

Plat Submission

- 1. Building subcode form**
- 2. Variant Application**
- 3. Detailed Proposal for C1 variance**
- 4. Letter from Victoria Andelfinger Carrol attorney regarding attendance to the board**
- 5. Site Plan: Deck Position on Survey Plan**
- 6. Survey for 36 Gregory Ave, West Orange, NJ 07052**
- 7. 200' Radius Map for 36 Gregory Ave, West Orange, NJ 07052**
- 8. List of Property Owners**
- 9. Proof of Paid Taxes**
- 10. Six-Page Package of Deck Plans**
- 11. Letter from the Skoloff Family at 38 Gregory Ave, West Orange, NJ 07052**
- 12. Letter from the Festa Family at 32 Gregory Ave, West Orange, NJ 07052**
- 13. Letter from the Diaz Family at 178 My Pleasant Ave., West Orange, NJ 07052**
- 14. Outdoor Deck Pictures**



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 77 Lot 7 Qualification Code _____

Work Site Location 36 Gregory Avenue

West Orange, NJ 07052

Owner in Fee: Dorina And Viorel V Trusca

Tel. (973) 943-6719 e-mail dorinatrusca2008@gmail.com

Address 36 Gregory Avenue, West Orange, NJ

Contractor: Emil Pawlowski municipality _____ zip code (732) 221-7688

Address 526 Henry Street, South Amboy e-mail _____

NJ 08879

Contractor License No. or Builder Registration No. 13VH08785700 Exp. Date 03/31/2022

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. _____ FAX: _____

JOB SUMMARY (Office Use Only)			
PLAN REVIEW	Date	Initial	Initial
☐ No Plans Required			
☐ All			
☐ Footings/Foundations			
☐ Structural Framework			
☐ Exterior			
☐ Interior			
☐ Joint Plan Review Required			
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			
SUBCODE APPROVAL FOR PERMIT			
Date			
Approved by			
SUBCODE APPROVAL FOR CERTIFICATE			
☐ CO ☐ COO ☐ OA			
Date			
Approved by			

B. BUILDING CHARACTERISTICS	
Use Group	Present _____ Proposed _____
No. of Stories	_____
Height of Structure	_____ ft.
Area — Largest Floor	_____ sq. ft.
New Bldg. Area/All Floors	_____ sq. ft.
Volume of New Structure	_____ cu. ft.
Max. Live Load	_____
Max. Occupancy Load	_____

C. BUILDING CHARACTERISTICS	
Constr. Class	Present _____ Proposed _____
If Industrialized Building:	State Approved _____ HUD _____
Est. Cost of Bldg. Work:	
1. New Bldg.	\$ _____
2. Rehabilitation	\$ <u>6150</u>
3. Total (1+2)	\$ _____

U.C.C. F110 (rev. 11/09)
Internet version

Date Received
Control #

Date Issued
Permit #

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: _____

Print name here: _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK
Construction of a deck.

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence _____ Height (exceeds 6')
- ☐ Sign _____ Sq. Ft.
- ☐ Pool
- ☐ Retaining Wall _____ Sq. Ft.
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☒ Other deck
- ☐ Demolition

FEE (Office Use Only)
\$ _____

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

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

A. APPLICANT INFORMATION

Full Legal Name: TRUSCA DORINA
Mailing Address: 2405 Shiraz Lane, Charleston SC 29414
Telephone Number: 978 943-6719 Email: dorinatrusca2008@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: 36 Gregory Ave., W. Orange, NJ 07052

Block Number(s): 77; Lot Number(s): 7

Tax Plate: _____; Zone of Property: _____

The location of the property is approximately 63 feet from the intersection of Gregory Ave.,
and Mt. Pleasant 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: _____; Proposed: _____; Description: _____
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.)

constructed deck within limited space provided by specific layout of property, with no detriment to public or township's master

The property is 6899 (square feet); development plan (acres)

Impervious Surface Coverage: Present: _____; Proposed: _____

Building Coverage: Present: _____; Proposed: _____

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: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Emil Pawlowski

Telephone Number: 732 221 7688 Email: _____

Address: 526 Henry Street, South Amboy NJ 08879

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.

See attached sheet for plat submission

ITEM	SIGNED BY	DATE/REVISION

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: Drina Turner Date: 27 June 21

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: Drina Turner Date: 27 June 21

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 36 Gregory Ave, W. Orange 07052
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) 77;
Lot(s) 7 on the Tax Map of _____ 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: Drina Turner Date: 27 June 21

We reside at 36 Gregory Ave until 9th July 21
after which will be moving to Charleston,
address provided on first page of this application.

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.

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

RE: “c(1)” Variance Proposal for 36 Gregory Avenue (Outside Deck)

I. Statement of Facts

We write to the you, the Zoning Board, regarding the outdoor deck connected to our home located at 36 Gregory Avenue, West Orange, NJ. Our property was originally constructed in 1950 on Tax Lot 7, Block 77. Our home was constructed in accordance with the applicable construction regulations and town ordinances of the time. We’ve lived at this address for the past 31 years and 9 years ago we constructed the outdoor deck in question.

We began preliminary discussions with our contractor regarding construction and applicable permits on October 22, 2012. Seven days later Hurricane Sandy touched down in New Jersey causing excessive damage not only West Orange but the entire state. Among the confusion that Hurricane Sandy brought our contractor failed to secure the necessary permits and approval to construct the deck. Being inexperienced with the permit process we relied in good faith that our contractor secured the necessary paperwork and approval from the township. Our contractor began construction of the deck on November 12, 2012, roughly two weeks following Hurricane Sandy. The deck was successfully completed, and we began use of the structure a week later starting around November 19, 2012. Fast forward to today where we sold our house to prospective buyers with an intended closing date of July 9, 2021. Only now, during the closing for our house, was our attention brought to the fact our deck was in violation of the township’s zoning ordinance. Considering the fact we are in Zone 3 (“R3”), our deck is within 3.5ft of our neighbor’s property line where it’s required to be 10 to 15ft from their property line. We were told varying lengths by town officials but can safely assume that 15ft would be complaint. We are applying today for a variant of the R3 requirement and request a “c(1)” hardship variance.

