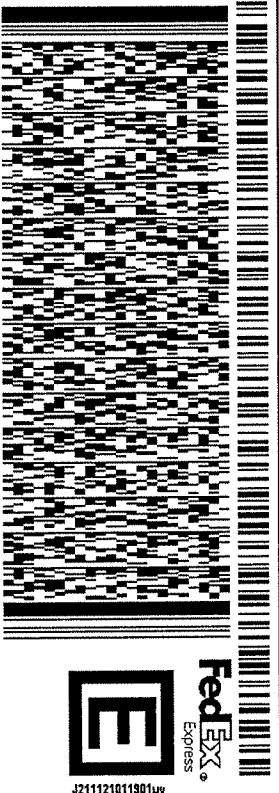


ORIGIN ID: LKKA	(973) 635-6300	SHIP DATE: 23MAR21
CINDY CHEN		ACTWGT: 5.00 LB
210 PARK AVENUE, STE. 301		CAD: 102881528/NET4340
FLORHAM PARK, NJ 07932		
UNITED STATES US		
BILL SENDER		
TO PLANNING AND DEVELOPMENT		
TOWNSHIP OF WEST ORANGE		
ATTN: DIANA CHANDLER-ZIMMERMAN		
66 MAIN STREET		
WEST ORANGE NJ 07052		
(973) 325-4108	REF: P1344-002	
NV:		
PO:	DEPT:	

TRK#	7732 4114 2981	WED - 24 MAR 10:30A
0201		PRIORITY OVERNIGHT
E2 MMUA		07052
	NJ-US	EWV



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2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

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REGINALD JENKINS, JR.
Partner
Direct: 862.339.4669
Fax: 973.457.0257
rjenkins@marc.law

March 23, 2021

Via Email and Federal Express

Planning and Development
Township of West Orange
66 Main Street
West Orange, NJ 07052
ATTN: Diana Chandler-Zimmerman

**Re: Main West Orange LLC
257-259 Main Street
Block 116; Lot 53, 53.01 & 55**

Dear Ms. Chandler-Zimmerman:

This office represents the applicant **Main West Orange LLC**, owner of the above-referenced property. Enclosed for submission to the Zoning Board of Adjustment please find five (5) copies of the following:

1. Executed Township of West Orange Application Form for the Zoning Board of Adjustment;
2. Site Plans dated February 22, 2021, prepared by Schwanewede/Hals Engineering;
3. Site Plan/Subdivision Checklist;
4. Architecture Plans dated January 11, 2021, prepared by Axis Architectural Group;
5. Traffic Report by Dynamic Traffic (to be provided separately);
6. Application fee payment in the amount of \$350;
7. Escrow fee payment in the amount of \$3,000;
8. Executed W-9 Form.

Please advise if there is anything further you require at this time.

Very truly yours,

/s/ Reginald Jenkins, Jr.
Reginald Jenkins, Jr.

RJJ/dv

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

A. APPLICANT INFORMATION

Full Legal Name: Main West Orange LLC
(Last) (First)
Mailing Address: P.O. Box 1287 Montclair NJ 07042
(Street) (City) (State) (Zip)
Telephone Number: (973) 233-5321 Email: daniel@pymstone.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: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 257-259 Main Street
Block Number(s): 116; Lot Number(s): 53, 53.01 & 55;
Tax Plate: _____; Zone of Property: B-1 & R-T
The location of the property is approximately 0 feet from the intersection of _____
Main Street and Kling 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 ☒ See attached

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: _____; Proposed: _____; Description: See Application Continuation attached
Section: _____; Proposed: _____; Description: _____
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.)

Conversion of the existing 2 attached buildings which vary in height into one 4 story building with 1,733 sf of ground floor retail space and three floors of residential space. Each floor will contain two 2-2-bedroom units and a 1-bedroom unit for a total of 11 residential units. There will be 13 off-street parking spaces in the rear of the combined buildings.

The property is 13,759 (square feet); 0.316 (acres)

Impervious Surface Coverage: Present: 13,759 s.f. 100% ; Proposed: 12,751 s.f. 92.7%

Building Coverage: Present: 5,397 s.f. 39.2% ; Proposed: 5,675 s.f. 41.2%

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: Reginald Jenkins, Jr., Esq.

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: Joseph Vince, Schwanewede/Hals Engineering

Telephone Number: (201) 337-0053 Email: jvince@halsengineering.com

Address: 9 Post Road, Suite M11, Oakland, NJ 07436

APPLICANT'S ARCHITECT: Piero Gabucci, Axis Architectural Group

Telephone Number: (201) 816-1818 Email: piero@axis-ag.com

Address: 16 Highwood Avenue, Englewood, NJ 07631

APPLICANT'S PLANNER: Joseph Staiger, P.P., Dynamic Traffic

Telephone Number: (732) 681-0760 Ext. 2103 Email: jstaiger@dynamictraffic.com

Address: 245 Main Street, Suite 110, Chester, NJ 07930

OTHER EXPERT(S): Joseph Staiger, Dynamic Traffic

Telephone Number: (732) 681-0760 Ext. 2103 Email: jstaiger@dynamictraffic.com

Address: 245 Main Street, Suite 110, Chester, NJ 07930

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
Site Plan	David A. Hals, P.E., L.S., P.P.	Preliminary
Rendering & Floor Plans	Steven B. Lazarus, A.I.A.	12-21-2018
Survey		

I. NOTICE

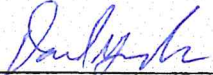
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing 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: 2/26/21

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:  Date: 2/26/21

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 91 Harrison Avenue, Montclair
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) 116;
Lot(s) 53, 53.01, 55 on the Tax Map 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: 2/26/21

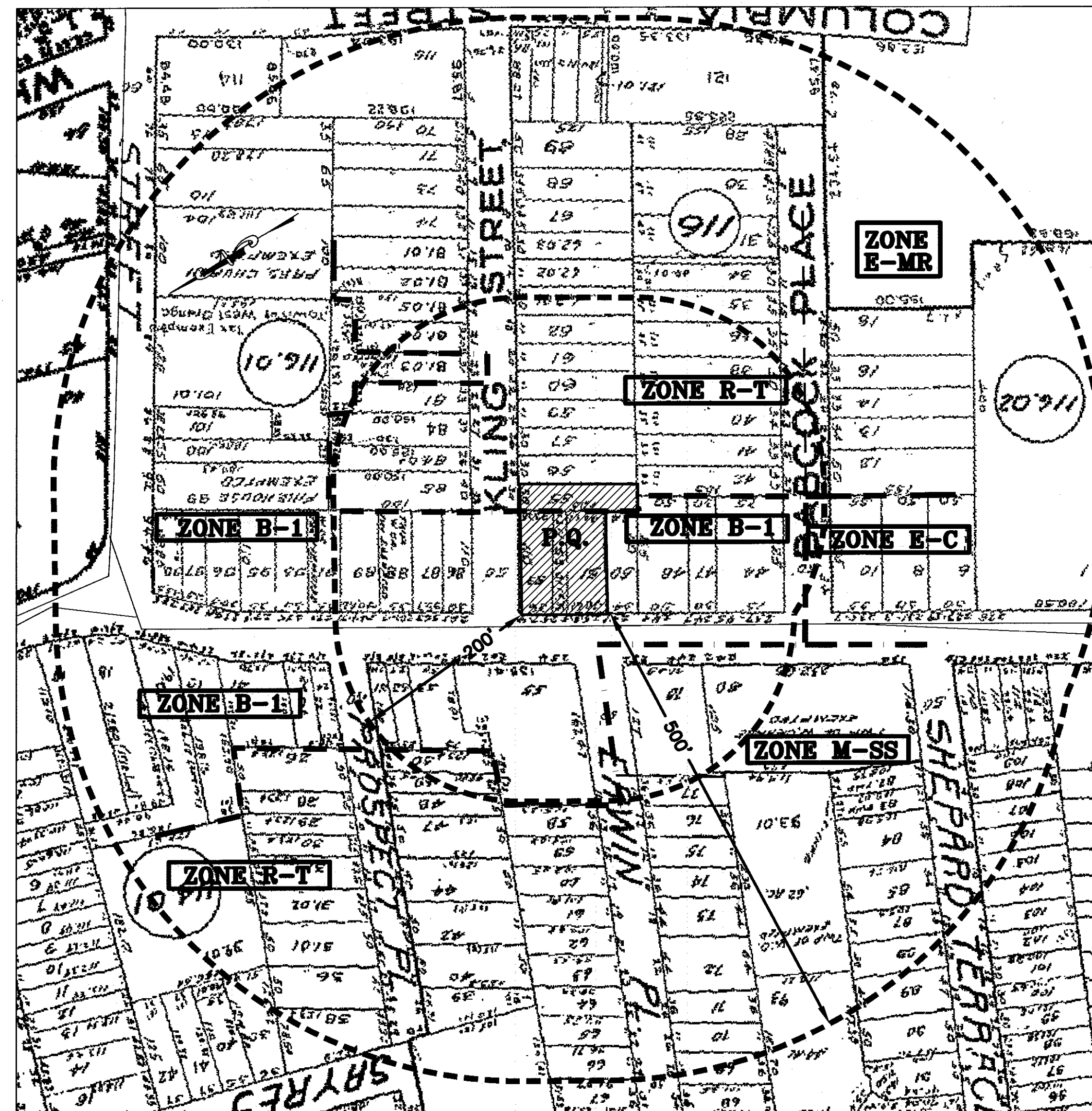
THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

PRELIMINARY AND FINAL SITE PLAN
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS/ SITE PLAN
3	LIGHTING/LANDSCAPING
4	SOIL EROSION & SEDIMENT CONTROL PLAN/ DETAILS
5	SURVEY

PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	OWNER	ADDRESS
114	49	DAVIS, JOSEPH G. & GRIFFIN, NAOMI M.	6 PROSPECT PL, WEST ORANGE, N.J. 07052
114	50	4 COUSINS LLC	270 MAIN STREET, WEST ORANGE, N.J. 07052
114	51	GALLO, GENARO + ROSA	1 LENAPE TRAIL, WAYNE, N.J. 07470
114	55	RITE AID OF N.J. INC.	P.O. BOX 1159, DEERFIELD, IL. 60015
114	78	WEST ORANGE COMMUNITY HOUSE	242 MAIN ST., WEST ORANGE, N.J. 07052
116	36	LYONS, NASSAYE	15 BABCOCK PL., WEST ORANGE, N.J. 07052
116	38	MOROCHO, GUILLERMO	21 BABCOCK PL., WEST ORANGE, N.J. 07052
116	40	CORNWALL RYAN & VIRTUOUS	23 BABCOCK PL., WEST ORANGE, N.J. 07052
116	41	TAMAY, JOSE A. & MARIA ZHININ	25 BABCOCK PL., WEST ORANGE, N.J. 07052
116	42	MARKOURIS, IAKOVOS A. & GERAKINA K.	27 BABCOCK PL., WEST ORANGE, N.J. 07052
116	44	FORTUNE INVESTMENTS, LLC	1227 MORRIS AVE., UNION, N.J. 07083
116	47	ZOTIKOS, HELEN C.	6 CLEARVIEW TERR., WEST ORANGE, N.J. 07052
116	48	SPINA, ANTHONY	121 MAPLE ST., WEST ORANGE, N.J. 07052
116	50	ALBUQUEQUE, NICHOLAS	251 MAIN ST., WEST ORANGE, N.J. 07052
116	51	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE. FLR. 2, BLOOMFIELD, N.J. 07003
116	53.01	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE., FLR 2, BLOOMFIELD, N.J. 07003
116	55	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE., FLR 2, BLOOMFIELD, N.J. 07003
116	56	EZEBUIROH, ONYEMACHI F & VICTORIAN	3 FARRAGUT DR., PISCATAWAY, N.J. 08854
116	59	VILLARAN, IVAN	24 KING ST., WEST ORANGE, N.J. 07052
116	61	KALES, CRYSTAL & RAYMOND	20 KLING ST., WEST ORANGE, N.J. 07052
116	62	FELEKE, ASEMAMAW & SEWASEN, MISTRE	89-93 MARTIN LUTHER KG AV, MORRISTOWN, N.J. 07960
116.01	81	STRACC ASSETS, LLC	10 ORCHARD LN., FAIRFIELD, N.J. 07004
116.01	81.03	TOWNSHIP OF WEST ORANGE	66 MAIN STREET, WEST ORANGE, N.J. 07052
116.01	81.04	PATEL RAJENDRA M. & BHANUBEN R.	21 KLING ST., WEST ORANGE, N.J. 07052
116.01	84	GHERBREMARIAM, DAWIT & HIRUT RESSOM	41 HANOVER RD., EAST HANOVER, N.J. 07936
116.01	84.01	31 KLING STREET, LLC	31 KLING ST., WEST ORANGE, N.J. 07052
116.01	85	GHEBREMICHAEL, TEKESTE	6 NORTHFIELD AVE., WEST ORANGE, N.J. 07052
116.01	86	261 MAIN STREET, LLC	179 MIDWAY AVE., FANWOOD, N.J. 07023
116.01	87	CENCI INC.	28 GINA CT., EAST HANOVER, N.J. 07936
116.01	88	TOWNSHIP OF WEST ORANGE	66 MAIN STREET, WEST ORANGE, N.J. 07052
116.01	89	DEEN PROPERTIES, LLC	P.O. BOX 1287, MONTCLAIR, N.J. 07042
116.01	91	TOWNSHIP OF WEST ORANGE	66 MAIN STREET, WEST ORANGE, N.J. 07052



KEY MAP
1"=100'

VARIANCES AND DESIGN WAIVERS REQUIRED:

A) BUILDING HEIGHT SECT. 25-7.1 (VARIANCE)
BUILDING #257
REQUIRED: = 2-1/2 STY. / 35' MAX.
EXISTING: = 2 STY. / 22.31'
PROPOSED: = 4 STY. / 50.28'

B) BUILDING HEIGHT SECT. 25-7.1 (VARIANCE)
BUILDING #259
REQUIRED: = 2-1/2 STY. / 35' MAX.
EXISTING: = 3-1/2 STY. / 50.31'
PROPOSED: = 4 STY. / 50.46'

C) DISTANCE BETWEEN DRIVE AND BUILDING SECT. 25-12.1 (a) (VARIANCE)
REQUIRED: = 5'
EXISTING: = 0'
PROPOSED: = 0'

