

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

A. APPLICANT INFORMATION

Full Legal Name: Reichman, Edward

(Last)

(First)

Mailing Address: 12 Moore Terrace, West Orange, NJ 07052

(Street)

(City)

(State)

(Zip)

Telephone Number: (973) 202-3335

Email: reichman@verizon.net

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: (973) 202-3335

Email:

C. PROPERTY INFORMATION

Street Address: 12 Moore Terrace, West Orange, NJ 07052

Block Number(s): 148.05

; Lot Number(s): 48

Tax Plate: 70

; Zone of Property: R-6

The location of the property is approximately 230 feet from the intersection of

Moore Terrace

and Nutwold Ave

(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: 25-8.1; Proposed: 2.27' rear; Description: Existing & Proposed rear setback of Accessory Use
Section: 25-8.1; Proposed: 2.44' side; Description: Existing & Proposed side setback of Accessory Use
Section: 25-7.1; Proposed: 46.9%; Description: Lot Coverage - 45% Maximum Allowed, 46.9% proposed
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.)

New detached 2-car garage. First floor addition of mudroom & powder room. 2nd floor bathroom expansion & laundry. New deck

The property is 6,250 (square feet); .14 (acres)

Impervious Surface Coverage: Present: 43.1% (2,697 sf); Proposed: 46.9% (2,936 sf)

Building Coverage: Present: 18.3% (1,144 sf); Proposed: 24.1% (1,506 sf)

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: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Nancy Dougherty

Telephone Number: (973) 376-5111 Email: NGD@studio1200.com

Address: 511 Millburn Ave, Short Hills, NJ 07078

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

6. 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
Architectural Drawings	Nancy Dougherty	06.04.2021

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: _____

6/4/2021

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: _____

6/4/2021

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 12 MOORE TERRACE, 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) 148.05;
Lot(s) 48 on the Tax Map of 70 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: _____

6/4/2021

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.

June 3, 2021

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



Proposal (4A)

Edward Reichman, owns and occupies the existing dwelling located at 12 Moore Terrace. The 6,250 sf property is presently developed with a single family dwelling and detached garage in the R-6 zone. The applicant intends to expand the first-floor footprint by 123 sf towards the rear to accommodate a new powder room and mudroom and also expand the second floor over the existing kitchen by 58 sf to expand the existing bathroom and add a laundry closet. A new expanded deck is proposed to wrap around this first-floor addition. Additionally, the applicant intends to replace the existing detached garage with a new 576 sf detached garage and would like to maintain the original corner location of the existing garage, expanding in footprint only towards the right side and front. The applicant intends to widen the driveway to access the new detached garage.

The proposal necessitates the following variances:

(1) 25-8.1 Setbacks of Accessory Uses – the minimum setback from property line is 5', existing and proposed is 2.44' to the side property line and 2.27' to the rear property line.

(2) 25-7.1 Bulk Standards - Maximum lot coverage permitted is 45%, 46.9% is proposed

Reasons for Relief (4B)

1) 25-8.1 Setbacks of Accessory Uses

The existing lot width is 50' where 60' is the required minimum in the R-6 zone and the existing detached garage is in disrepair and not adequate in size for modern vehicle storage. Because of the narrowness of the lot, and the desire for a standard sized 2-car garage, conforming to the 5' setback would reduce the rear lawn to less than the width of the proposed garage itself: about 21' and less than half of the entire lot width. By matching the positioning of the existing garage with the new garage in the top-left corner, no setback will be made worse than what is existing, and the remaining yard reduction can be minimized.

(2) 25-7.1 Bulk Standards

The variance for the improved lot coverage is minor in nature (1.9% / 123.5 sf over allowable) and is almost entirely necessitated by the expanded garage footprint and the widening of the driveway.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Dougherty".