II. Applicable Law

Under Section 25-51.9 Land Use Regulation of the West Orange Township Municipal Code, a statement or legal brief is required to show why the “c(1)” hardship variance should be granted. Particular attention should be given to relevant Township Ordinances and N.J Statutes.¹ Per the N.J Municipal Land Use Law 40:55D-70(c)(1) the Zoning Board has the power to grant a “c(1)” hardship variance where:

- (a) By reason of exceptional narrowness, shallowness or shape of a specific property.
- (b) By reason of exception topographic conditions or physical features affecting a specific piece of property; or
- (c) By reason of an extraordinary and exceptional situation affecting the specific piece of property.

¹ Township of West Orange – Municipal Code; Land Use Regulations § 25-51.9 “C” Variance Requirements

The strict application of any regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the owner of such property.²

Further, under 40:55D-70(c)(2) no variance or other relief may be granted without a showing of “negative criteria” such that a variance may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. The phrase “zone plan” as used within the statute refers to the Master Plan of the township.³

III. Application of Applicable law

a. 36 Gregory Avenue’s Exceptional Limiting Shape

Our home, 36 Gregory Avenue, has an exceptional limiting shape that forced construction of the deck to be 3.5ft within our neighbor’s property line (38 Gregory Ave). As noted by the site plan the deck was constructed to be in accordance with the shape of the house. As you look at the deck from the backyard facing west you will see the deck starts with the left corner of the home and runs roughly 3ft from the start of our blacktop driveway. If we were to move the deck 12ft to the right the deck would be positioned directly in the middle of our property and would run onto our blacktop surface. After numerous discussions with the contractor, we felt it was impracticable and hazardous for the deck to be rooted on blacktop surface with no sound foundational basis. Additionally, moving the deck 12ft from where it’s currently positioned would potentially put us in violation of the zoning ordinance in relation to our neighbors (32 Gregory Ave). We ultimately placed the deck in its current position because it was the safest most practical option.

b. “Negative Criteria” and Conformance with Master Plan

Our deck is not a substantial detriment to the public good. As stated above we constructed this deck 9 years ago and have not had a single complaint against our family in that time. Additionally, we purposefully constructed this deck for our private use and the existing structure is barely seen from street view. You can only see a slight corner while walking or driving up Gregory Ave toward Mt. Pleasant Ave. Further, the deck is blocked by a line of tall evergreen trees which provides further privacy on the deck for both us and our neighbors at 38 Gregory Ave. Additionally, we provided signed letters from our direct neighbors stating any concerns or complaints they may have regarding our deck. As the letters read, there are no current or past complaints. The letters included are only from the residents of 32 and 38 Gregory Ave., and 178 Mt Pleasant Ave. We intend to provide certified letters from our neighbors, within the 200ft radius of our home, when requested by the Township.

² NJ Municipal Land Use Law 40:55D-70(c)(1-2)

³ Id.

Our deck does not run afoul of any of the stated objectives enumerated within the West Orange Master Plan based on the 2019 Master Plan Update. The following objectives are listed in the newly adopted 2019 Master Plan:

1. Guide Appropriate Long-Range Development within the Township
2. Ensure That the Public's Safety is Secured
3. Provide and Preserve Adequate Light, Air, and Open Space
4. Ensure Compatibility with the Development and General Welfare of Other jurisdictions
5. Encourage the Preservation of Neighborhoods and the Environment
6. Encourage Coordination of Public Development with Land Use Policies
7. Provide Sufficient Space for Balance Growth and Development
8. Ensure Safe and Efficient Transportation and Circulation Routes
9. Promote a Desirable Visual Environment
10. Promote the Preservation of Historic Structures and Places
11. Encourage Development, Redevelopment and Rehabilitation of the Main Street Central Business District and Downtown Redevelopment Area
12. Provide for the Housing Needs of Senior Citizens and Low- and Moderate-Income Households.
13. Improve and Maintain Existing Residential Neighborhoods
14. Promote the Recovery of Recyclable Materials from Solid Waste and Encourage the Conservation of Energy
15. Coordinate Public and Private Procedures and Activities
16. Encourage Economic Development and Redevelopment that is Compatible with Suburban Character of the Township
17. Maintain a Continual Planning Process
18. Utilize Available Federal, State, and County Level Funding Sources

In reviewing the stated objectives there can be an argument made that the outdoor deck furthers the stated goals and objectives of the township. The deck provides for more open space within the confines of our designated property lines. This furthers objective number 3 listed. Further, the construction of the deck makes the house more marketable to non-residents and encourages them to become West Orange residents. This maintains the stream of property tax paid to the township instead of leaving a vacant house. This furthers objective 13 improving and furthering existing residential neighborhoods. Lastly, there are no listed objectives where the outdoor deck would be considered a burden on the town in direct contention with the stated objectives.

IV. Additional Comments

Aside from the legal argument presented above there are a few comments we would like to make to the Zoning Board regarding our deck. The design of our house offers a convoluted way of enjoying the outdoors. This requires us to walk downstairs through our basement, through the garage, and then into our backyard. This was not an issue when we were young adults but now in our old age it influences our health. Lastly, we ensured the deck was made from quality material. It's constructed with composite Azek materials offering a lifetime warranty to the

construction. In summary, our deck is made for senior age occupants granting easy access to the outdoors and made from safe, reliable, and quality material. Our main wish is for the continued use of the deck by the new owners of the home. We've enjoyed many years using the deck and envision the new owners will do the same.

V. Conclusion

In conclusion of the matters set forth the construction of our deck was necessary due to the exceptional and specific layout of our property and there is no detriment to the public good nor would it substantially impair the intent and purpose of the township's master development plan. We thank you for your time and energy in settling this matter.

Thank you and sincerely,

Dorina Trusca

Viorel V. Trusca

Dorina Trusca & Viorel Trusca

27 June 21

VICTORIA ANDELFINGER CARROLL
ATTORNEY AT LAW

80 PARK STREET
MONTCLAIR, NEW JERSEY 07042

~
TELEPHONE: (973) 449-3203
FACSIMILE: (973) 744-3892
EMAIL: VAA.LAW@ICLOUD.COM

June 21, 2021

Township of West Orange
Building & Construction Code Enforcement
66 Main Street, Room 217
West Orange, New Jersey 07052

Re: Dorina Trusca and Viorel Trusca to Vanderlei Prado and Aldina Oliveira
36 Gregory Avenue, West Orange, New Jersey 07052

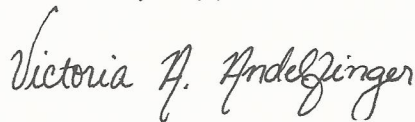
To Whom It May Concern:

Please be advised this office represents Dorina Trusca and Viorel Trusca in connection with their intended sale of the above referenced property. The Truscas had a deck installed in the Fall of 2012 and did not obtain permits for the construction of the deck. The Truscas have attempted to pull a retroactive permit to have the work approved by the township. According to the zoning officer, the deck could not be approved because the deck is not at least fifteen (15) feet from the neighboring property line. The Truscas were told to apply for a variance to have the zoning board approve the work and let it stand as it currently exists.