D) DISTANCE BETWEEN PARKING AND FENCE SECT. 25-12.1 (b) (VARIANCE)
REQUIRED: = 5'
EXISTING: = 0'
PROPOSED: = 0.7'

E) DISTANCE BETWEEN PARKING AND SIDE YARD SECT. 25-12.1 (j) (VARIANCE)
REQUIRED: = 10'
EXISTING: = 0.7'
PROPOSED: = 0.7'

F) RESIDENTIAL PARKING REQUIREMENTS SECT. 25-12.2 (a) (VARIANCE)
REQUIRED: = 20 (PER RSIS)
EXISTING: = NON DESIGNATED
PROPOSED: = 13

G) NON-RESIDENTIAL PARKING REQUIREMENTS SECT. 25-12.2 (b) (VARIANCE)
REQUIRED: = 7
EXISTING: = NON DESIGNATED
PROPOSED: = 0

GENERAL NOTES

- PROPERTY LINE INFORMATION FROM THE FOLLOWING:
 - PROPERTY KNOWN AS LOTS 51, 53.01 & 55 IN BLOCK 116 ON SHEET No. 26 OF THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST ORANGE.
 - A MAP ENTITLED "SURVEY OF PROPERTY LOTS 51, 53.01 & 55 BLOCK 116, TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 12/8/2017.
 - DEED BK. 4911, PG. 112
 - A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON JUNE 12, 2019.
- LOT AREA:
13,759 S.F. / 0.316 Ac.
- ELEVATIONS ARE BASED ON NAVD 1988.
- PROPERTY IS LOCATED IN THE B-1 AND R-T ZONE.
- BUILDING COVERAGE: (BUILDINGS 253-259)
EXISTING: 5,397 S.F./13,759 S.F. = 39.2%
PROPOSED: 5,675 S.F./13,759 S.F. = 41.2%
- LOT COVERAGE:
EXISTING:
BUILDING: 5,397 S.F.
CONC. / PAVEMENT: 8,362 S.F.
TOTAL: 13,759 S.F./13,759 S.F. = 100%
PROPOSED:
BUILDING: 5,675 S.F.
CONC. / PAVEMENT: 7,158 S.F.
TOTAL: 12,833 S.F./13,759 S.F. = 93.3%
- PARKING REQUIREMENTS:
EXISTING:
1 SPACE PER ROOM
36 ROOMS = 36 SPACES
TOTAL PARKING SPACES REQUIRED = 36 SPACES
NO DESIGNATED PARKING STALLS
PROPOSED:
RETAIL 1 SPACE PER 250 S.F. (PER RSIS)
OFFICE 1 SPACE PER 250 S.F. (PER RSIS)
GARDEN APARTMENT 1 BEDROOM 1.8 SPACES
GARDEN APARTMENT 2 BEDROOM 2.0 SPACES
FIRST FLOOR
RETAIL 865 S.F./250 S.F. = 3.5 SPACES
OFFICE 869 S.F./250 S.F. = 3.5 SPACES
TOTAL = 7 SPACES
SECOND FLOOR
(1) 1 BEDROOM = 1.8 SPACES
(2) 2 BEDROOM = 2.0 x 2 = 4 SPACES
TOTAL = 6 SPACES
THIRD FLOOR
(2) 1 BEDROOM = 1.8 x 2 = 3.6 SPACES
(2) 2 BEDROOM = 2.0 x 2 = 4 SPACES
TOTAL = 8 SPACES
FORTH FLOOR
(2) 1 BEDROOM = 1.8 SPACES
(2) 2 BEDROOM = 2.0 x 2 = 4 SPACES
TOTAL = 6 SPACES
TOTAL PARKING SPACES REQUIRED = 27
TOTAL PARKING SPACES PROPOSED = 13
- EXISTING UTILITIES TO REMAIN IN USE.

APPROVED BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD

APPROVED BY THE WEST ORANGE TOWNSHIP ENGINEER.

CHAIRMAN

DATE

SECRETARY

ENGINEER

TITLE SHEET
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 26
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.

SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 25994

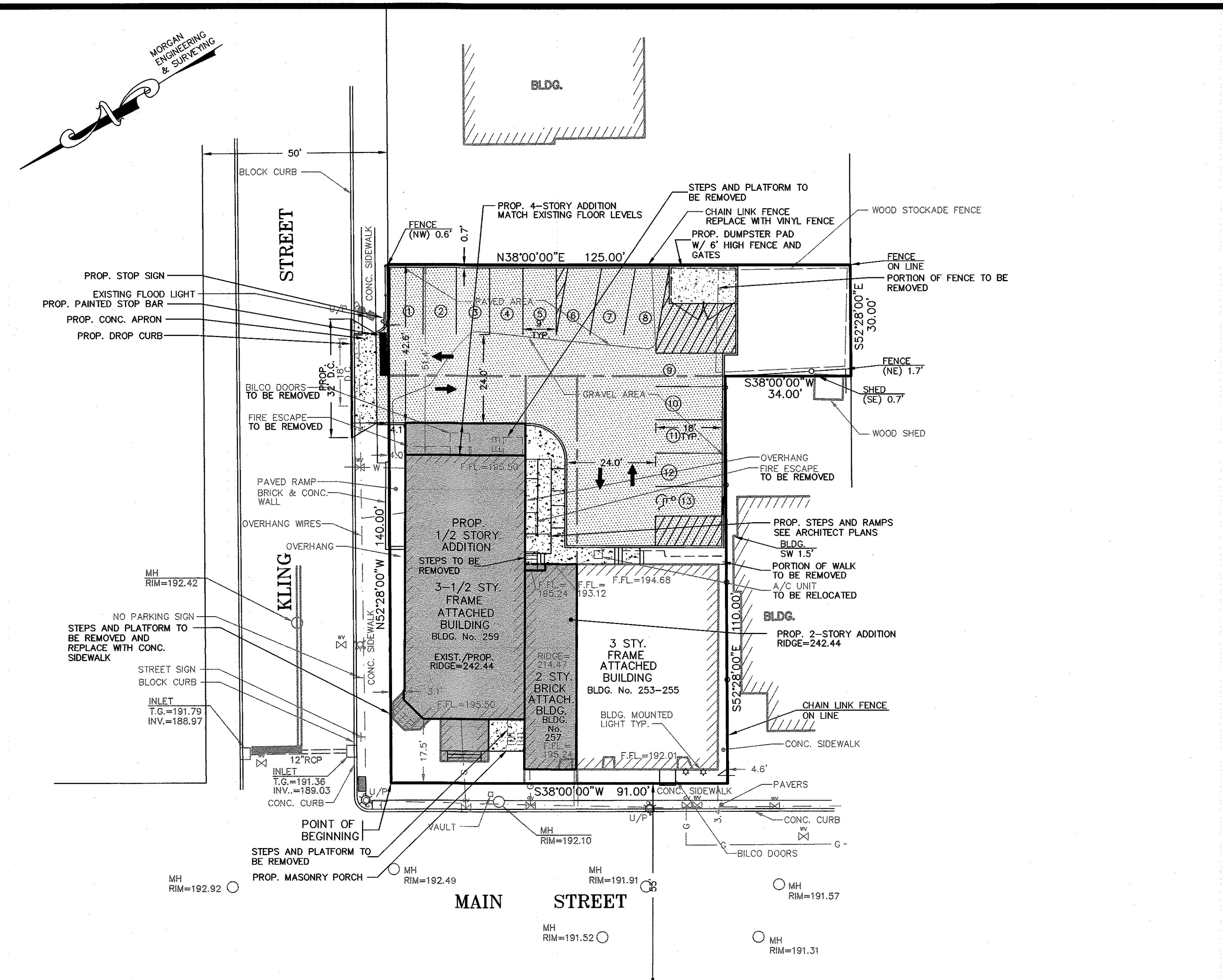
JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6642588

SCALE
1"=60'
0 60 120
GRAPHIC SCALE

DATE: FEB. 22, 2021
JOB NO: 7833-2170
SHEET NO: 1 OF 5

OWNER / APPLICANT:
MAIN WEST ORANGE, LLC
599 BLOOMFIELD AVE., FLOOR 2
BLOOMFIELD, N.J. 07003

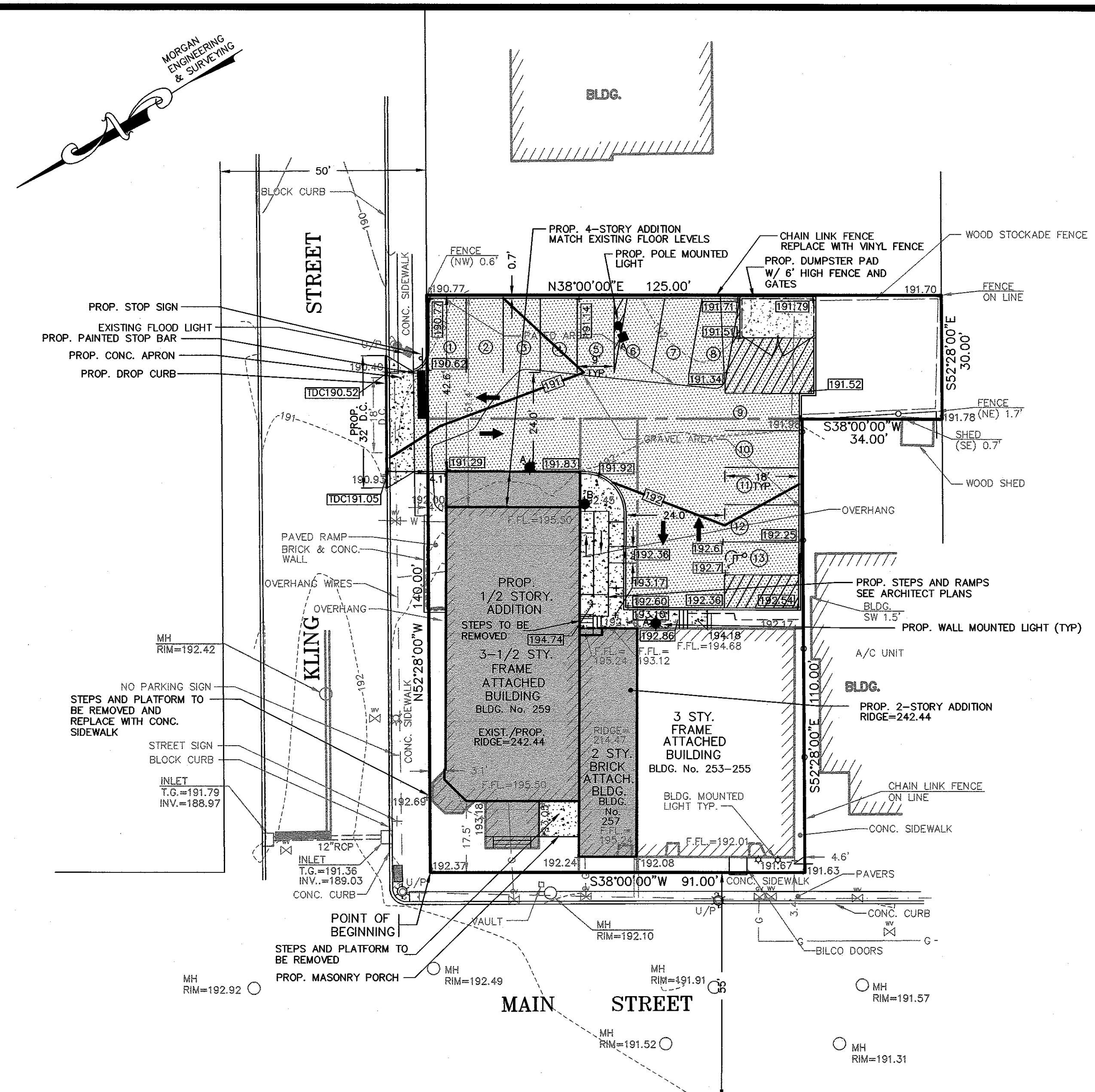
DATE	BY	DESCRIPTION
		REVISIONS



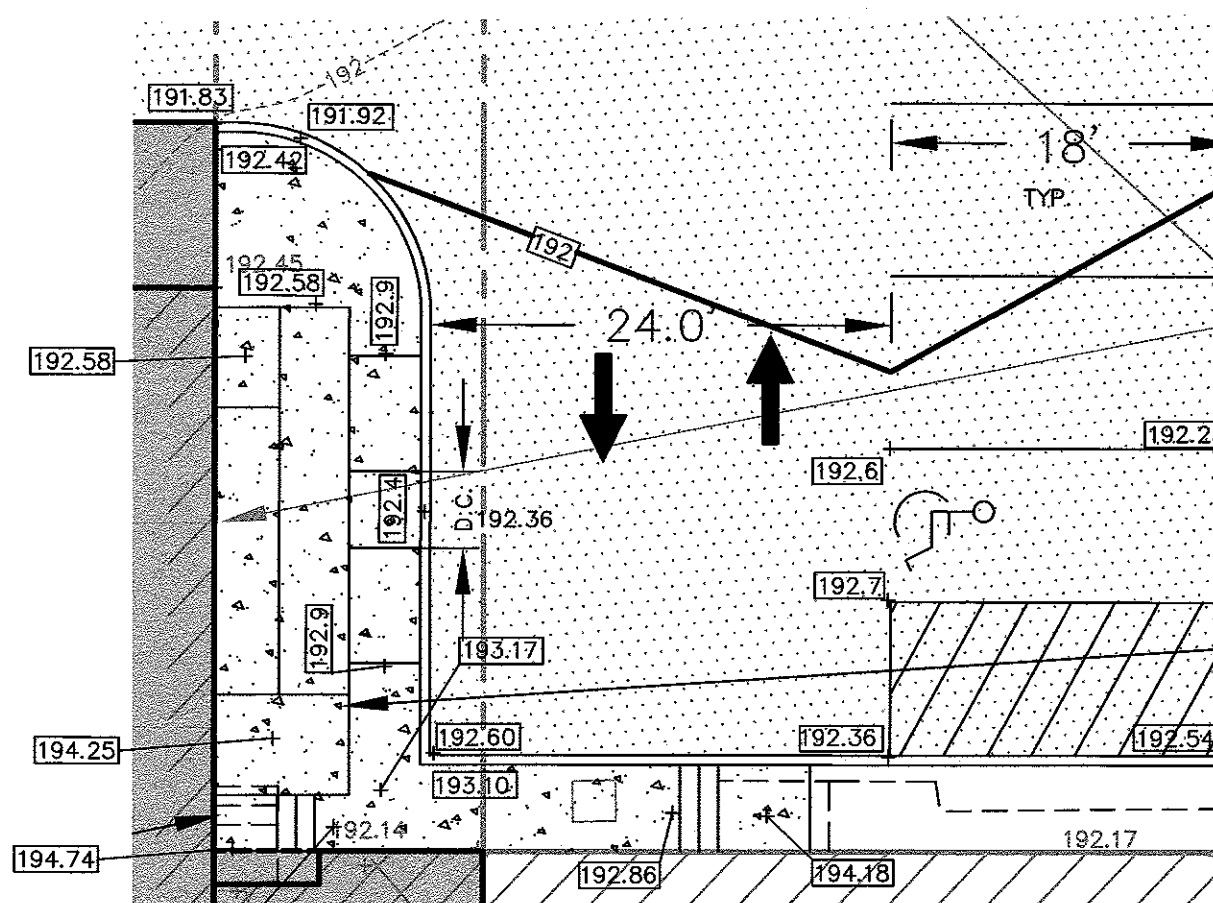
SITE PLAN
SCALE: 1"=20'