Nancy Dougherty, AIA, LEED AP, NCARB
Principal



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: 6/3/2021

BLOCK: 148.05
LOT: 48 QUAL: —
NAME: Reichman, Edward N + Susan B
ADDRESS: 12 Moore Terrace
TAXES PAID UNTIL: July 31, 2021
2021 SEWER PAID IN FULL: YES NO

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

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. EDWARD N REICHMAN	
	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 ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <i>Note.</i> 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) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) 12 MOORE TERRACE	Requester's name and address (optional)
	6 City, state, and ZIP code WEST ORANGE NJ 07052.	
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 <i>How to get a TIN</i> on page 3. <i>Note.</i> 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 158 - 59 - 2736	or Employer identification number

Part II Certification	
Under penalties of perjury, I certify that:	
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the Instructions on page 3.	
Sign Here	Signature of U.S. person ▶ Date ▶ 6/4/2021

General Instructions

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

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

Purpose of Form

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

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

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

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

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

By signing the filled-out form, you:

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



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
148.05	48		12 MOORE TERRACE	REICHMAN, EDWARD N & SUSAN B	12 MOORE TER	WEST ORANGE, NJ	07052

§

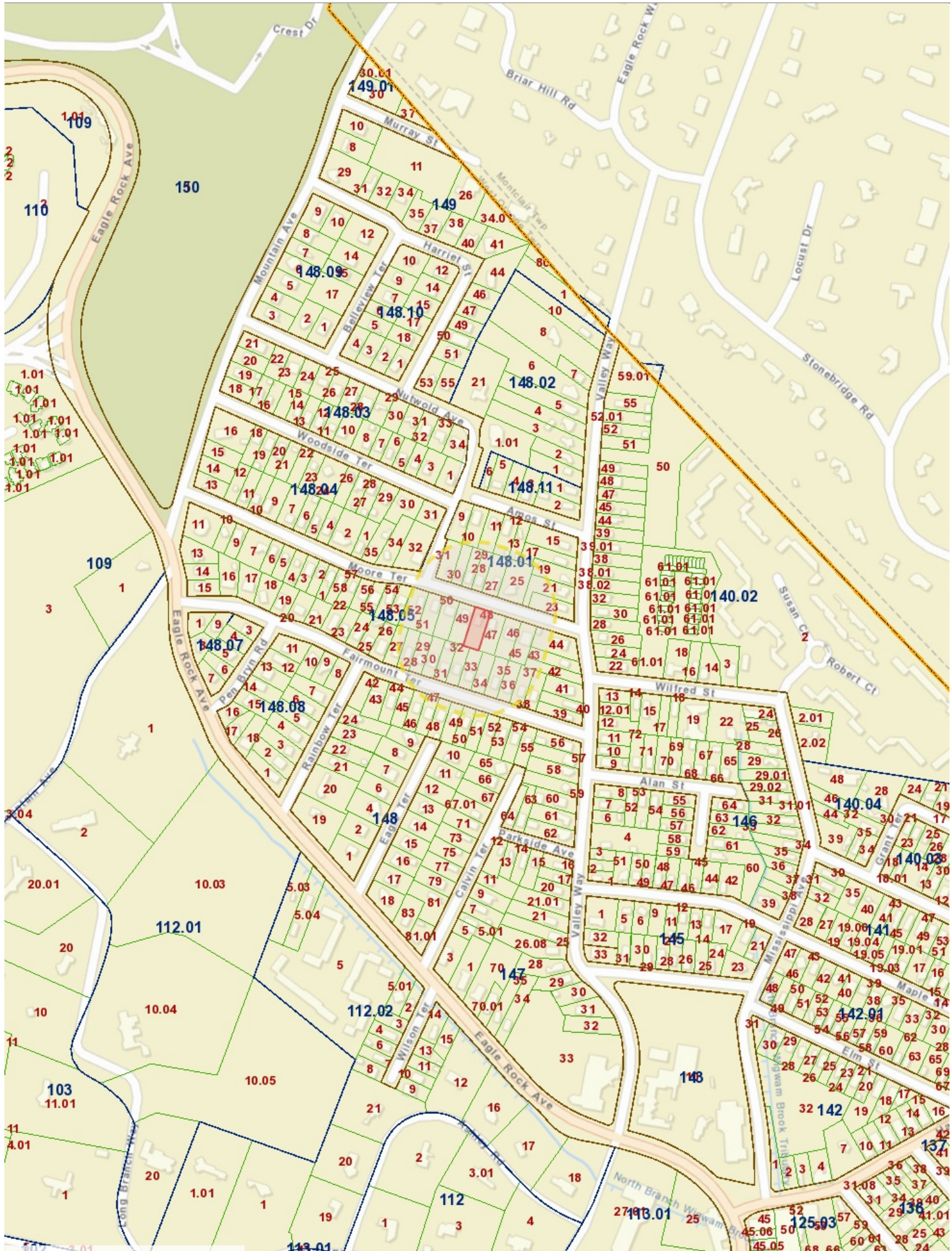
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