This letter shall confirm that Dorina and Viorel Trusca shall be responsible for applying for the variance and attending the zoning board meeting in September of 2021 to have the matter resolved by way of a variance.

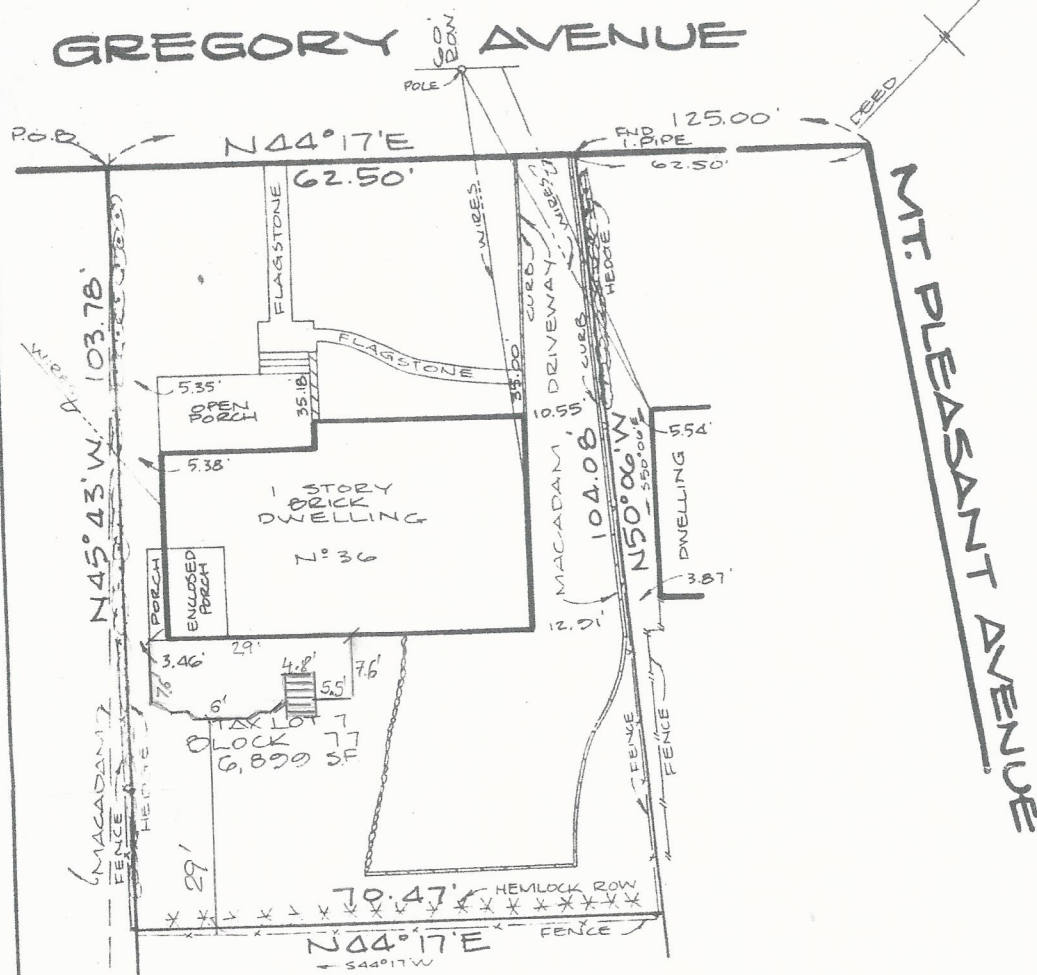
If there is any additional documentation and information needed for the Building Department to issue a Certificate of Occupancy needed for the sale, please do not hesitate to reach out to me directly. 973-449-3203.

Very truly yours,



Victoria A. Andelfinger

THIS SURVEY IS SUBJECT TO ANY
EASEMENTS OF RECORD AND ANY
OTHER PERTINENT FACTS WHICH
A TITLE SEARCH MIGHT DISCLOSE



THIS SURVEY IS CERTIFIED ONLY TO:
VIOREL V. TRUSCA AND DORINA TRUSCA, HIS WIFE
IRWIN DAVID SEMEL, ESQ.
SECURITY TITLE AND GUARANTY COMPANY
C/MAC MORTGAGE CORPORATION OF PA, ITS
SUCCESSORS AND/OR ASSIGNS

CORNERS NOT SET PER CONTRACTUAL AGREEMENT

MAP OF PROPERTY
SITUATED IN
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
SCALE: 1" = 20'
ORDER NO.: 201014
FIELD BOOK: ZLB 89
FILE: WEST ORANGE 28
DISC 26 JORD 26