BUILDING HEIGHT:	
BUILDING No. 257	
EXISTING:	
AVERAGE GRADE	192.14 + 192.17 + 192.24 + 192.08 = 768.63/4 = 192.16
EXISTING RIDGE	= 214.47
EXISTING RIDGE	= 214.47 - AVG GRADE 192.16 = 22.31' BUILDING HEIGHT
PROPOSED:	
AVERAGE GRADE	192.14 + 192.17 + 192.24 + 192.08 = 768.63/4 = 192.16
PROPOSED RIDGE	= 242.44
PROPOSED RIDGE	= 242.44 - AVG GRADE 192.16 = 50.28' BUILDING HEIGHT
BUILDING COVERAGE:	
EXISTING:	
BLDG. No. 253-255	= 2,122 S.F.
BLDG. No. 257	= 776 S.F.
BLDG. No. 259	= 2,499 S.F.
TOTAL	= 5,397 S.F.
5,397 S.F./13,759 S.F.	= 39.2%
PROPOSED:	
BLDG. No. 253-255	= 2,122 S.F.
BLDG. No. 257	= 776 S.F.
BLDG. No. 259	= 2,777 S.F.
TOTAL	= 5,675 S.F.
5,675 S.F./13,759 S.F.	= 41.2%
PARKING REQUIREMENTS:	
EXISTING:	
NO PARKING SPACES DESIGNATED.	
PROPOSED (PER RSIS):	
FIRST FLOOR	RETAIL 865 S.F./250 S.F. = 3.5 SPACES OFFICE 869 S.F./250 S.F. = 3.5 SPACES TOTAL = 7 SPACES
SECOND FLOOR	(1) 1 BEDROOM = 1.8 SPACES (2) 2 BEDROOM = 2.0 x 2 = 4 SPACES TOTAL = 6 SPACES
THIRD FLOOR	(2) 1 BEDROOM = 1.8 x 2 = 3.6 SPACES (2) 2 BEDROOM = 2.0 x 2 = 4 SPACES TOTAL = 8 SPACES
FOURTH FLOOR	(2) 1 BEDROOM = 1.8 SPACES (2) 2 BEDROOM = 2.0 x 2 = 4 SPACES TOTAL = 6 SPACES
TOTAL PARKING SPACES REQUIRED	= 27
TOTAL PARKING SPACES PROPOSED	= 13
LOT COVERAGE:	
EXISTING:	
BUILDING	5,397 S.F.
CONC. / PAVEMENT	8,362 S.F.
TOTAL	13,759 S.F./13,759 S.F. = 100%
PROPOSED:	
BUILDING	5,675 S.F.
CONC. / PAVEMENT	7,158 S.F.
TOTAL	12,833 S.F./13,759 S.F. = 93.3%

ZONING TABLE - ZONE B-1			
LOT AREA (NON RESIDENCE)	REQUIRED	EXISTING	PROPOSED
LOT AREA PER UNIT	N/A	13,759 S.F.	13,759 S.F.
LOT WIDTH (NON RESIDENCE)	N/A	91.00'	91.00'
SIDE/FRONT YARD CORNER (BUSINESS)	N/A	3.1'/3.4'	3.1'/3.4'
SIDE YARD (NON RESIDENCE)	N/A	4.6' (E.N.)	4.6' (E.N.)
REAR YARD	30'	51.4'	42.6'
BLDG. HEIGHT #257	2 1/2 ST./35'	2 ST./22.31'	4 ST./50.28' (V)
BLDG. HEIGHT #259	2 1/2 ST./35'	3 1/2 ST./50.31' (E.N.)	4 ST./50.46' (V)
BLDG. COVERAGE	60% MAX.	39.2%	41.2%
LOT COVERAGE	75% MAX.	100%	93.3%
PARKING RESIDENTIAL	7 REQUIRED	N/A	13 SPACES
PARKING NON-RESIDENTIAL	20 REQUIRED	N/A	0 SPACES
(E.N.) EXISTING NON-CONFORMING			
(V) VARIANCE REQUIRED			



GRADING PLAN
SCALE: 1"=20'



RAMP GRADING PLAN
SCALE: 1"=10'

SITE PLAN/GRADING PLAN
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 28
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.

SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

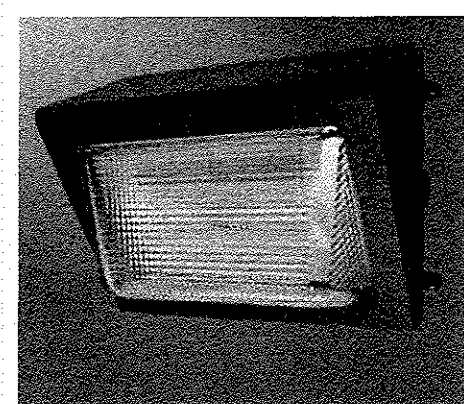
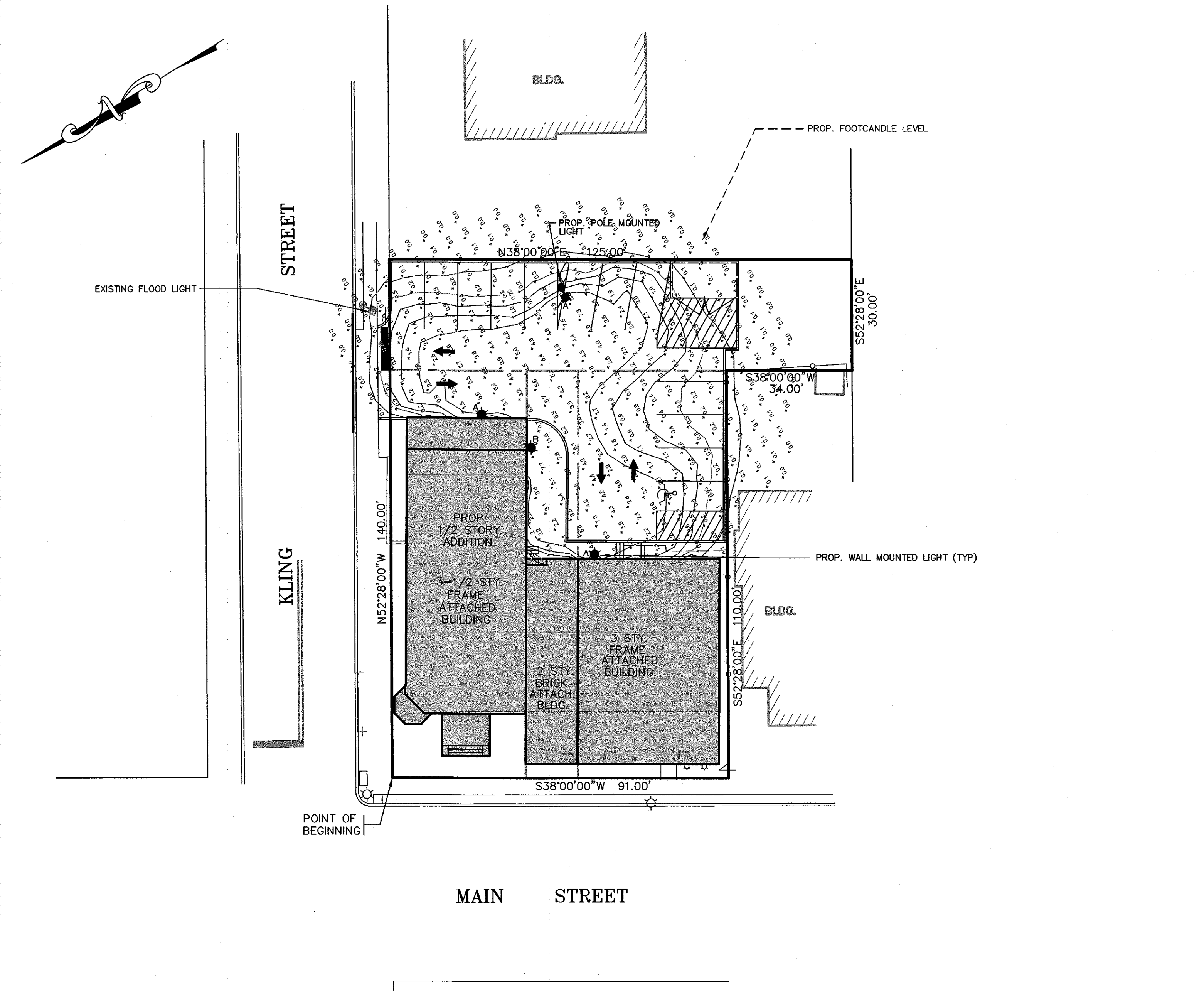
DAVID A. HALS, PE, LS, PP
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DATE: FEB. 22, 2021
JOB NO: 7833-2170
SHEET NO: 2 OF 5