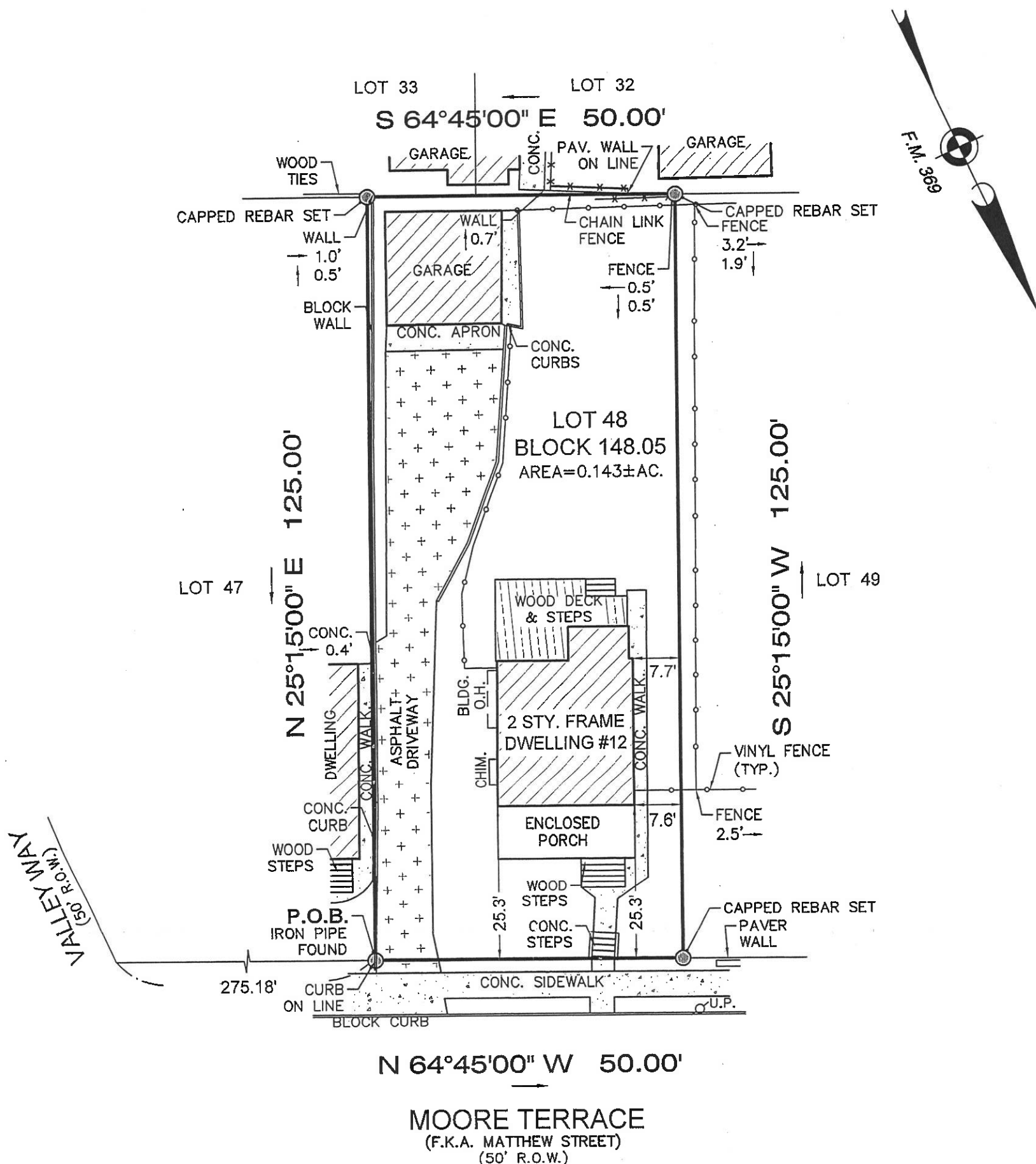
Adjoining Properties (44)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
148	46		20 FAIRMOUNT TERRACE	ROLDAN, REY	20 FAIRMOUNT TERR	WEST ORANGE, NJ	07052
148	47		18 FAIRMOUNT TERRACE	STENNETT, SANDRA D	18 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148	48		16 FAIRMOUNT TERRACE	WELLS FARGO BANK NAT,	4837 WATT AVENUE	NO HIGHLANDS, CA	95660
148	49		14 FAIRMOUNT TERRACE	MEDINA, ROBERTO & GLADYS	14 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148	50		12 FAIRMOUNT TERRACE	QUINTERO, PATRICIA & CAPARROS C.	12 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148	51		10 FAIRMOUNT TERRACE	SHELLEY, DANIEL R. & DANIEL P.	10 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148	52		8 FAIRMOUNT TERRACE	BOVELL, SHELANNE L	8 FAIRMOUNT TERRACE	WEST ORANGE, NEW JERSEY	07052
148.01	9		14 AMOS STREET	RONQUILLO, BENJAMIN S & MICHELLE L	14 AMOS STREET	WEST ORANGE, NJ	07052
148.01	10		12 AMOS STREET	KUSHNER, LAURA	12 AMOS STREET	WEST ORANGE, NJ	07052
148.01	11		10 AMOS STREET	JAMES, MEG	10 AMOS STREET	WEST ORANGE, NJ	07052
148.01	12		8 AMOS STREET	MC CRACKEN, BARBARA JOAN	8 AMOS STREET	WEST ORANGE, N.J.	07052
148.01	13		6 AMOS STREET	DITMER, KATHLEEN G.	6 AMOS ST	WEST ORANGE, NJ	07052
148.01	17		29 VALLEY WAY	SESERMAN, IOHANA TEODOR	29 VALLEY WAY	WEST ORANGE, NJ	07052
148.01	19		31 VALLEY WAY	NG, ANTHONY H.	31 VALLEY WAY	WEST ORANGE, NJ	07052
148.01	21		33 VALLEY WAY	COFFARO, SAL & NICOLE VERBOIS	33 VALLEY WAY	WEST ORANGE, NJ	07052
148.01	23		35 VALLEY WAY	JONES, ARTIS	35 VALLEY WAY	WEST ORANGE, NJ	07052
148.01	25		5 MOORE TERRACE	COFFEY, GENA	5 MOORE TERR.	WEST ORANGE, NJ	07052
148.01	27		7 MOORE TERRACE	ODRIOZIA, J. & CERPA, M. & OBLITES A	2 LAIRIKAT LANE	SPARTA, NJ	07871

