

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

A. APPLICANT INFORMATION

Full Legal Name: ALLEYNE KHALFANI
(Last) (First)
Mailing Address: 7 DEERFIELD DRIVE WEST ORANGE NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 651-8427 Email: KHALFANI.ALLEYNE@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: 7 DEERFIELD DRIVE

Block Number(s): 151.03; Lot Number(s): 17

Tax Plate: _____; Zone of Property: R6

The location of the property is approximately 50 feet from the intersection of STANLEY
TERRACE and DEERFIELD DRIVE (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

TOWNSHIP OF WEST ORANGE

APPLICATION PACKAGE

PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

WEST ORANGE

1. Zoning/Planning Board Application

2. Checklists:
 - "C" and "D" Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist

3. Fee Schedules

4. W-9 Form

5. Zoning Board of Adjustment Meeting Schedule

6. Planning Board & Site Plan Review Advisory Board Meeting Schedule

7. Tree Removal Application Procedure

8. Tree Removal Application

9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10, & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015

10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015

11. Ordinance 2464-15 Amending Chapter 25, Sections 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

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

PLEASE NOTE:

- 1 The application must be typed or neatly printed.

2 Twenty (20) copies total - no exceptions. (Nineteen (19) copies shall be submitted with one (1) original.)

3 Each application, including the original must have attached any enclosures as required.

4 Refer to the Zoning Ordinance for all application requirements.

5 Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).

6 All experts must be licensed to practice in the State of New Jersey.

7 Any additional documents submitted after the original filing of the Application must include twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate. After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

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: 25-12.1 ; Proposed: _____ ; Description: VEHICLES SHALL BE IN PRIVATE GARAGE
Section: 25-12.2a1 ; Proposed: _____ ; Description: MINIMUM REQUIRED SPACES - 4 BEDS
Section: _____ ; Proposed: _____ ; Description: _____
Section: _____ ; Proposed: _____ ; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property - SINGLE FAMILY HOME WITH ONE CAR GARAGE

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

I WILL BE EXPANDING MY LIVING SPACE INTO THE GARAGE AREA.

The property is 1,248 (square feet); 0.1452 (acres)

Impervious Surface Coverage: Present: _____ ; Proposed: SAME

Building Coverage: Present: _____ ; Proposed: SAME

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: (201) 375-5963 Email: DESIGNBUILDGROUP1@gmail.com

Address: 189 Hollywood Avenue, East Orange, NJ 07018

APPLICANT'S PLANNER:

Telephone Number: () Email:

Address:

OTHER EXPERT(S): GENERAL CONTRACTOR - M. VEGA, LLC

Telephone Number: (973) 489-2717 Email:

Address: 56 Franklin Avenue, West Orange, NJ 07052

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

G. REQUIREMENTS FOR VARIANCES

- ✓4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- ✓4B) Please attach a written statement labeled "REASONS FOR RELIEF", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- ✓4C-1) (For C1 variances only) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (For C2 variances only) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A. 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (For D variances only) State the special reasons under *N.J.S.A. 40:55D-70d* affecting this property.
- ✓4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
PROPERTY SURVEY		
TAX MAP		
BUFFER REPORT MAP		

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: _____

7/6/2021

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

Applicant's Signature: _____



Date: _____

7/6/2021

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 7 Deerfield Drive 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) 151.03 Lot(s) 17 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: _____

7/6/2021

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.

PROPOSAL

July 6, 2021

Zoning Board Members
88 Main Street
West Orange, New Jersey 07052

Re: 7 Deerfield Drive
Garage Conversion

Dear Zoning Board Members,

I am the owner of 7 Deerfield Drive, West Orange, New Jersey 07052. This property is located within an R6 Residential Zone, which requires single family homes to have a garage.

I am requesting a "C1" Variance that will allow for the renovation of my existing garage, essentially converting the garage into living space. Ultimately, my licensed General Contractor will demolish the existing wall between my garage and family room. Once the wall is demolished, the garage space will be insulated and converted into finished, habitable space.

This renovation is limited to the interior of the property and will not impact the existing footprint, elevation, building coverage, building height or the exterior of the structure in any way.

We hope the Zoning Board can consider this request at its earliest date.

Thank you for your time and consideration.

If any further information is needed, please feel free to contact me.

Best Regards,



Khalfani Alleyne

Khalfani.alleyne@gmail.com

973-651-8427

REASONS FOR RELIEF

July 6, 2021

Zoning Board Members
88 Main Street
West Orange, New Jersey 07052

Re: 7 Deerfield Drive
Garage Conversion

Dear Zoning Board Members,

I am requesting a "C1" Variance that will allow for the renovation of my existing garage, essentially converting the garage into living space. Our existing garage measures approximately 11' x 25'. My wife and I have 3 children, ages 11, 7 and our 13-month old daughter. Currently, our garage is primarily used for the storage of excess or unwanted items because of how tight the space is, especially with 2 growing boys, a stroller and a baby seat. With this exceptional situation, we would like make better use of the 11' x 25' garage and convert it into living space. Our vehicles will remain parked in the driveway.

The existing structure is approximately 1,240 square feet in total. This renovation will provide approximately 275 extra square feet of living space and more importantly, a formal dining room area for my family and I.