SCALE
1"=20'
0 20 40
GRAPHIC SCALE

DATE BY DESCRIPTION
REVISIONS

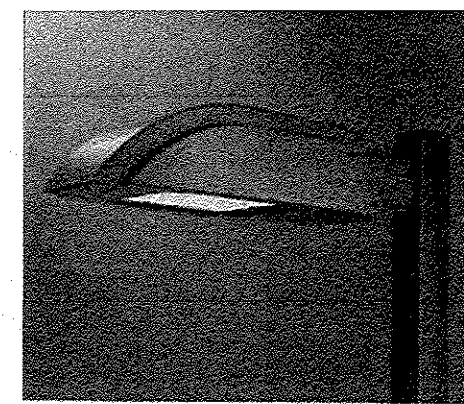


WP Wall Pack LED

**WPSLED
WPMLD**

40W / 50W / 80W
LED

WALL MOUNT LUMINAIRE



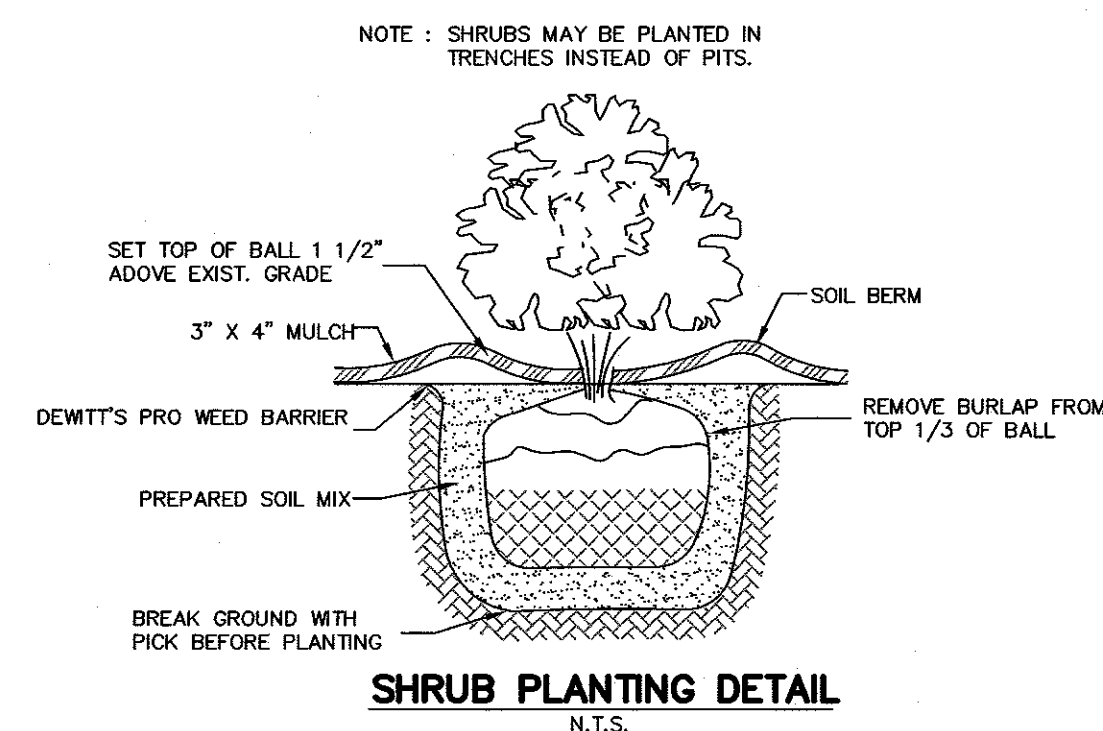
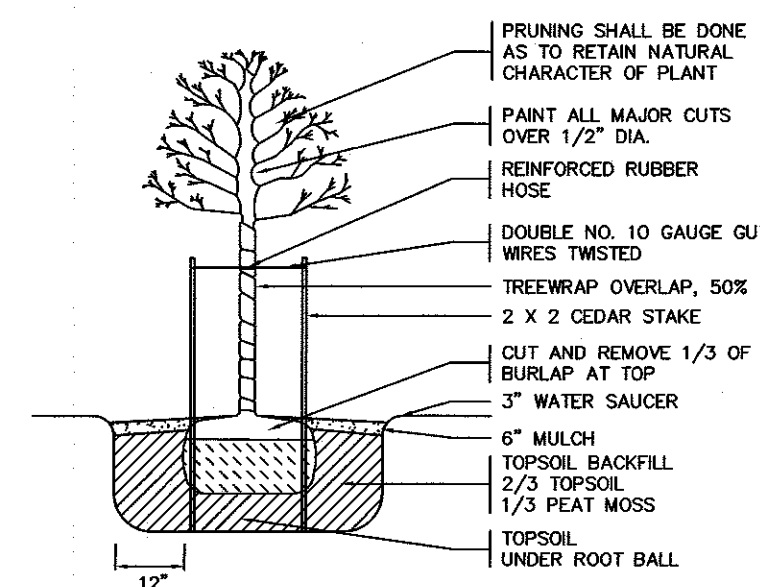
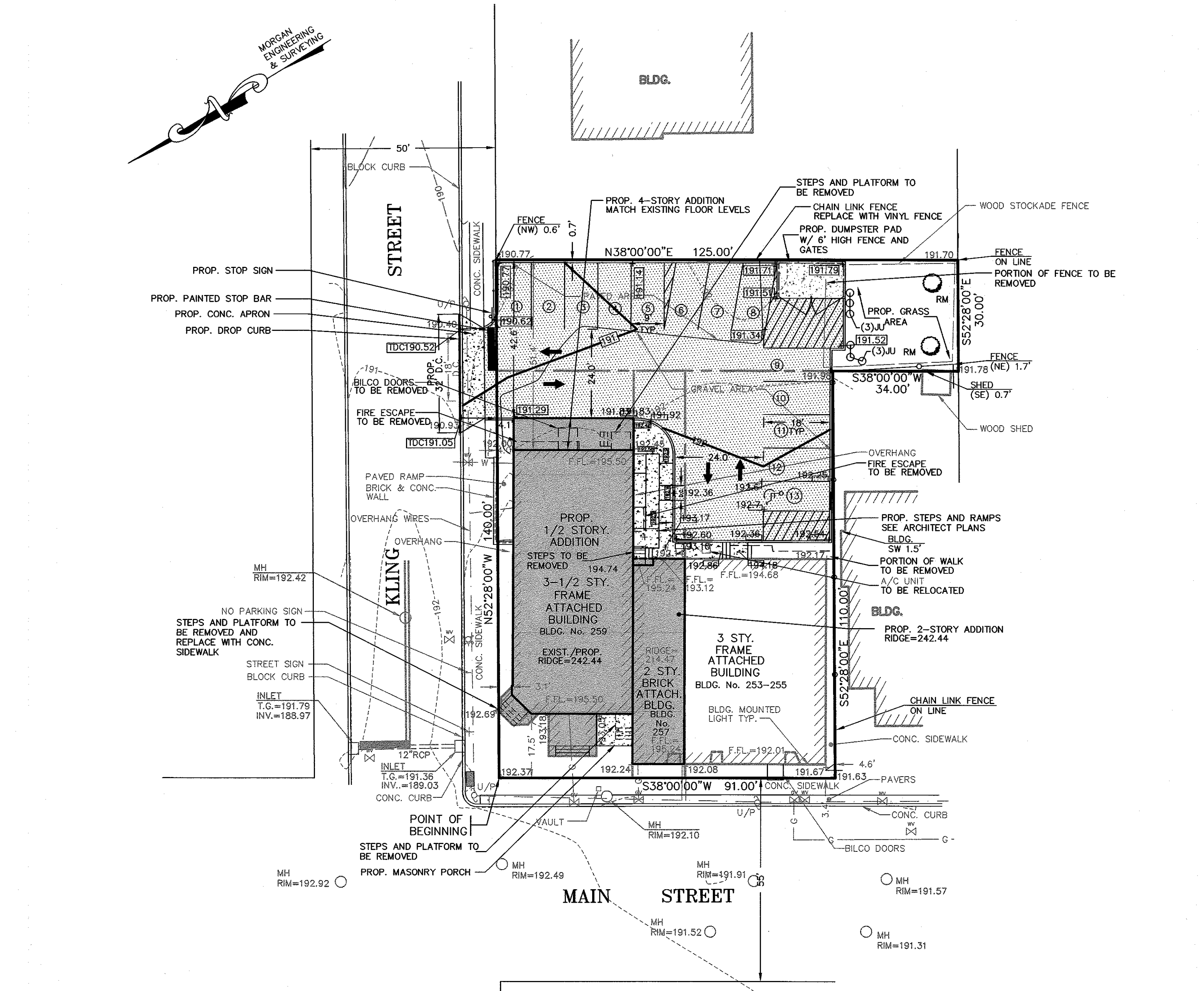
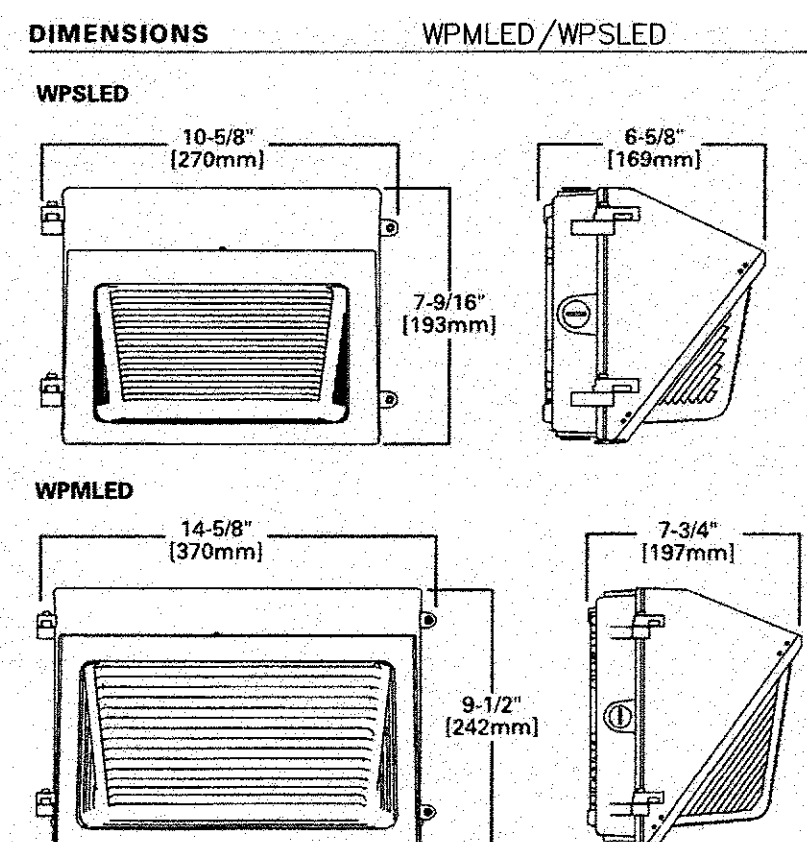
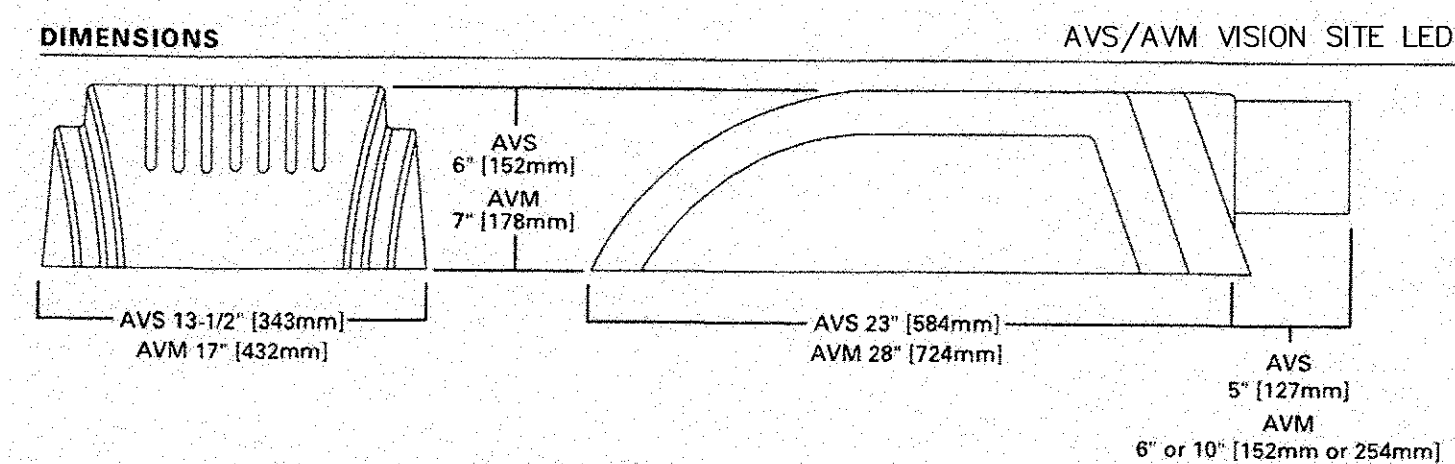
**AVS/AVM
VISION SITE LED**

1 - 6 LightBARS
Solid State LED

AREA/SITE LUMINAIRE

LIGHTING SCHEDULE							
SYMBOL	QTY	ARRANGEMENT	LUMENS	LF	ARR. WATTS	TOTAL WATTS	CATALOG NUMBER
★ A	3	SINGLE	4,990	1.0	55	110	EATON
★ B	1	SINGLE	4,000	1.0	41	123	EATON

*ALL PROPOSED LIGHTING TO HAVE A 10' MOUNTING HEIGHT



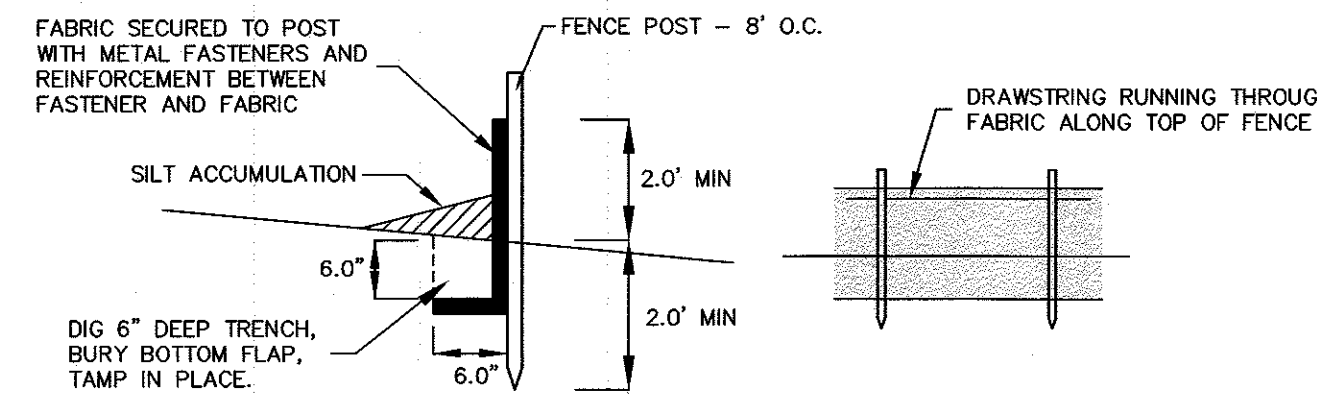
PLANTING SCHEDULE				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	HEIGHT
RM	RED MAPLE	ACER RUBRUM	2	2"-2 1/2" CAL., 12' - 14'
JU	PARSON'S JUNIPER	JUNIPERUS DAURICA	6	15"-18"

DATE	BY	DESCRIPTION	REVISIONS

LIGHTING/LANDSCAPING PLAN
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 28
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.
SCHWANEWEDE / HALS ENGINEERING
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LAND SURVEYOR LIC. NO. 0842588

SCALE
1"=20'
GRAPHIC SCALE
DATE: JAN. 8, 2021
JOB NO: 7833-2170
SHEET NO: 3 OF 5



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

NOTES: -PROVIDE APPROPRIATE TRANSITION BETWEEN
STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W
-INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION
-THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP)

SEQUENCE OF CONSTRUCTION

1. INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS. (1 DAY)
2. CLEAR, STRIP AND STOCKPILE TOPSOIL. (1 DAY)
3. EXCAVATE AND INSTALL FOUNDATION (2 WEEKS)
4. CONSTRUCT ADDITION TO BUILDING AND INSTALL PARKING. (8 MONTHS)
5. TOPSOIL & SEED - PERMANENTLY STABILIZE ALL DISTURBED AREAS. (2 DAYS)
6. FOLLOWING THE COMPLETION OF BUILDING - INSTALL FINAL PAVEMENT, PERMANENTLY STABILIZE ALL DISTURBED AREAS ON SITE (2 DAYS)

1. CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
2. APPLY LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF

1. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F.
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS./1000 S.F. AND WORK INTO SOIL 4" DEEP.
3. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 40 LBS./ACRE AND ANNUAL RYEGRASS AT 40 LBS./ACRE OR APPROVED EQUAL.
4. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS./1000 S.F. AND SECURE BY APPROVED METHODS (i.e. PEG AND TWINE, MULCH NETTING, OT LIQUID MULCH).
5. PLANT SEED BETWEEN MARCH 1 & MAY 15 OR BETWEEN AUGUST 15 & OCTOBER 1, IF POSSIBLE.