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
148.01	28		9 MOORE TERRACE	SIMON, MYRTHA	9 MOORE TERRACE	WEST ORANGE, NJ	07052
148.01	29		11 MOORE TERRACE	LEPOW, JACQUELYN & LINDA MACARIO	11 MOORE TERRACE	WEST ORANGE, NJ	07090
148.01	30		13 MOORE TERRACE	PAOLINI, GARY & SUSAN	13 MOORE TERRACE	WEST ORANGE, NEW JERSEY	07052
148.01	31		15 MOORE TERRACE	GOLDEN, SHARON L	15 MOORE TERRACE	WEST ORANGE, NJ	07052
148.05	27		23 FAIRMOUNT TERRACE	MANZELLA, NICHOLAS J	23 FAIRMOUNT TER	WEST ORANGE, NJ	07052
148.05	28		21 FAIRMOUNT TERRACE	MANZELLA, JOSEPH N & JENNIFER A	21 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	29		19 FAIRMOUNT TERRACE	HAGSTROM, DANA & BERNARD, KATE	19 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	30		17 FAIRMOUNT TERRACE	O'BRIEN, DAVID & MARNE	17 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	31		15 FAIRMOUNT TERRACE	BLACKSHEAR, WILLIAM & AGNES	15 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	32		13 FAIRMOUNT TERRACE	HONORE, HILLARY & MICHELLE	13 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	33		11 FAIRMOUNT TERRACE	KONING, WOBBE & PASSCHIER, SANDRA	11 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	34		9 FAIRMOUNT TERRACE	DAVIS, AMY	9 FAIRMOUNT TERR	WEST ORANGE,NJ	07052
148.05	35		7 FAIRMOUNT TERRACE	TORRES, MICHAEL & MURPHY, TARA	7 FAIRMOUNT TERR	WEST ORANGE, NJ	07052
148.05	36		5 FAIRMOUNT TERRACE	STEWART, ANGELO C.	5 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	37		3 FAIRMOUNT TERRACE	VILLAROSA, PATRICIA C.	3 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	38		1 FAIRMOUNT TERRACE	BROWN, DION H & RACHELLE T A	1 FAIRMOUNT TERRACE	WEST ORANGE, NJ	07052
148.05	42		45 VALLEY WAY	GIRONE, ANNA	45 VALLEY WAY	WEST ORANGE, NJ	07052
148.05	43		41 VALLEY WAY	DELANEY, JORDAN S	41 VALLEY WAY	WEST ORANGE, NJ	07052
148.05	44		39 VALLEY WAY	MACALUSO, JOSEPH T & ROSA	39 VALLEY WAY	WEST ORANGE, N.J.	07052
148.05	45		6 MOORE TERRACE	COLBETH, TODD & SAMANTHA	6 MOORE TERRACE	WEST ORANGE, N.J.	07052
148.05	46		8 MOORE TERRACE	DIMARCO, VINCENT & ANNA	8 MOORE TERRACE	WEST ORANGE, NJ	07052
148.05	47		10 MOORE TERRACE	KEIGHER, SHARON	10 MOORE TERRACE	WEST ORANGE, N.J.	07052
148.05	49		14 MOORE TERRACE	OCHOA, ISABEL	14 MOORE TER	WEST ORANGE, NJ	07052
148.05	50		16 MOORE TERRACE	CARCHIA, LINDA & MCCRINK, ELAINE	16 MOORE TERRACE	WEST ORANGE, NJ	07052
148.05	51		18 MOORE TERRACE	MITCHELL, ROBIN	18 MOORE TERR.	WEST ORANGE, NJ	07052