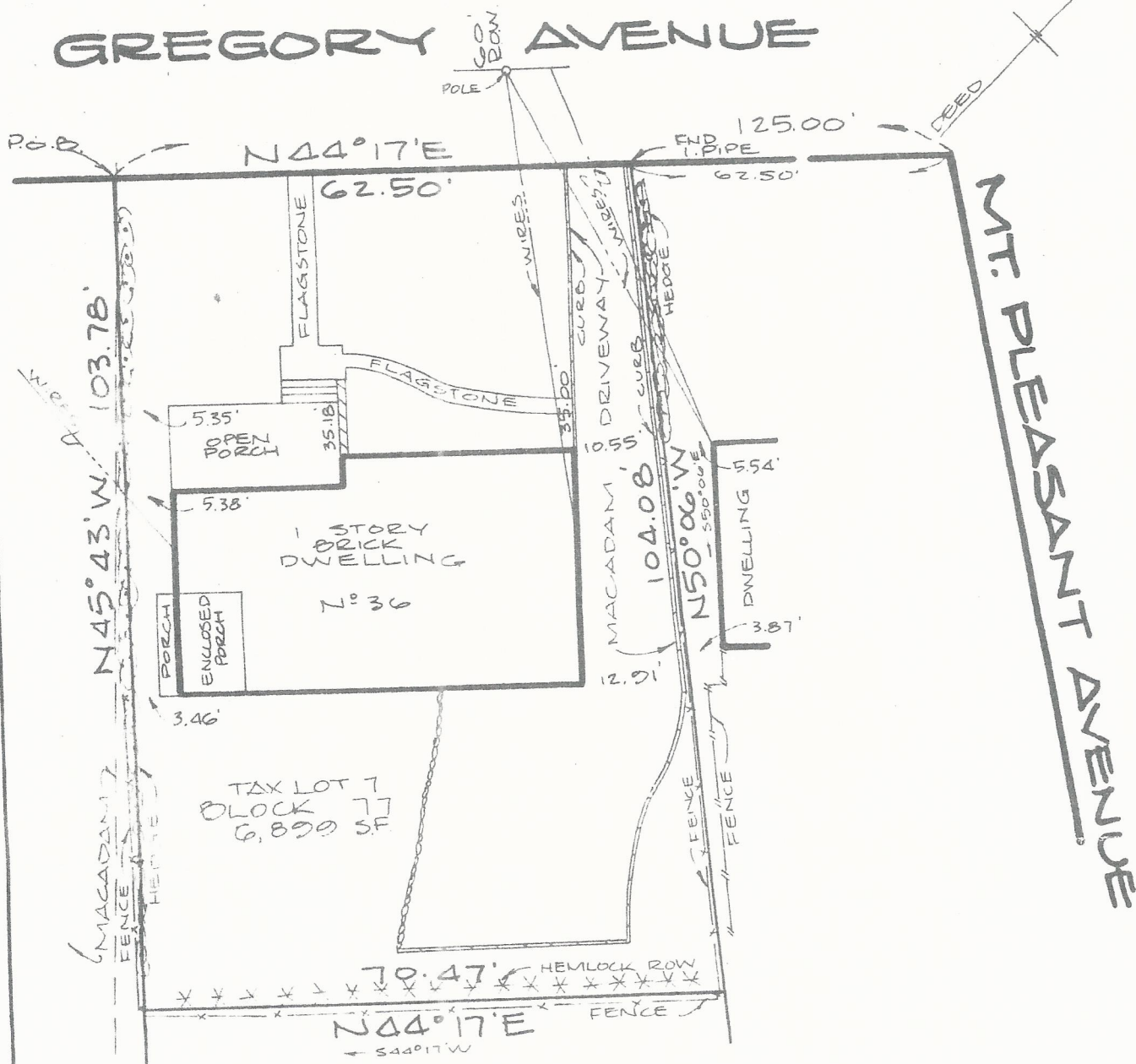
JAMES W. HALSEY
LAND SURVEYOR

R. D. 1 Box 86
Lee's Hill Road
Basking Ridge
New Jersey 07920
(201) 766-1258

James W. Halsey
Certificate Number 18250

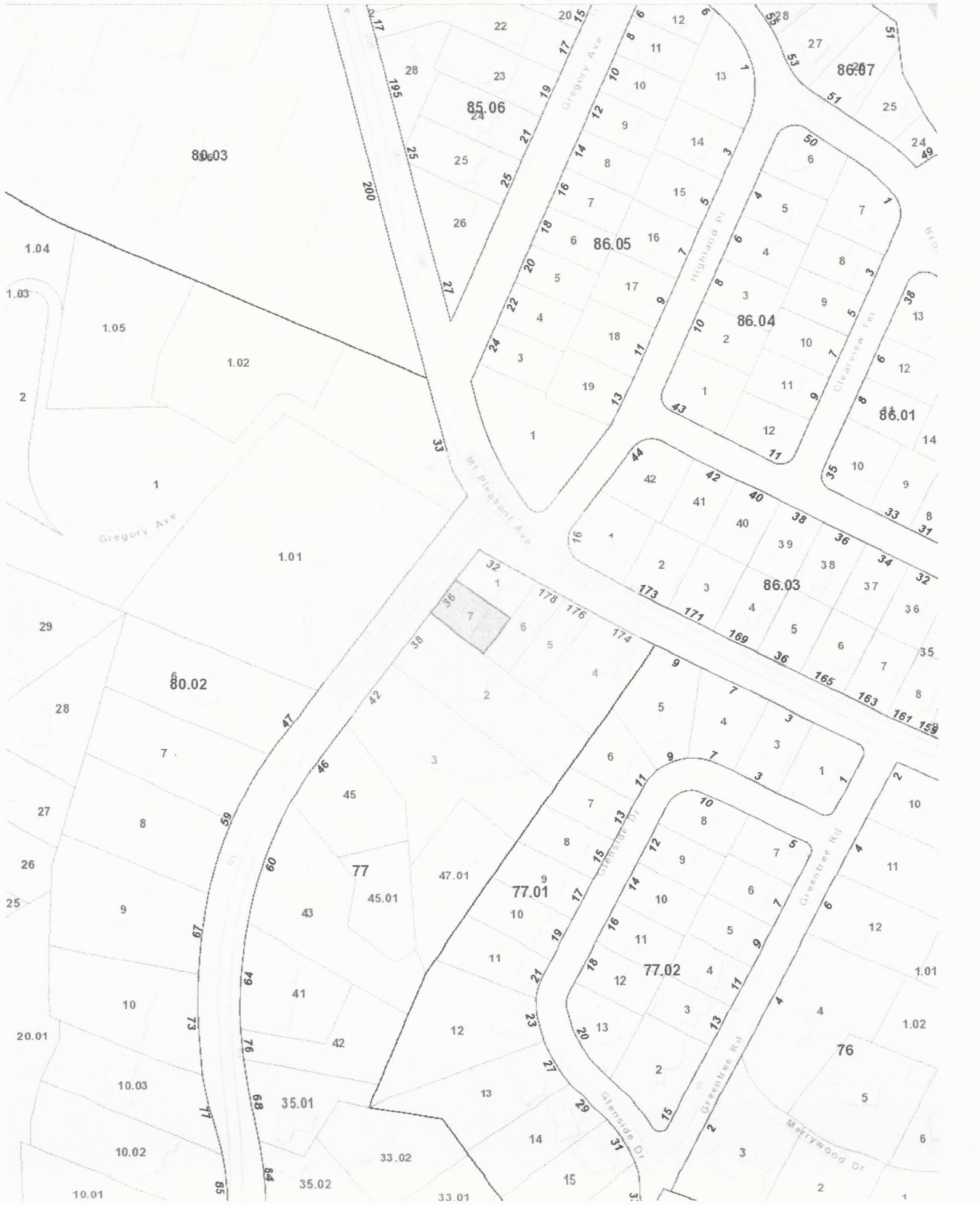
Date: NOVEMBER 2, 1990

THIS SURVEY IS SUBJECT TO ANY
EASEMENTS OF RECORD AND ANY
OTHER PERTINENT FACTS WHICH
A TITLE SEARCH MIGHT DISCLOSE.