1. APPLY TOPSOIL TO A DEPTH OF 4".
2. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS./1000 S.F.
4. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 10 LBS./ACRE, KENTUCKY BLUEGRASS AT 25 LBS./ACRE, RED FESCUE AT 15 LBS./ACRE, AND SPREADING FESCUE AT 15 LBS./ACRE OR APPROVED EQUAL.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS./1000 S.F. ACCORDING TO THE N.J. STANDARDS.
6. ANCHOR MULCH WITH EMULSIFIED ASPHALT (33-1) APPLIED AT A RATE OF 1 GAL./1000 S.F. OTHER APPROVED METHODS (I.e. PEELING, TIEING, OR MACH NETTING) MAY BE USED, IF POSSIBLE, PLANT BETWEEN MARCH 1 AND MAY 15, AND BETWEEN AUGUST 15 AND OCTOBER 1.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCES, NOTICE OF SUCH IN WRITING

SOIL MANAGEMENT NOTE:
ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE
SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1.110.
THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION
REMEDICATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND
PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

11. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2007. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
12. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND MAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT REESTABLISHMENT IS ESTABLISHED.
13. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/12 AND FALL - 8/15 - 10/1.
14. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
15. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
16. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRASS STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOW, LIQUID MULCH BINDERS, OR NETTING DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
17. EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
18. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 332-4507, OR EMAIL - INFORMATION@HEPSCD.ORG
19. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY. IN NJ, USA, OR ANY OTHER CONTROLLING AGENCY, CONTACT THE DISTRICT 862-332-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE REESTABLISHMENT MEASURES. A PERFORMANCE DEED MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
20. PAVED ROADWAYS SHOULD BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT WILL BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, PUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
21. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SOODING OR PLANTING. A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2007.
22. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
23. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 -1"CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE MAINTAINED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
24. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
25. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: (PAGES REFER TO "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY")

MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG 5-1)

VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG 4-1), AND PERMANENT STABILIZATION WITH SOD (PG 6-1)

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALL/ACRE
ANIONIC ASPHALT EMULSION	12:1	COARSE SPRAY	1200
LATEX EMULSION	7.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - SOAP SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY BE USED ON NONFIBERED SEED BASINS (PG 26-1)		
ACQUINULATED SOY BEAN SOAP STICK	10:1	COARSE	200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR GRAVEL.

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LAND SURVEYOR LIC NO. CB42588

SCALE

DATE: FEB. 22, 2021

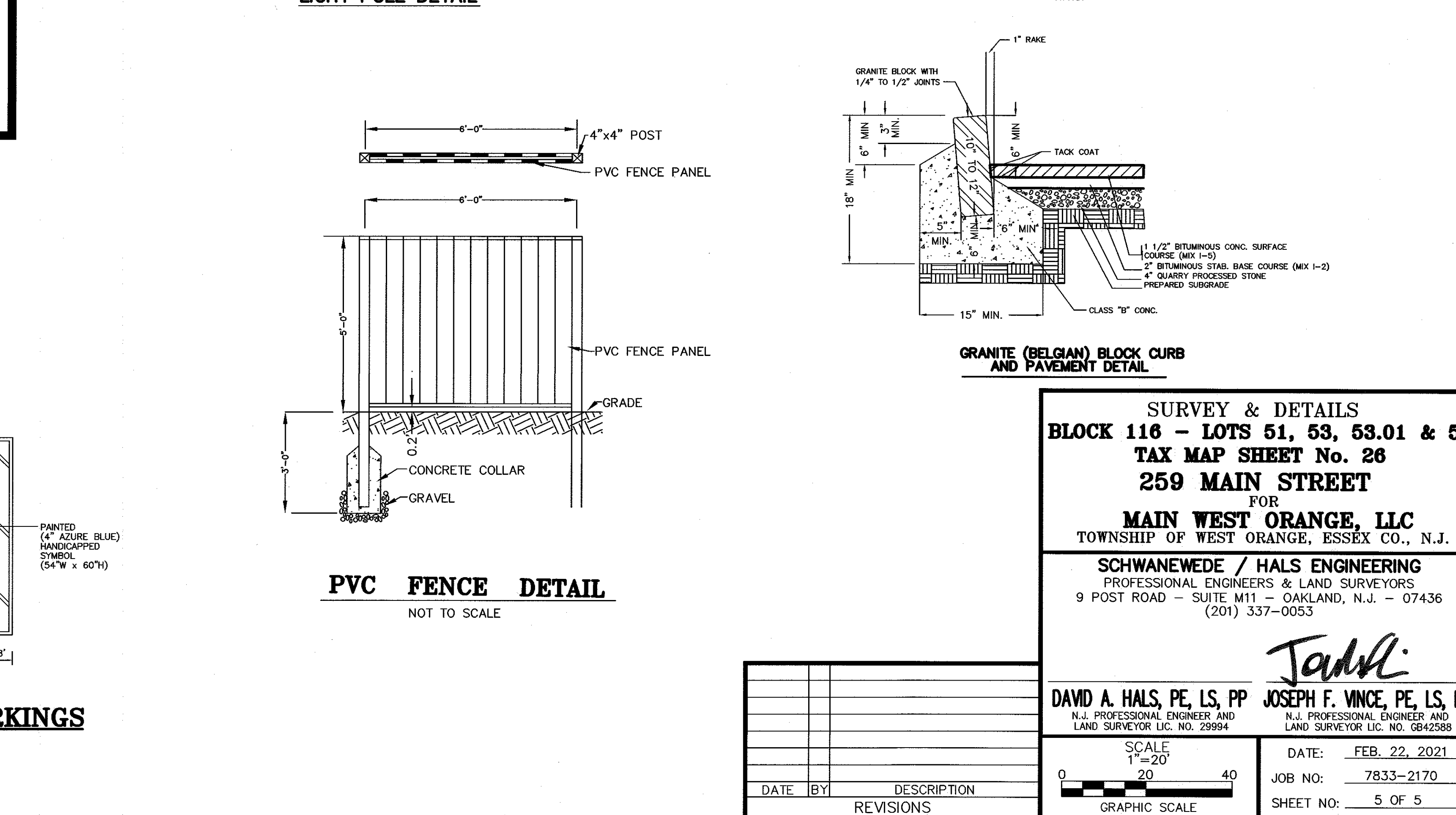
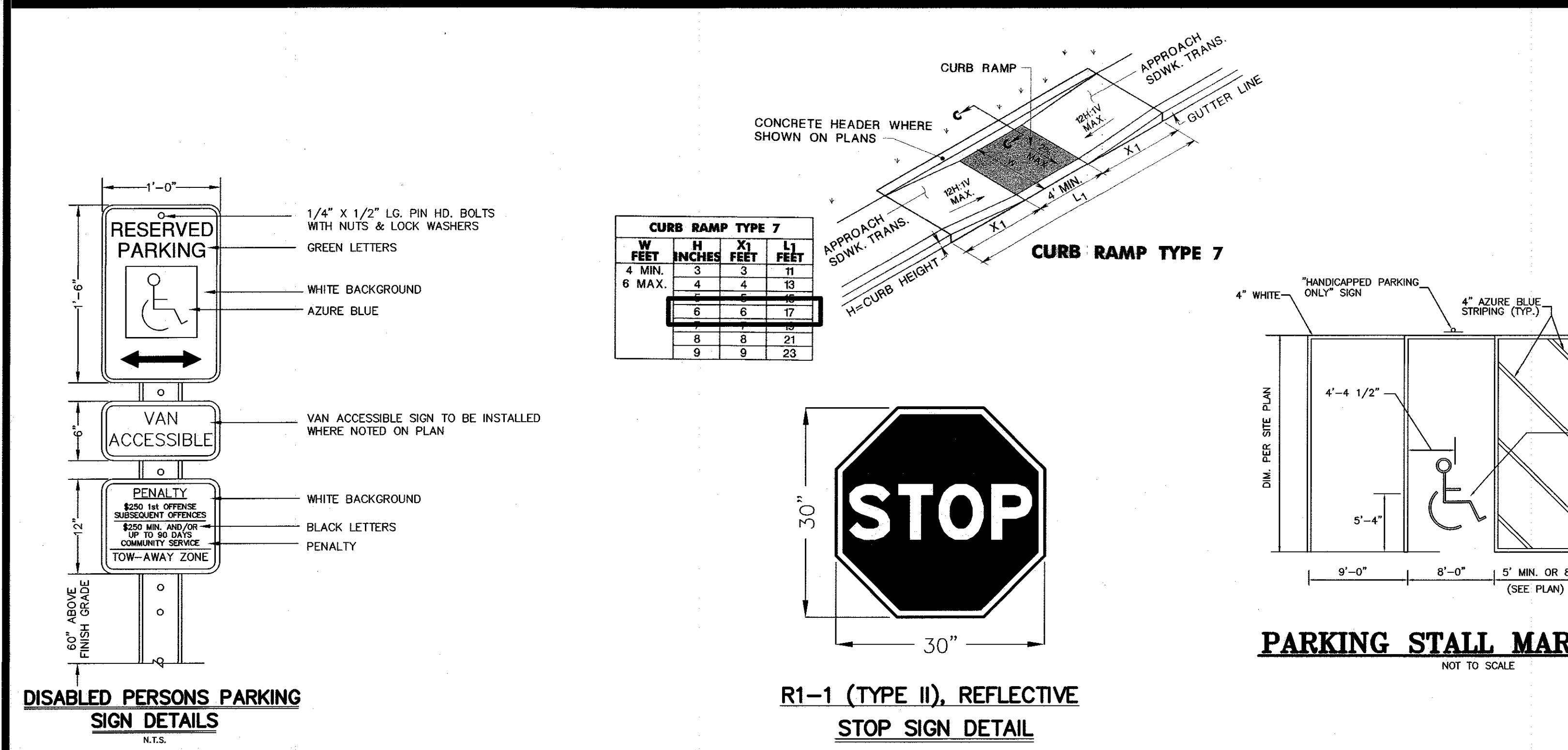
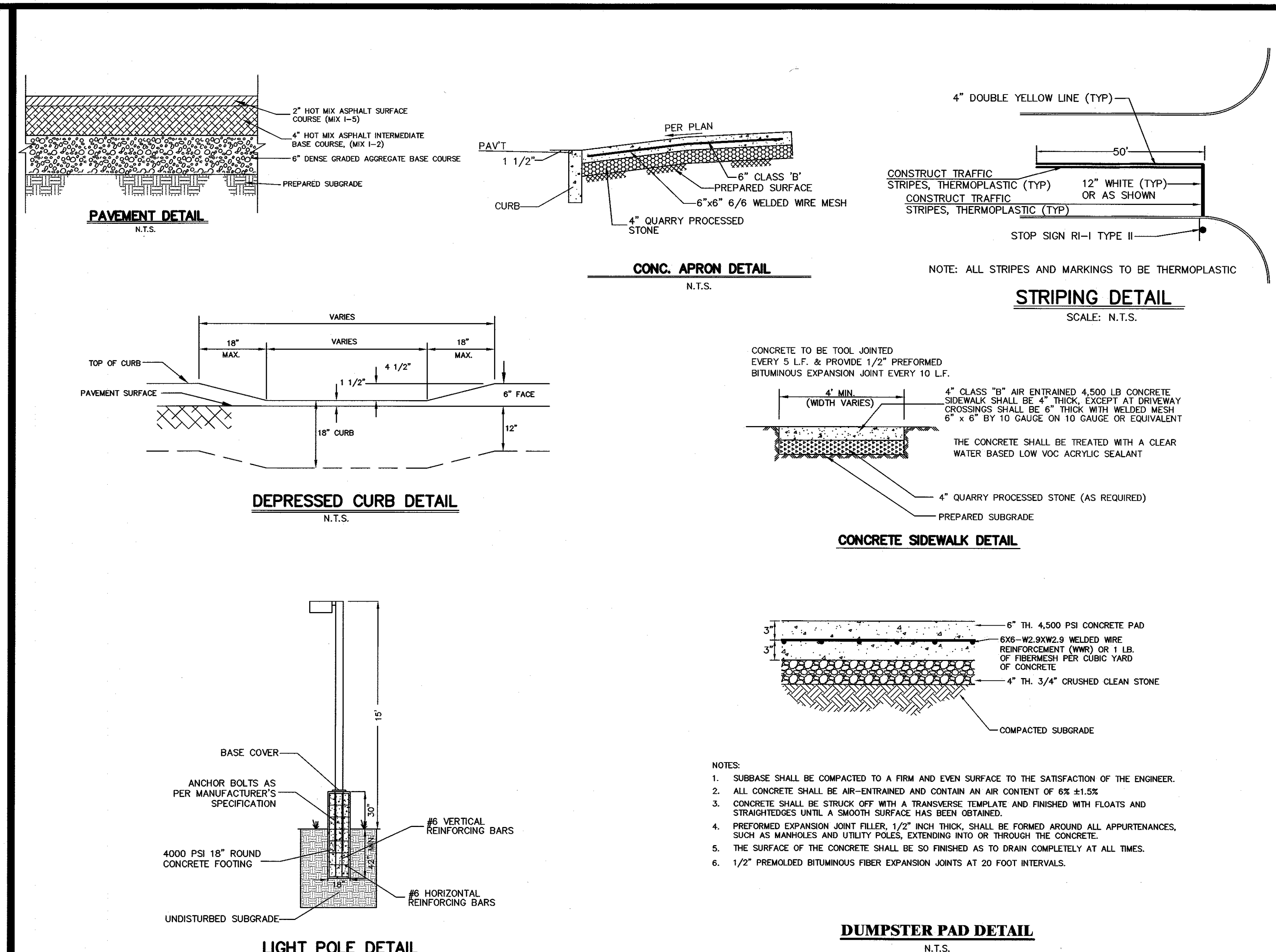
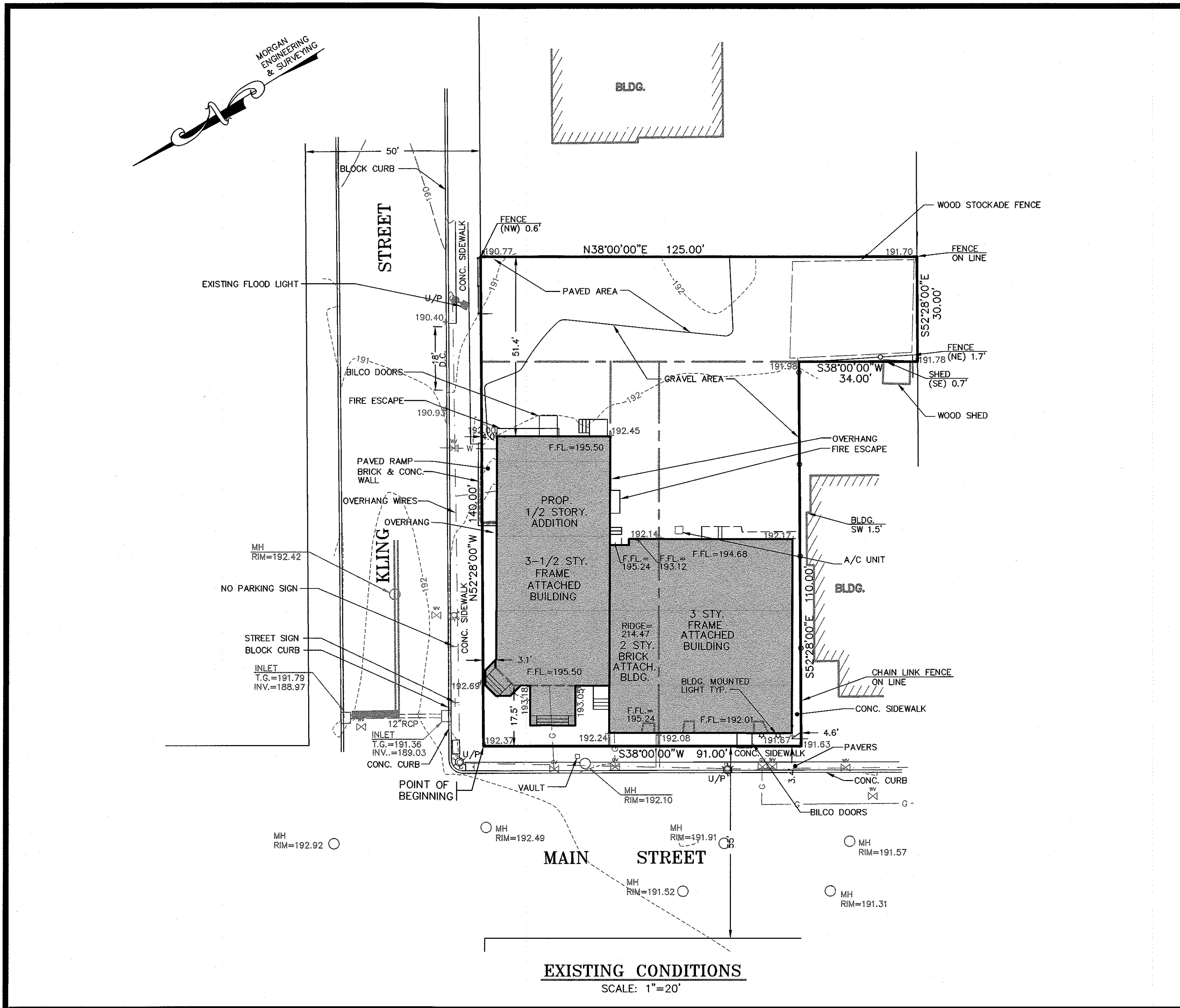
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JOB NO: 7833-2170

