAROLINE	226 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052
1	4		214 SO. VALLEY ROAD	JACOBS, TABITHA STBERNARDS & ADAM	214 SOUTH VALLEY RD	WEST ORANGE, NJ	07052
1	5		206 SO. VALLEY ROAD	LEWIS, PETER	206 SOUTH VALLEY RD	WEST ORANGE, NJ	07052
1	8		HILLSIDE TERRACE R.E.S.	PUBLIC SERVICE ELEC. & GAS CO.	80 PARK PLAZA-TAXT-6B	NEWARK, NEW JERSEY	07101
1	11		538 HILLSIDE TERRACE	HAMILTON, JOSEPH & VERLEY	538 HILLSIDE TERRACE	WEST ORANGE, NEW JERSEY	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
1	12		540 HILLSIDE TERRACE	EKUNNO, COMFORT N.	540 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
1	13		542 HILLSIDE TERRACE	THE GILBERT A. MCMILLON 2000 TRUST	6 COLEMAN PL. #3	MENLO PK, CA	94025
1	14		544 HILLSIDE TERRACE	FERDINAND, ELLISON & TITUS, GABRIELLE	138A HIGH STREET	MONTCLAIR, NJ	07042
1	15		546 HILLSIDE TERRACE	NEVERSON, G & CLARKE-NEVERSON, F	546 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
1	27		543 HILLSIDE TERRACE	ALBERT, DAVID & DEBORAH	543 HILLSIDE AVENUE	WEST ORANGE, NJ	07052
1	28		541 HILLSIDE TERRACE	MARIETTE, NICHOLE JEAN	541 HILLSIDE TER	WEST ORANGE, NJ	07052
1	29		539 HILLSIDE TERRACE	HERMAWAN, ANDREY & HASEGAWA, YASUKO	539 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
1	30.01		537 HILLSIDE TERRACE	THOMPSON, ROBERT BENJAMIN & KATHY	537 HILLSIDE TERRACE	WEST ORANGE, NJ	07052
42.03	22		46 CLONAVOR ROAD	GUSTAFSON, DANIEL T	46 CLONAVOR RD	WEST ORANGE, NJ	07052
42.03	23		48 CLONAVOR ROAD	MERIN, ANN	48 CLONAVOR ROAD	WEST ORANGE, N.J.	07052
42.03	24		32 SILVER SPRING ROAD	JOHNSON, ANDRALYN	32 SILVER SPRING ROAD	WEST ORANGE, N.J.	07052
42.03	25		34 SILVER SPRING ROAD	DONAHUE, LAWRENCE P & CONSTANCE	34 SILVER SPG. ROAD	WEST ORANGE, N.J.	07052
42.03	27		235 SOUTH VALLEY ROAD	MACBETH, SUSAN	235 SO. VALLEY ROAD	WEST ORANGE, N.J.	07052
42.03	90		237 SOUTH VALLEY ROAD	MUTU, TAMER & MARTIN, KRISTEN E	237 S VALLEY RD	WEST ORANGE, NJ	07052
42.03	91		239 SO. VALLEY ROAD	KESSLER, ANDREW & JONES, JENNIFER	239 SOUTH VALLEY RD	WEST ORANGE, NJ	07052
42.03	92		241 SOUTH VALLEY ROAD	HOFFBERG, SUSAN J	241 SO VALLEY ROAD	WEST ORANGE, N.J.	07052
42.05	17		29 SILVER SPRING ROAD	DURLAND, PHILIP & KOLODZIESKI, JILL	29 SILVER SPRING ROAD	WEST ORANGE, NJ	07052
42.05	18		33 SILVER SPRING ROAD	LIOL, MICHAEL & VIVIAN	33 SILVER SPRING ROAD	WEST ORANGE, NJ	07052
42.05	19		181 SOUTH VALLEY ROAD	DELANCEY, ANJANELLE & SIMON, SCOTT	181 S VALLEY RD	WEST ORANGE, NJ	07052





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: 4/20/21

BLOCK: 1
LOT: 2 QUAL: _____
NAME: Scott Reu
ADDRESS: 236 So. Valley Rd
TAXES PAID UNTIL: 4-30-21
SEWER PAID: 2021 - Paid

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