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
148.05	52		20 MOORE TERRACE	DIAZ, CHRISTOPHER A. & TURON, NICOL	215 WALNUT ST	MONTCLAIR, NJ	07042





PREPARED FOR: EDWARD REICHMAN AND SUSAN REICHMAN, husband and wife
TITLE INSURER: LAND QUEST TITLE, LLC (515-139149)
FIDELITY NATIONAL TITLE INSURANCE COMPANY
MORTGAGE HOLDER: NJ LENDERS CORP.,
its successors and/or assigns, as their interest may appear.
CLOSING ATTORNEY: JAMES M. MINER, Esquire
LAW OFFICE OF JAMES M. MINER, LLC

DISCUSSION TOPIC:
WALL CROSSES BOUNDARY LINE
BETWEEN SUBJECT LOT AND ADJ. LOT 33.
CONC. CROSSES BOUNDARY LINE
BETWEEN SUBJECT LOT AND ADJ. LOT 47.

Filed Map Reference: MAP OF PROPERTY BELONGING TO EZRA C. WILLIAMS AND BENJAMIN L. WILLIAMS	Filed Map Block: 35	Filed Map Lot: 35	Filing Date: 12/1/1891	Filed Map No. 369
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IMPORTANT NOTES. PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 2/18/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

INST. # 2017052846

CERTIFICATE OF AUTHORIZATION: 24GA28229800



P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 48

BLOCK 148.05

TOWNSHIP OF WEST ORANGE

COUNTY OF ESSEX

NEW JERSEY

Scale: 1"=20'	Drawn By: JCS	Date: 2/18/2020	JOB #: 20-01159	CAD File #: 20-01159JCS	Sheet #: 1 OF 1
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METES AND BOUNDS DESCRIPTION

LOT 48, BLOCK 148.05

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of West Orange, County of Essex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by an iron pipe found on the southwesterly R.O.W. line of Moore Terrace (F.K.A. Matthew Street) (50' R.O.W.), said point being a distance of 275.18 feet northwestwardly from its intersection with the westerly R.O.W. line of Valley Way (50' R.O.W.), and running; thence

- 1) Along said southwesterly R.O.W. line of Moore Terrace N64°45'00"W, a distance of 50.00 feet to a point marked by a capped rebar set therein; thence
- 2) S25°15'00"W, a distance of 125.00 feet to a point marked by a capped rebar set; thence
- 3) S64°45'00"E, a distance of 50.00 feet to a point marked by a capped rebar set; thence
- 4) N25°15'00"E, a distance of 125.00 feet to a point in said southwesterly R.O.W. line of Moore Terrace, said point being the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being known and designated as Lot 35 as shown on a certain map entitled "Map of Property Belonging to Ezra C. Williams and Benjamin L. Williams" said map was filed in the Essex County Clerk's Office on December 1, 1891 as Filed Map No. 369.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated February 18, 2020, marked project #20-01159.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

2/18/20

DATE

(Project No. 20-01159)nb