GRAPHIC SCALE

JOB NO: 7855-2170

SHEET NO: 4 OF 5



SURVEY & DETAILS
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 26
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.

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DATE: FEB. 22, 2021
JOB NO: 7833-2170
SHEET NO: 5 OF 5

SCALE: 1"=20'
0 20 40
GRAPHIC SCALE

DATE BY DESCRIPTION REVISIONS

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL. Item Number Description		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAVES REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
I. PROJECT-PLAT INFORMATION												
1. <u>Item</u> : Name, address of owner and applicant.		X	X	X	X	X	X	X	X	✓		
2. <u>Item</u> : 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	✓		
3. <u>Item</u> : 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	✓		
4. <u>Item</u> : A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <u>Comment</u> : Describes setting; may be less detailed in pre-application-concept plan and GDP stages.		X	X	X	X	X	X	X	X	✓		
5. <u>Item</u> : A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <u>Comment</u> : Schedule may be less detailed in pre-application-concept plan stages.		X	X	X	X	X	X	X	X	✓		
6. <u>Item</u> : North arrow and scale.		X	X	X	X	X	X	X	X	✓		
7. <u>Item</u> : Proof that taxes are current.			X	X	X	X	X	X	X	✓		
8. <u>Item</u> : Signature blocks for Chairman, Secretary and Municipal Engineer.			X	X	X	X	X	X	X	✓		
9. <u>Item</u> : Appropriate certification blocks as required by Map Filing Law.			X			X	X			N/A		
10. <u>Item</u> : Monumentation as specified by Map Filing Law <u>Comment</u> : Monumentation required only for final subdivision.			X			X				N/A		
11. <u>Item</u> : Date of current property survey. <u>Comment</u> : Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.			X	X	X	X	X	X	X	✓		

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

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		General Development Plan	Subdivision		Site 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. ⅈ		X	X	X				X	✓		
24.	<u>Item</u> : List of variances required or requested. ⅈ <u>Comment</u> : Basic planning information.		X	X		X	X	X	X	✓		
25.	<u>Item</u> : Requested or obtained design waivers or exceptions. ⅈ <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.	<u>Item</u> : Payment of application fees. <u>Comment</u> : Fee not imposed for pre-application conference.	X	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	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	X					✓		

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		General Development Plan	Subdivision		Site 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	✓			
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	✓			
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	✓			
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.				X	X	X	X	N/A			
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	N/A			
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	✓			
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	✓			

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		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	✓		
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	✓		
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	N/A		
42.	<u>Item</u> : Proposed street names. <u>Comment</u> : Applicable only when new road is proposed.					X	X	X	X	N/A		
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			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	✓		
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	✓		
46.	<u>Item</u> : Solid waste management plan. <u>Comment</u> : Site plan consideration only; see Item 44.							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	✓		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.				Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED	
		Pre-Application - Concept Plan	Minor Application	General Development Plan	Subdivision		Site Plan					
Item Number	Description		Subdivision		Site Plan	Preliminary	Final	Preliminary	Final			
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	✓		
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	✓		
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	✓		
51. <u>Item</u> :	Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.			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	✓		

€ 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.

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

LLEWELLYN HOTEL RENOVATION

259 MAIN STREET - WEST ORANGE, NEW JERSEY



16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
PH: 201.816.1818 FX: 201.816.0212
VISIT US AT WWW.AXIS-AG.COM

PROJECT

LLEWELLYN HOTEL RENOVATION
259 MAIN STREET
WEST ORANGE, NJ 07052

CLIENT

LLEWELLYN HOTEL
259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE 01-11-2021 SCALE NOT TO SCALE

DRAWN BY RCR CHECKED BY P.F.G.

DWG TITLE

TITLE SHEET
EXTERIOR RENDERING

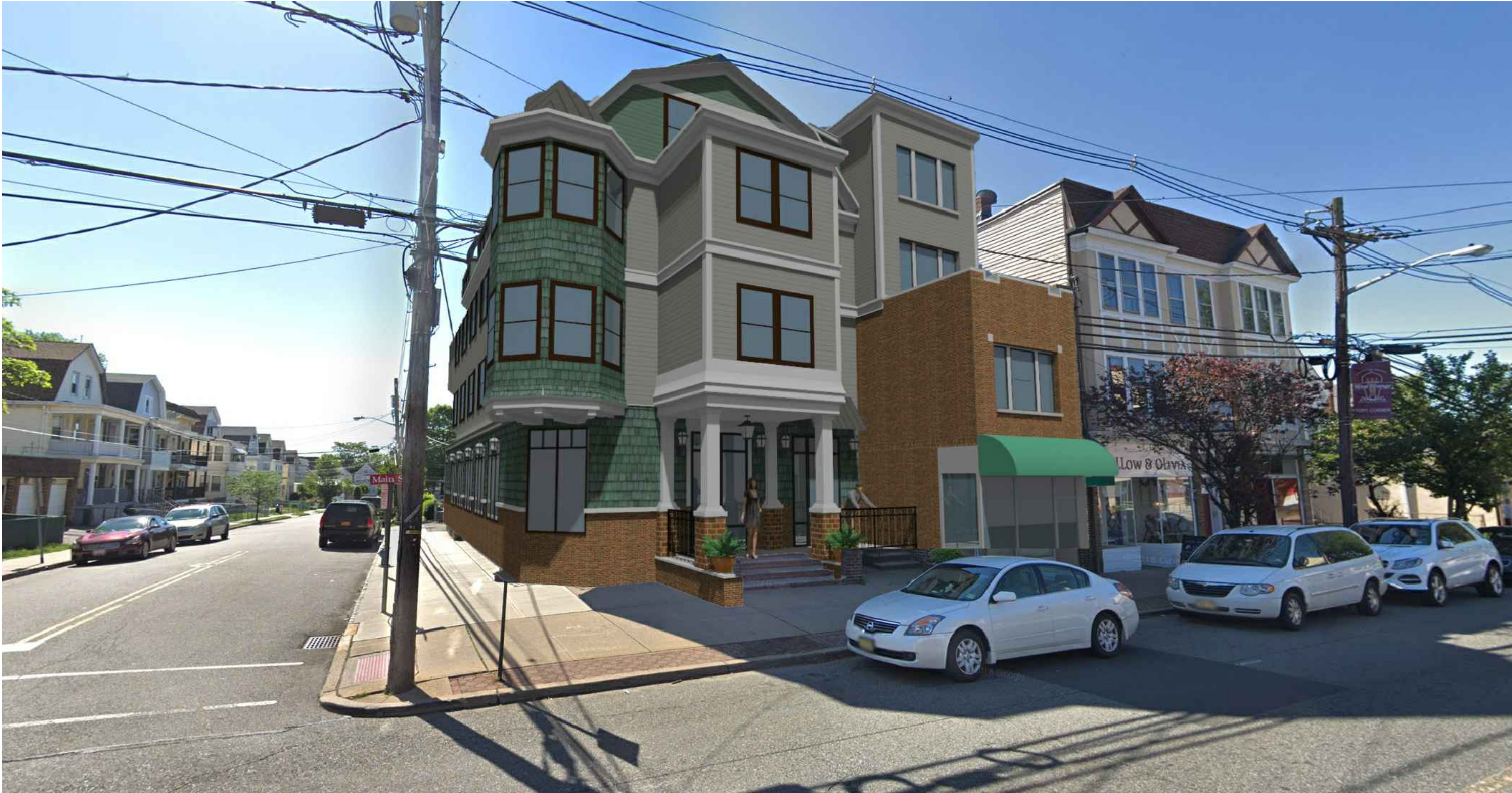
DATE	ISSUE	DESCRIPTION	BY
01/11/21	1		L.S.C.

- ☐ STEVEN B. LAZARUS, A.I.A.
NJ AI-10807 CT 8999 PA RA 014920 B
NY 021232 MD 10946 VA 0401015129
NC 9107
- ☐ KENNETH T. SCHIER, R.A., PP
NJ AI-09225 CT AR110910 PA RA 011042 B
NY 018825 NJ Planner 3342
- ☒ PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025110 PA RA 407426