THIS SURVEY IS CERTIFIED ONLY TO:
VIOREL V. TRUSCA AND DORINA TRUSCA, HIS WIFE
IRWIN DAVID SEMEL, ESQ.
SECURITY TITLE AND GUARANTY COMPANY
GMAC MORTGAGE CORPORATION OF PA, ITS
SUCCESSORS AND/OR ASSIGNS

Buffer Report - Map





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
77	7		36 GREGORY AVENUE	TRUSCA, VIOREL & DORINA	36 GREGORY AVENUE	WEST ORANGE, NEW JERSEY	07052

§

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

Adjoining Properties (11)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
77	1		32 GREGORY AVENUE	FESTA, ADAM & JEANNE	32 GREGORY AVE.	WEST ORANGE, N.J.	07052
77	2		38 GREGORY AVENUE	SKOLOFF, GARY N. & SHARY M. H/W	38 GREGORY AVENUE	WEST ORANGE, N.J.	07052
77	3		42 GREGORY AVENUE	HEIDE, DAVID & MEGHAN	42 GREGORY AVE.	WEST ORANGE, NJ	07052
77	4		174 MT. PLEASANT AVENUE	EDWARDS, BROMLEY	45 LAUREL AVE	VAUXHALL, NJ	07088
77	5		176 MT. PLEASANT AVENUE	CHARLES, GARRY & LILLIAN	176 MT PLEASANT AVENUE	WEST ORANGE, NJ	07052
77	6		178 MT. PLEASANT AVENUE	DIAZ, JOEL & YAP-DIAZ, MELISSA	178 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052
80.02	1		33 GREGORY AVE.	MIMIAMELIA LLC,	600 FULTON ST	ELIZABETH, NJ	07206
80.02	1.01		GREGORY AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
86.03	1		16 HIGHLAND PLACE	HELBIG,SANDRA D	16 HIGHLAND PLACE	WEST ORANGE, N.J.	07052
86.03	2		173 MT. PLEASANT AVENUE	LOUIS, CHRISMENE SAINT	173 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052
86.05	1		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052

Posting Screen

Acct	03234000			
BLQ	00077		00007	
Name	TRUSCA, VIOREL & DORINA			
Location	36 GREGORY AVENUE			
Ck	0.00	Int Due	0.00	Q
Cash	0.00	Int Date	05/28/2021	U
Credit	0.00	g18	Print	Post
Cmt				

Land	114600	Land Adj	0
Improve	138800	Imp Adj	0
Tax Val	253400	Adj	0
Adr	36 GREGORY AVE		
	WEST ORANGE, NJ		
	07052		
	3rd	BC	EC
	Q	2020	1
	Open	Sbsq	2022
	4		

Bill or Ad Pay
Map

Items

z

Year	PeBal This Q	Pmt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memo	Trans
2019	4	0.00	0.00 1B.1HR.1P	99839.03		0.00	-99839.03	0.00	0.00	11/04/19	11/01/19		3
2020	1	0.00	0.00 1B.1P	2636.00		0.00	-2636.00	0.00	0.00	02/06/20	02/01/20		2
2020	2	0.00	0.00 1B.1P	2636.00		0.00	-2636.00	0.00	0.00	05/04/20	05/01/20		2
2020	3	0.00	0.00 1B.1P	2636.00		0.00	-2636.00	0.00	0.00	08/05/20	08/01/20		2
2020	4	0.00	0.00 1B.1P	2947.66		0.00	-2947.66	0.00	0.00	11/04/20	11/01/20		2
2021	1	0.00	0.00 1B.1P	2714.00		0.00	-2714.00	0.00	0.00	02/08/21	02/01/21		2
2021	2	0.00	0.00 1B.1HR.1P	2714.00		0.00	-2714.00	0.00	0.00	05/06/21	05/01/21		3