SEAL & SIGNATURE PROJECT # 18-085

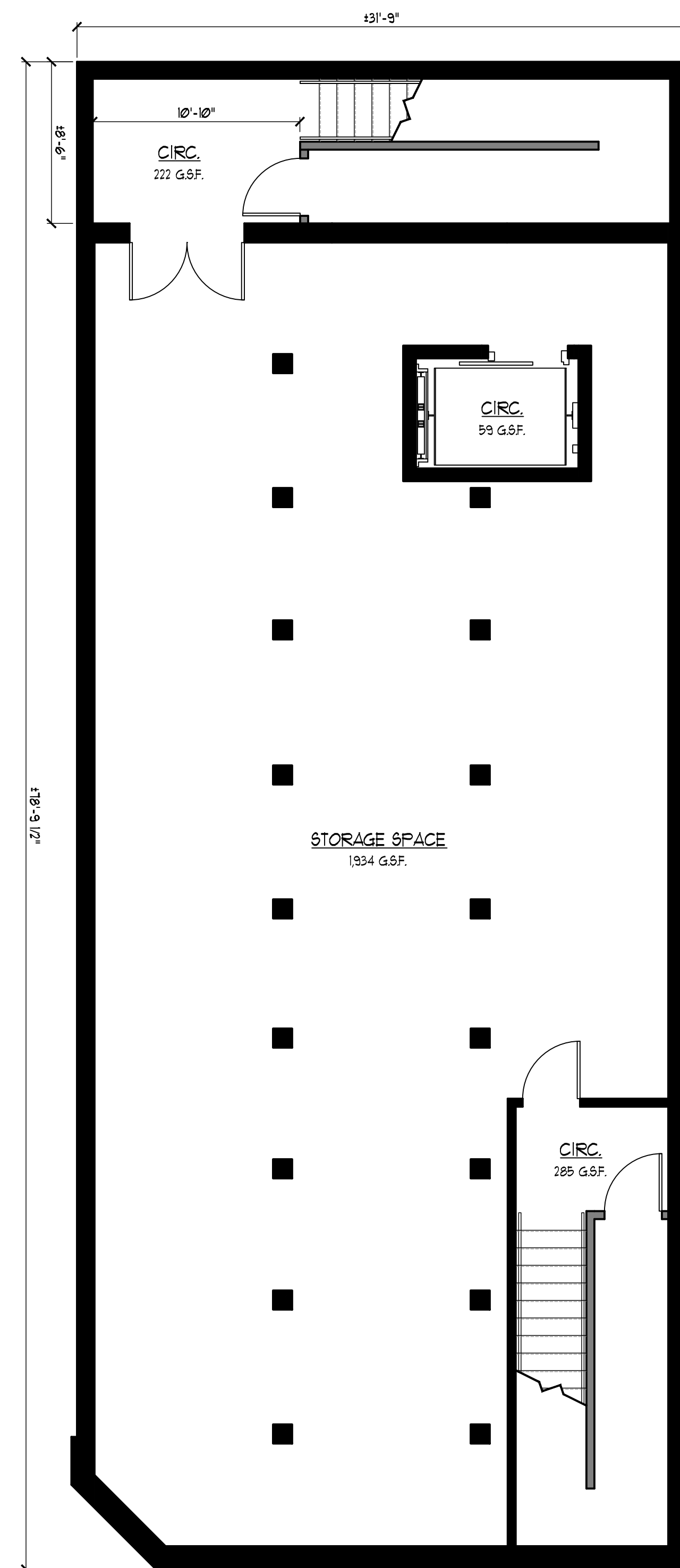
DWG NO A-1.0

1 OF 4



1 A-1.0 RENDERING OF PROPOSED ALTERATION - FRONT CORNER

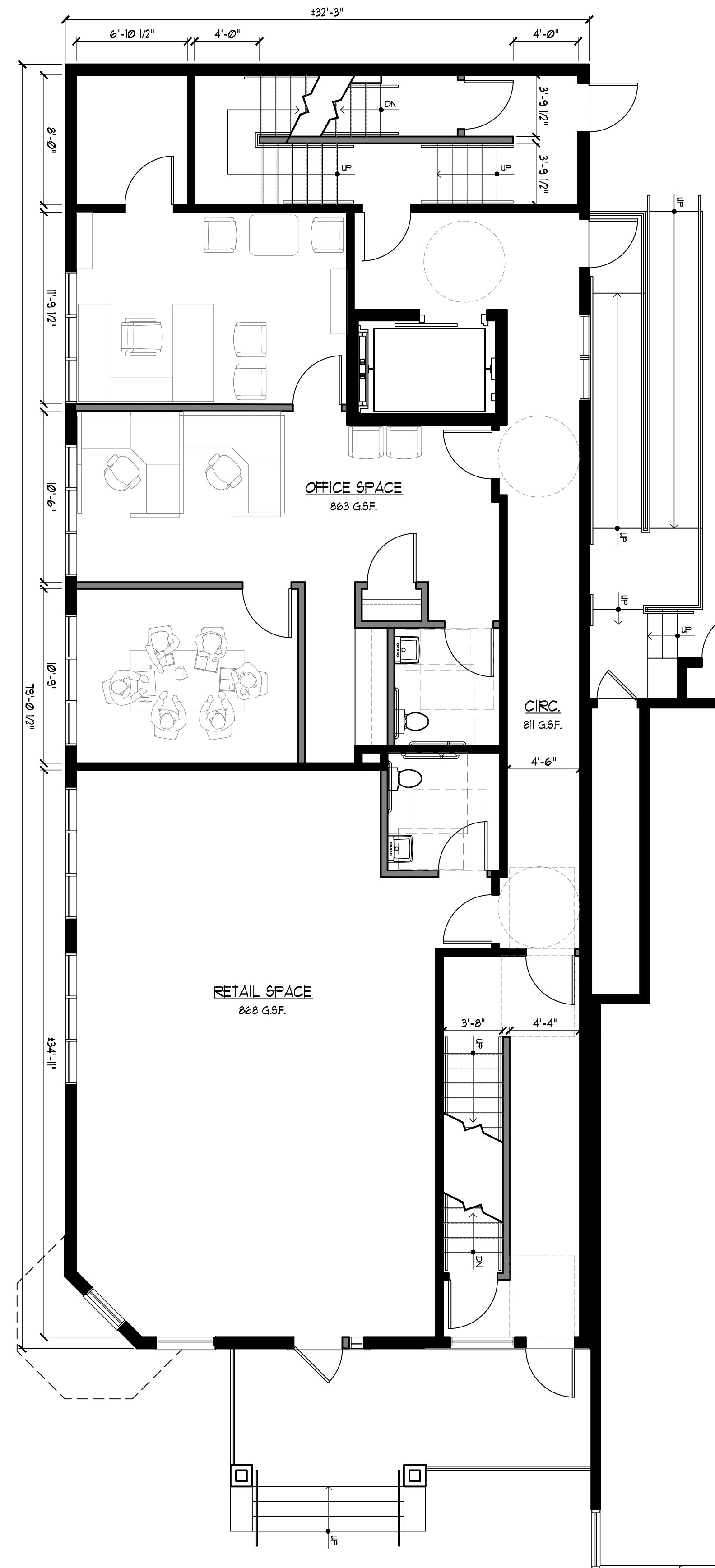
NOT TO SCALE



BASEMENT AREA CALCULATIONS:
STORAGE: 1,934 G.S.F.
CIRCULATION: 566 G.S.F.
TOTAL BASEMENT: 2,500 G.S.F.

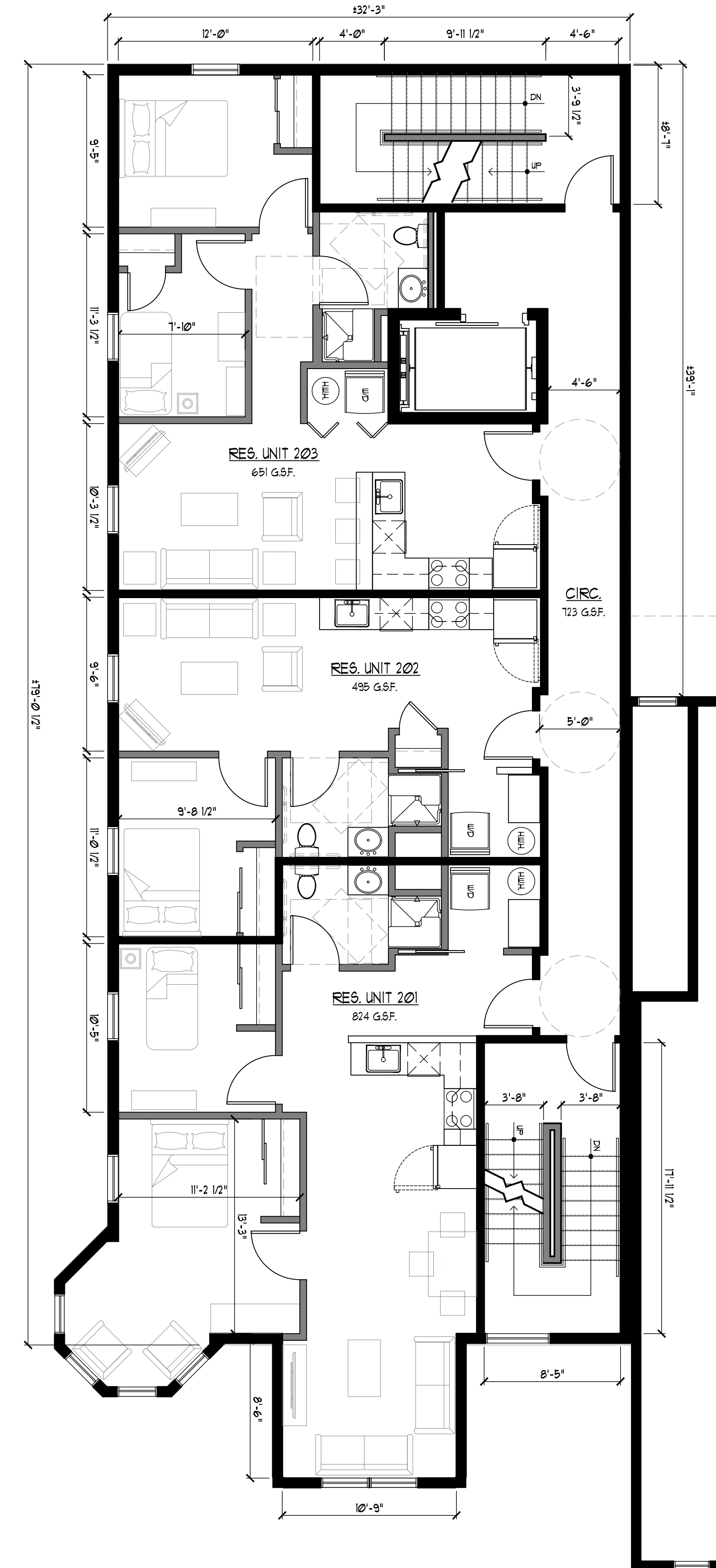
GROSS AREA CALCULATIONS MEASURED FROM:

- EXTERIOR FACE OF EXTERIOR WALLS
- CENTERLINE OF INTERIOR SHARED PARTITIONS/WALLS



FIRST FLOOR AREA CALCULATIONS:

RETAIL SPACE:	869 G.S.F.
OFFICE SPACE:	864 G.S.F.
CIRCULATION:	811 G.S.F.
TOTAL 1ST FLR:	2544 G.S.F.



SECOND FLOOR AREA CALCULATIONS:

RES UNIT 201:	824 G.S.F.
RES UNIT 202:	495 G.S.F.
RES UNIT 203:	651 G.S.F.
CIRCULATION:	723 G.S.F.
<u>TOTAL 2ND FLR:</u>	<u>2,693 G.S.F.</u>



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PROJECT

LLEWELYN HOTEL RENOVATION
259 MAIN STREET
WEST ORANGE, NJ 07052

CLIENT

LLEWELLYN HOTEL
259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE	SCALE
01-11-2021	AS NOTED

DRAWN BY	CHECKED BY
R.C.R.	P.F.G.

DWG TITLE

PROPOSED FLOOR PLANS BASEMENT, FIRST AND SECOND FLOORS

[illegible]

☐ STEVEN B. LAZARUS, A.I.A.
NJ AI-10807 CT 8999 PA RA 014920 B
NY 021232 MD 10946 VA 0401015129
NC 9107

☐ KENNETH T. SCHIER, R.A., PP
NJ AI-09225 CT ARI 10910 PA RA 011042 B
NY 018825 NJ Planner 3342

PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

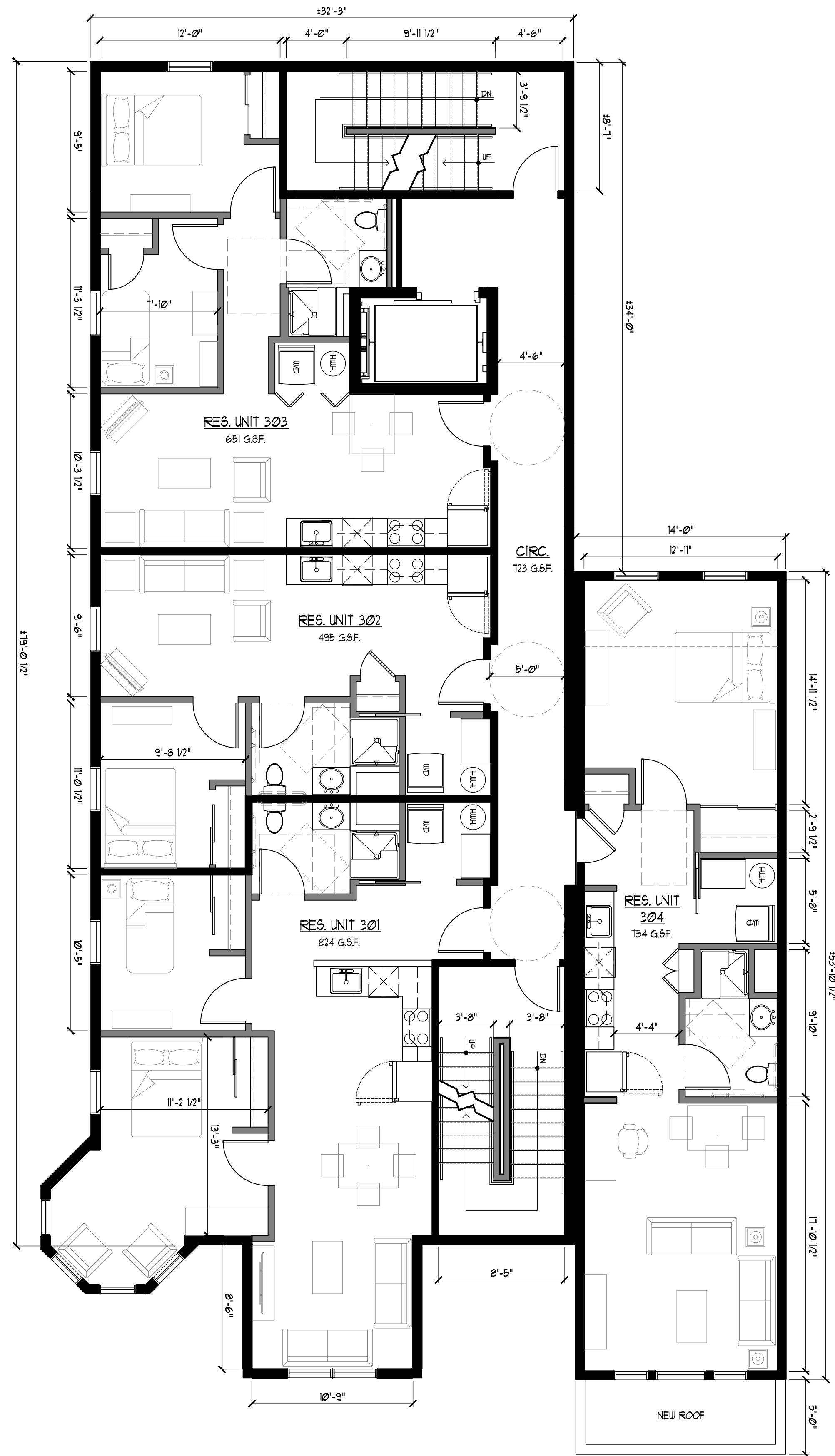
SEAL & SIGNATURE

PROJECT #

18-085

DWG NO

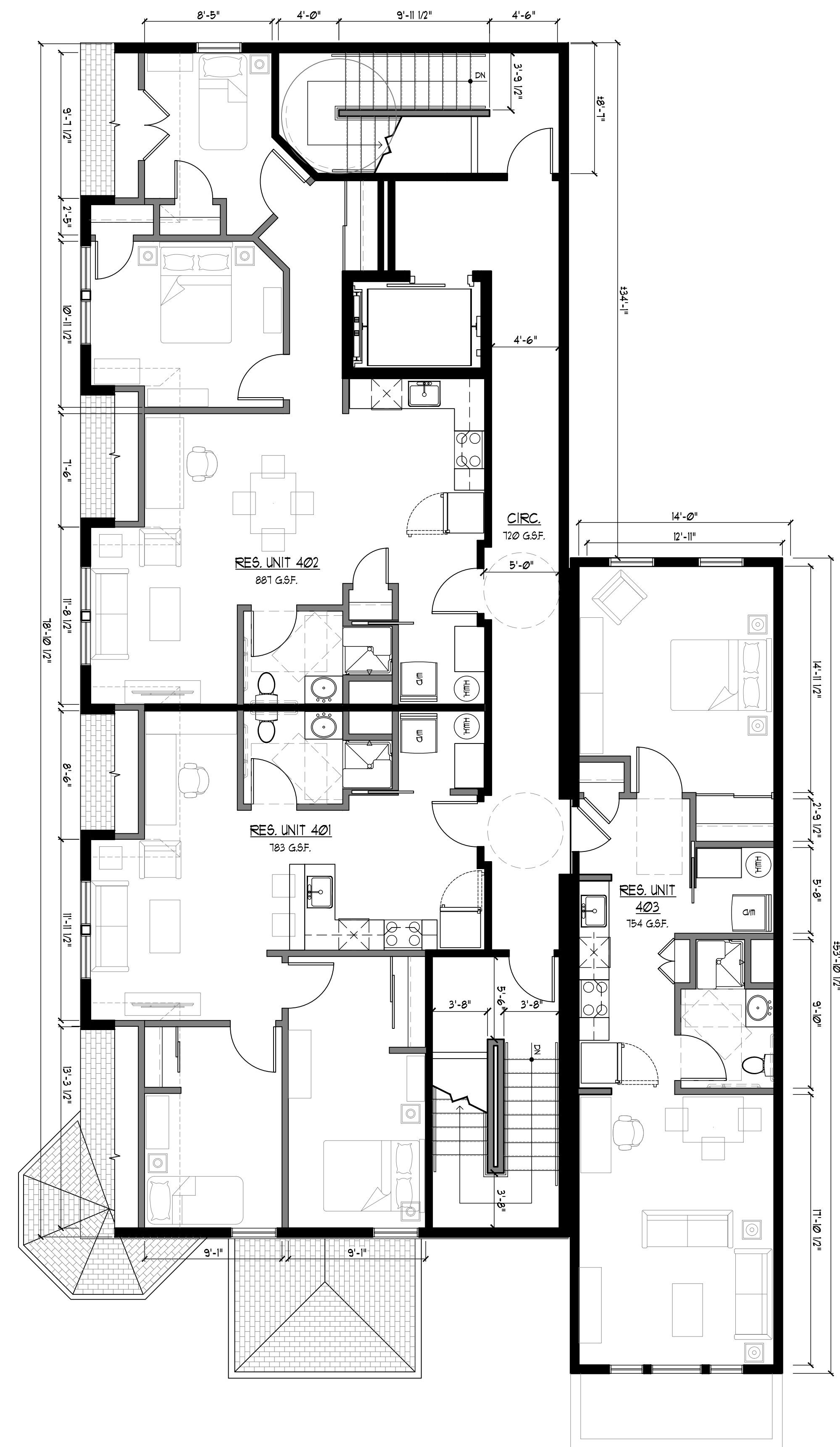
A-2.0
2 OF 4



1
A-3.0
THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

THIRD FLOOR AREA CALCULATIONS:
 RES UNIT 301: 824 G.S.F.
 RES UNIT 302: 495 G.S.F.
 RES UNIT 303: 651 G.S.F.
 RES UNIT 304: 154 G.S.F.
 CIRCULATION: 123 G.S.F.
 TOTAL 3RD FLR: 3,447 G.S.F.



2
A-3.0
FOURTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

FOURTH FLOOR AREA CALCULATIONS:
 RES UNIT 401: 183 G.S.F.
 RES UNIT 402: 881 G.S.F.
 RES UNIT 403: 154 G.S.F.
 CIRCULATION: 120 G.S.F.
 TOTAL 4TH FLR: 3,144 G.S.F.



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PROJECT

LLEWELLYN HOTEL RENOVATION
259 MAIN STREET
WEST ORANGE, NJ 07052

CLIENT

LLEWELLYN HOTEL
259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE: 01-11-2021 SCALE: AS NOTED

DRAWN BY: RCR CHECKED BY: P.F.G.

DWG TITLE

THIRD AND FOURTH FLOOR PLANS

DATE	ISSUE	DESCRIPTION	BY
01/11/21	1		L.S.C.

- ☐ STEVEN B. LAZARUS, A.I.A.
 NJ AI-10807 CT 8999 PA RA 014920 B
 NY 021232 MD 10946 VA 0401015129
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 NY 018825 NJ Planner 3342
- ☒ PIERO F. GABUCCI, A.I.A.
 NJ AI-15289 NY 025119 PA RA 407426

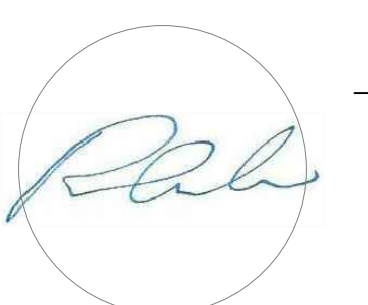
SEAL & SIGNATURE

PROJECT #

18-085

DWG NO

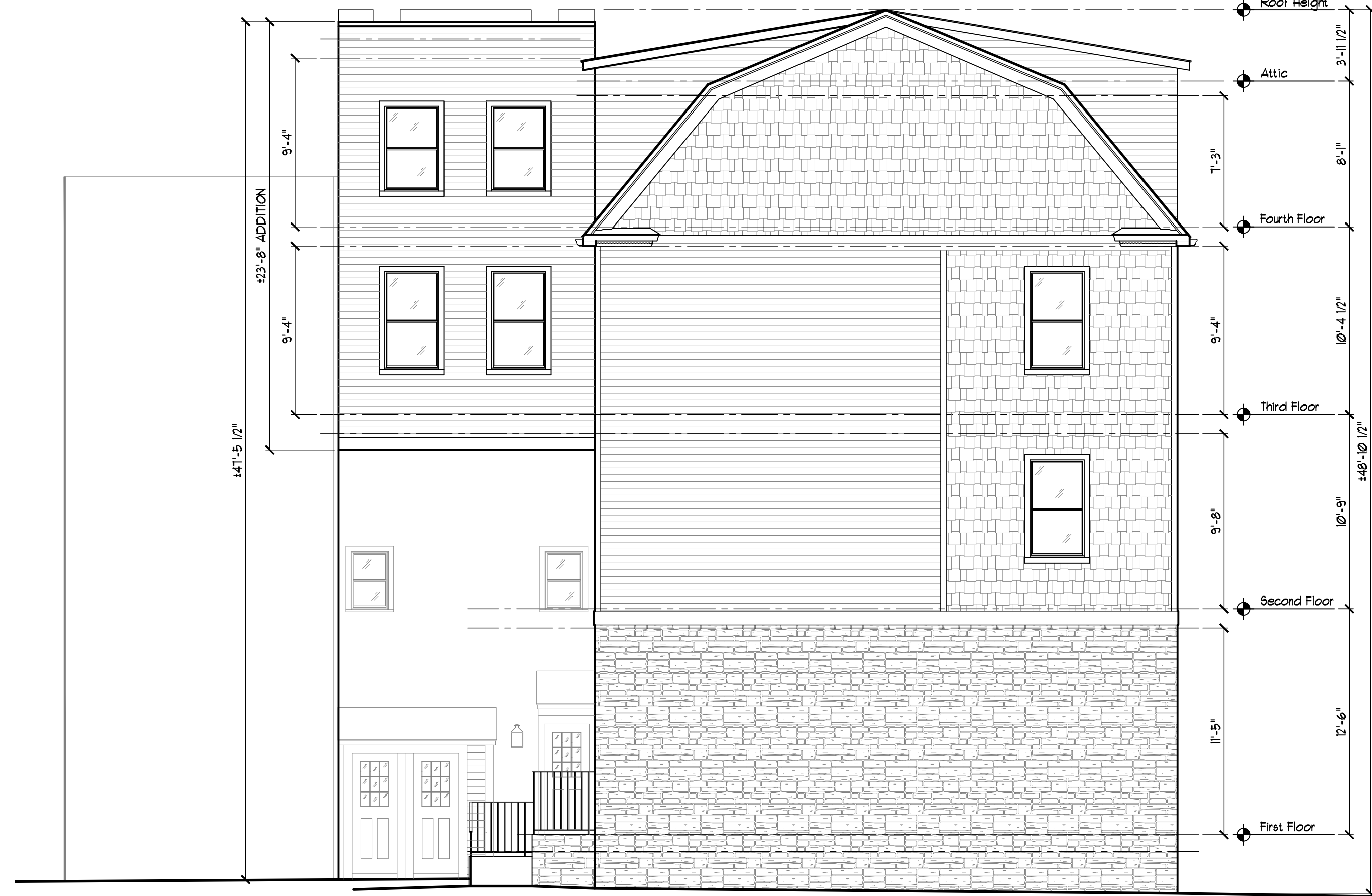
A-3.0
 3 OF 4





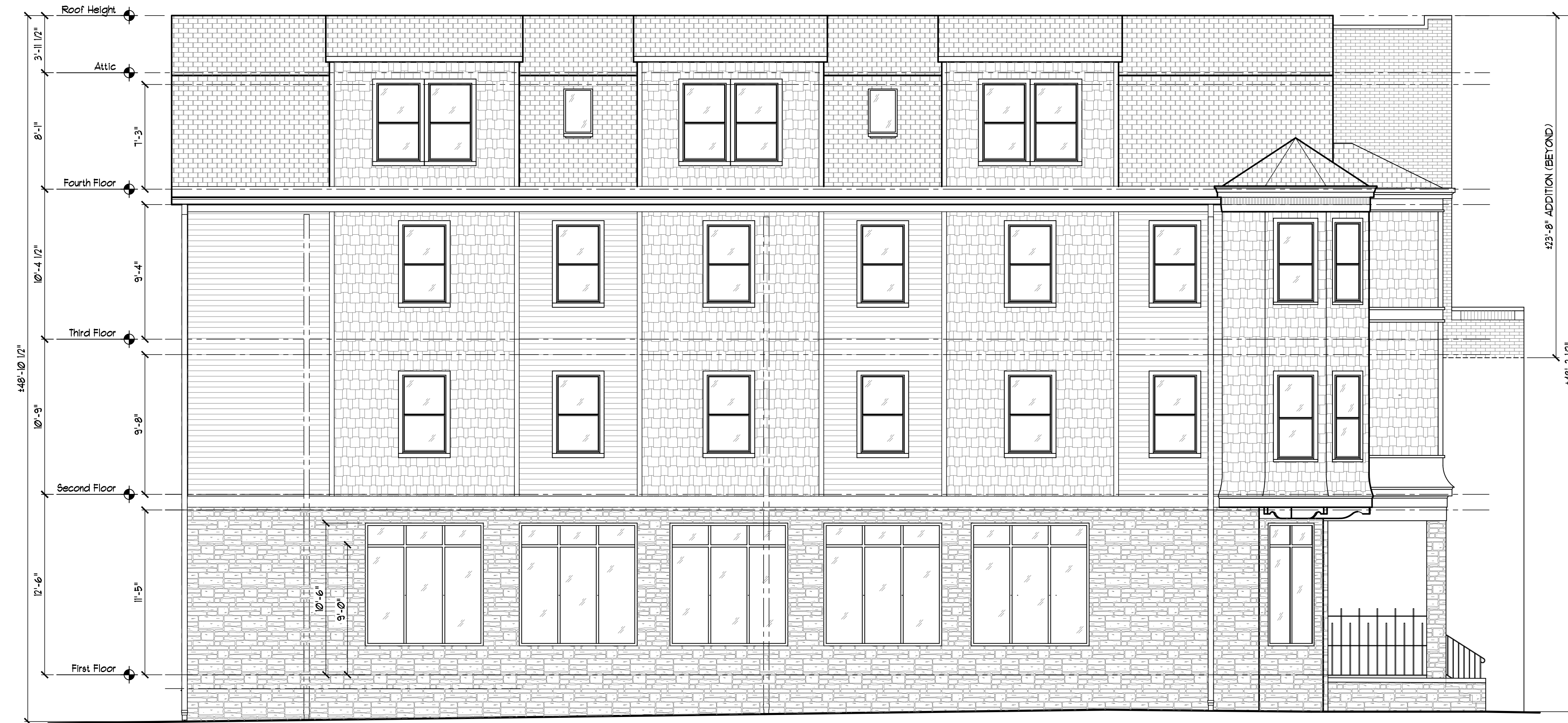
1 FRONT ELEVATION (MAIN STREET)
A-4.0

SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
A-4.0

SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (KLING STREET)
A-4.0

SCALE: 3/16" = 1'-0"



16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
PH: 201.816.1818 FX: 201.816.0212
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PROJECT

LLEWELLYN HOTEL RENOVATION
259 MAIN STREET
WEST ORANGE, NJ 07052

CLIENT

LLEWELLYN HOTEL
259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE 01-11-2021 SCALE AS NOTED

DRAWN BY RCR CHECKED BY P.F.G.

DWG TITLE

EXTERIOR ELEVATIONS

DATE	ISSUE	DESCRIPTION	BY
01/11/21	1		L.S.C.

☐ STEVEN B. LAZARUS, A.I.A.
NJ AI-10807 CT 8999 PA RA 014920 B
NY 021232 MD 10946 VA 0401015129
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NY 018825 NJ Planner 3342

☒ PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE PROJECT #

18-085

DWG NO

A-4.0

4 OF 4

MAIN WEST ORANGE LLC

PO BOX 1287
MONTCLAIR, NJ 07042-1287

55-7230/2212

1108

DATE 3/11/21



PAY TO THE
ORDER OF

Township of West Orange

\$ 3000.00

Three thousand

DOLLARS



Provident BANK

100 Wood Ave South • Iselin, NJ 08830

MEMO

Essex - 259 Main St.

[Signature]

MP

⑆ 221272303⑆ 1000522076⑆ 1108

MAIN WEST ORANGE LLC

PO BOX 1287
MONTCLAIR, NJ 07042-1287

55-7230/2212

1109

DATE 3/11/21



PAY TO THE
ORDER OF

Township of West Orange

\$ 350.00

Three hundred fifty

DOLLARS



Provident BANK

100 Wood Ave South • Iselin, NJ 08830

MEMO

Application fee - 259 Main St.

[Signature]

MP

⑆ 221272303⑆ 1000522076⑆ 1109

**Request for Taxpayer
Identification Number and Certification**

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

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <u>Main West Orange LLC</u>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: ☐ Individual/sole proprietor or single-member LLC ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) <u>P</u> Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. ☐ Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) <u>P.O. Box 1287</u>	Requester's name and address (optional)
6 City, state, and ZIP code <u>Montclair, NJ 07042</u>	
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 Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

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

Social security number	
or	
Employer identification number	
82	3336368

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 on page 3.

Sign Here	Signature of U.S. person ▶ <u>[Signature]</u>	Date ▶ <u>3/8/21</u>
-----------	---	----------------------

General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/irw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

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