TOWNSHIP OF WEST ORANGE

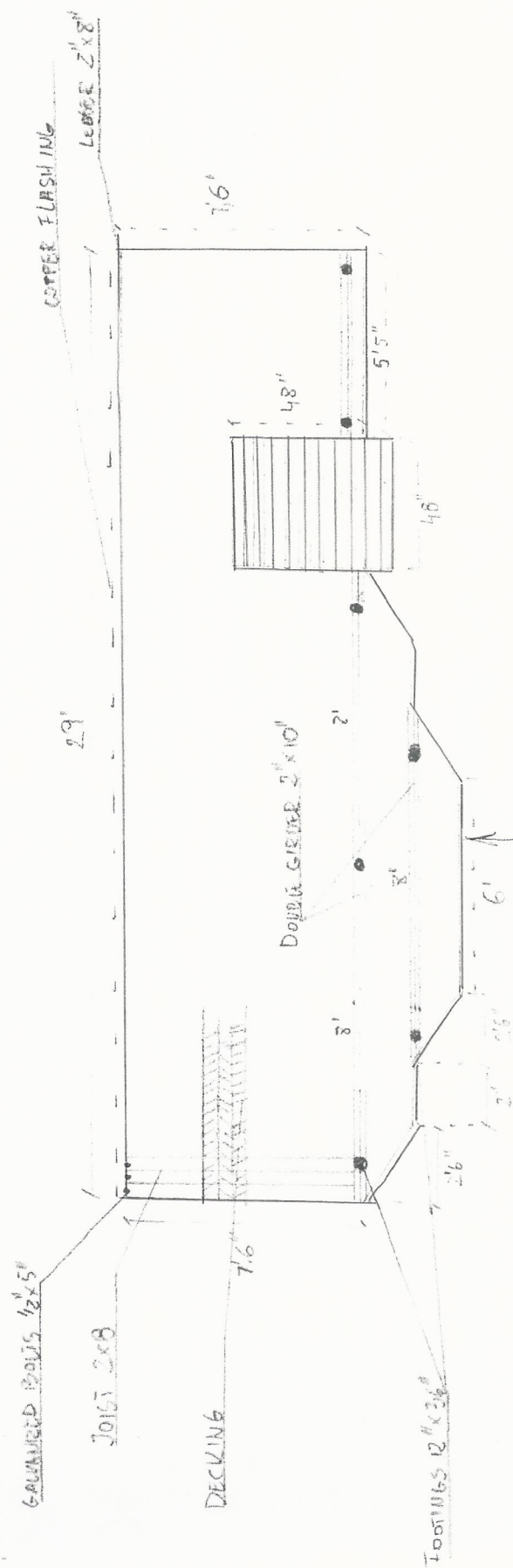
TAX COLLECTOR

66 MAIN STREET

WEST ORANGE, NJ 07052

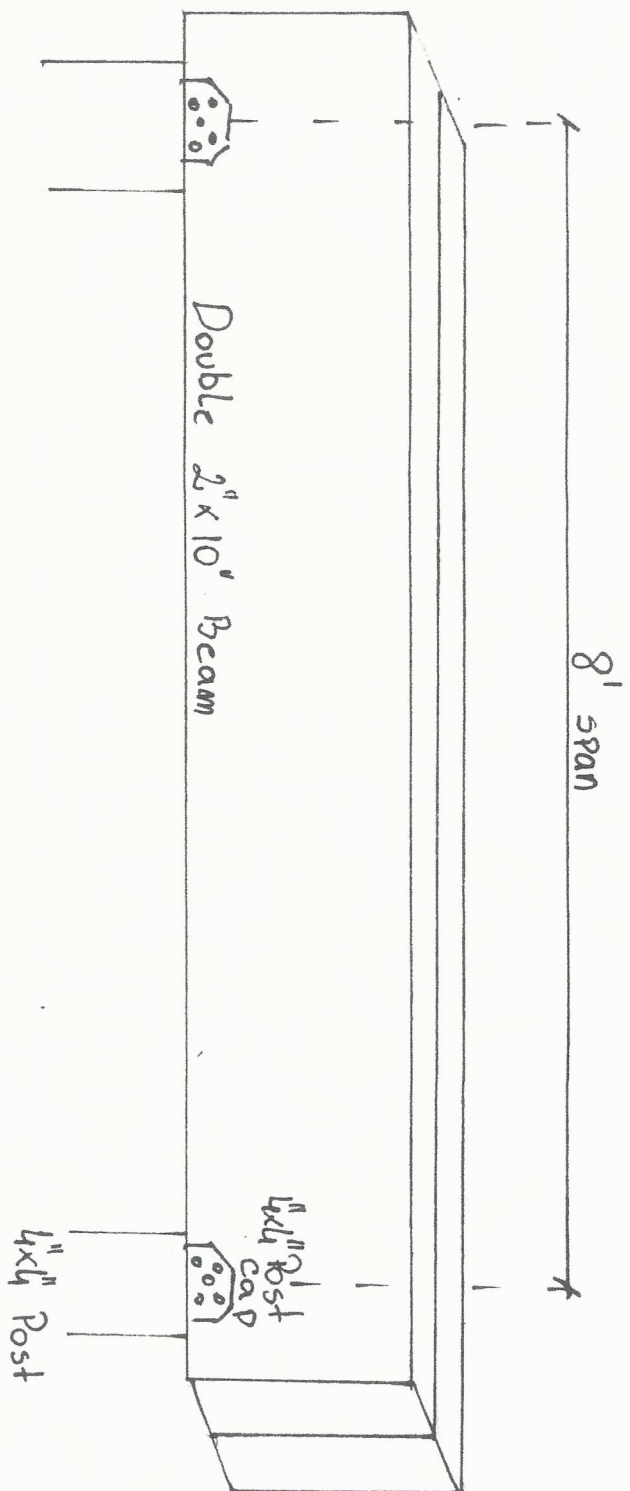
PHONE (973) 325-4075

FAX (973) 796-0122

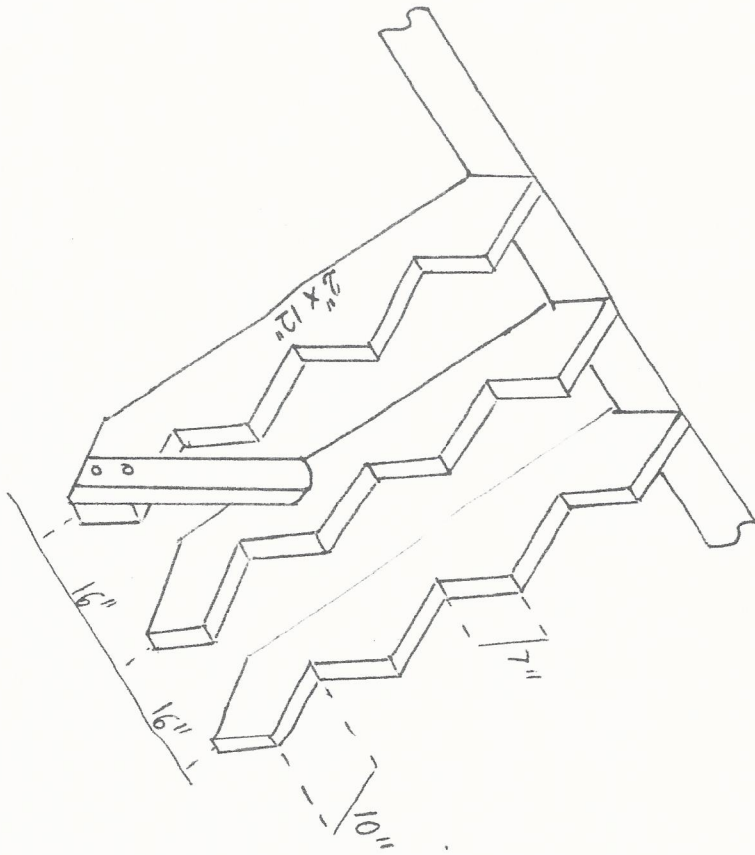


Yours
Wm. V. Brown

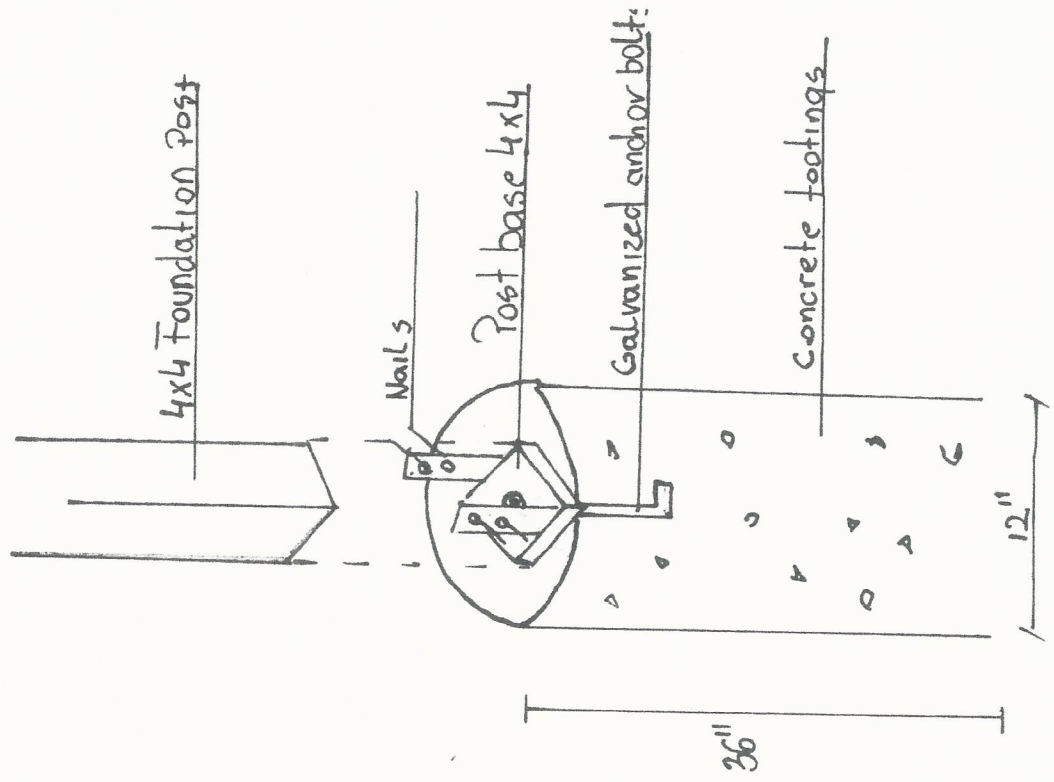
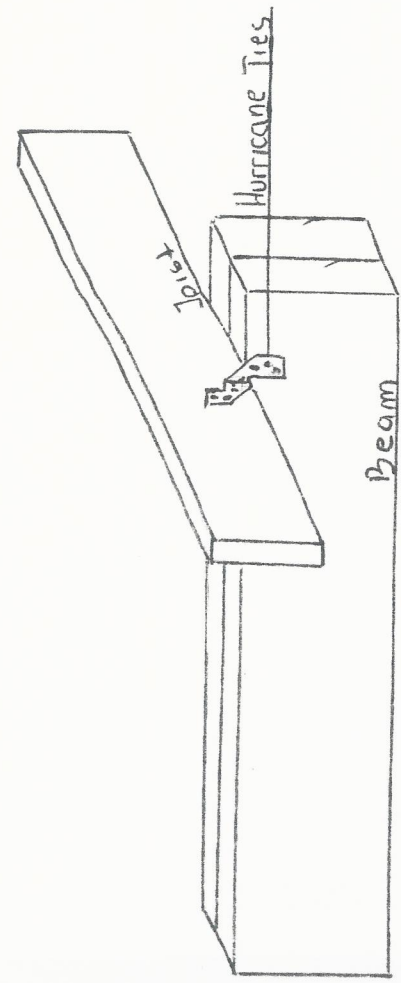
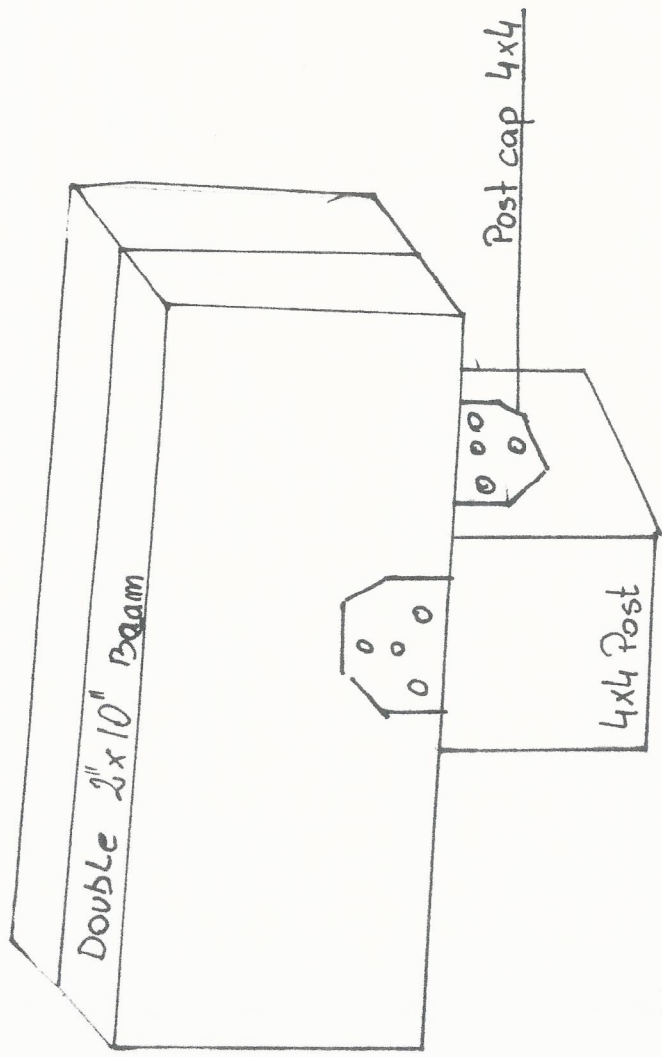
Twice



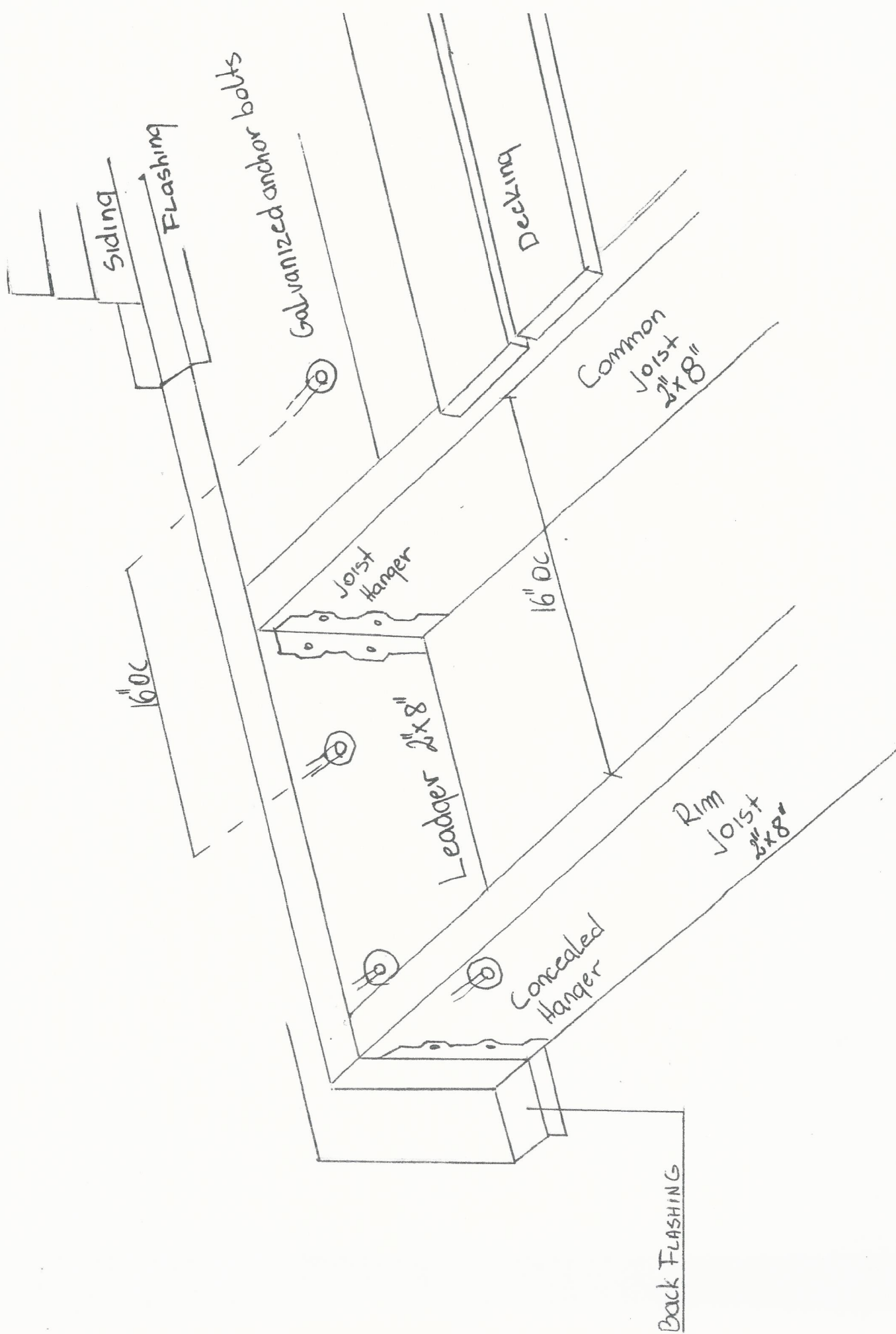
St. James
Wm L. V. Am



St. James
Paul V. Tamm



Stump
Paul V. Tran

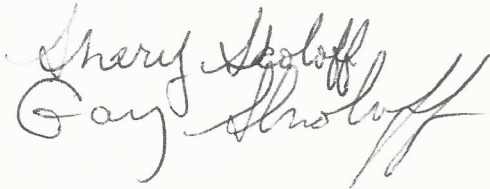


Diagrams
Vandal. Tm

To whom it may concern:

The deck on our neighbors, Dorina and Viorel Trusca's home, is alongside our driveway, with our house set further back. Their use of the deck has never created a disturbance for us since it was added to their home in 2012.

Sincerely,
Shary and Gary Skoloff

Handwritten signatures of Shary and Gary Skoloff. The signature for Shary is written above the signature for Gary. Both signatures are in cursive and appear to be written in black ink.

38 Gregory Ave

To whom it may concern:

The deck on our neighbors, Dorina and Viorel Trusca's home, is on the other side of our house. Their use of the deck has never created a disturbance for us since it was added to their home in 2012.

Jeanne Festa Adam Festa

Sincerely,
Jeanne and Adam Festa

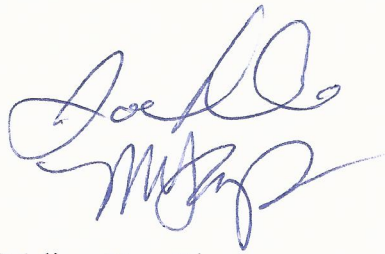
32 Gregory Ave -

June 27th, 2021

To Whom It May Concern,

This letter is in regards to the deck located at our neighbors Dorina and Viorel Trusca's residence. Their deck is adjacent to our back yard located at 178 Mount Pleasant Ave, and we have never had any issues or complaints regarding noise or disturbance.

Sincerely,

Handwritten signatures of Joel Diaz and Melissa Yap-Diaz in blue ink. The signature of Joel Diaz is on top, and the signature of Melissa Yap-Diaz is below it.

Joel Diaz and Melissa Yap-Diaz
178 Mount Pleasant Ave
West Orange, NJ 07052



5065888

36 Gregory Ave.

Deck position in relation
to our neighbors