This renovation is limited to the interior of the property and is not detrimental to the public good nor does it impair the intent of the zone plan and zoning ordinance. Additionally, this renovation will not impact the existing footprint, elevation, building coverage, building height, roof line or the exterior envelope of the structure in any way.

We would love to begin this renovation soon so that we can enjoy our first Thanksgiving Day meal at our new dining room area! We hope the Zoning Board can consider this request at its earliest date.

Thank you for your time and consideration.

If any further information is needed, please feel free to contact me.

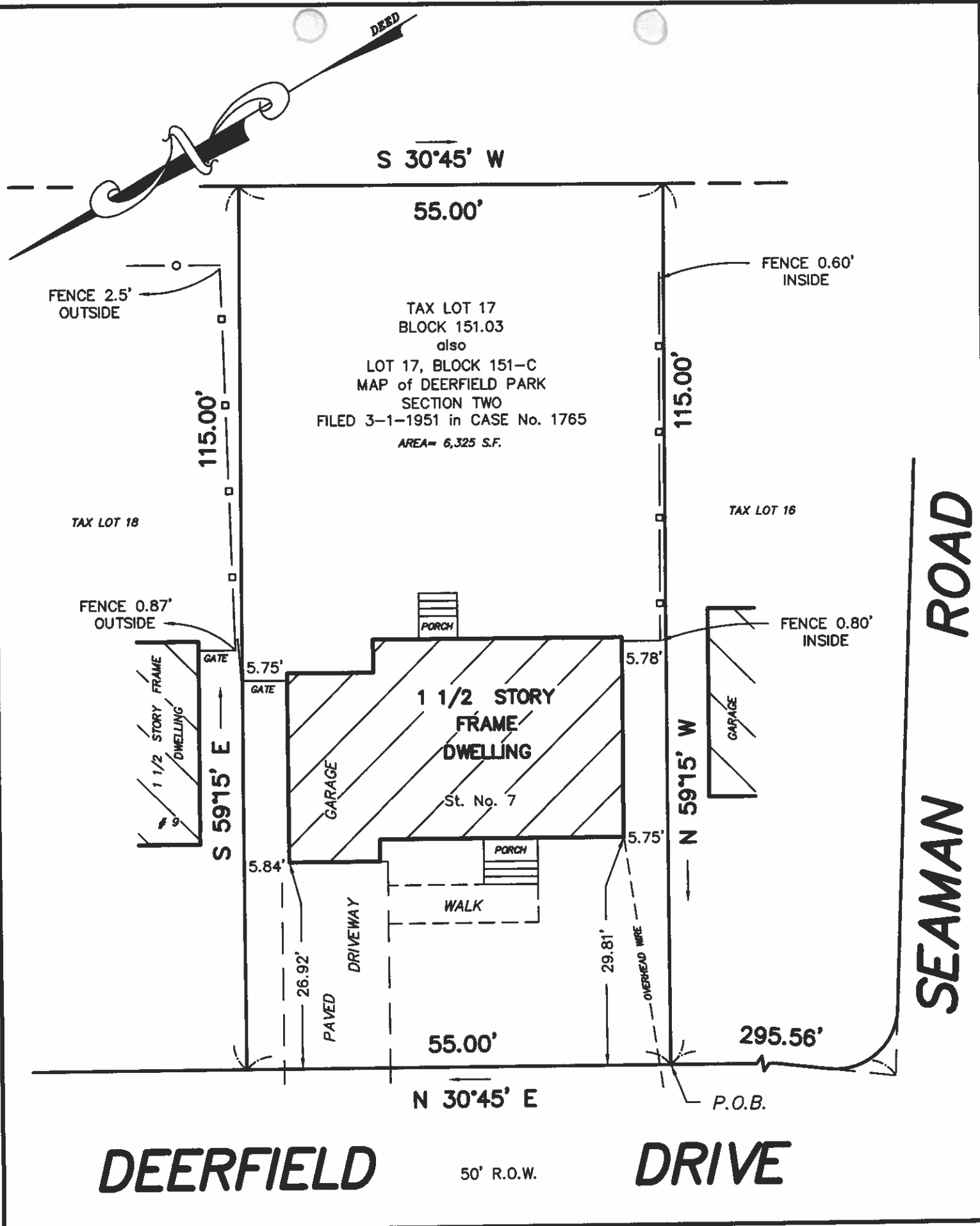
Best Regards,



Khalfani Alleyne

Khalfani.alleyne@gmail.com

973-651-8427



LOCATION PROPERTY SURVEY

St. No. 7 DEERFIELD DRIVE

TAX LOT 17 BLOCK 151.03

TOWNSHIP of WEST ORANGE, ESSEX COUNTY, NEW JERSEY

THIS SURVEY IS CERTIFIED TO:

This certification is made only to the parties for the purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by the Surveyor for the use of survey for any other purpose including but not limited to use of survey for survey affidavit, resale of property, or any other person not listed in certification, either directly or indirectly.
This is a location survey, property corners were not set as per written contractual agreement pursuant to N.J.A.C. 13:40-5.1(d).
This survey is subject to facts that a complete and accurate title search may reveal and is subject to easements of record.

Wm. DiMARZO & SON, ASSOC., INC.

Surveyors - Planners
2204 MORRIS AVENUE, SUITE 103
P.O. BOX 1717
UNION, NEW JERSEY 07083-1717
TEL: (908) 686-2380
FAX: (908) 686-7640

William Swift

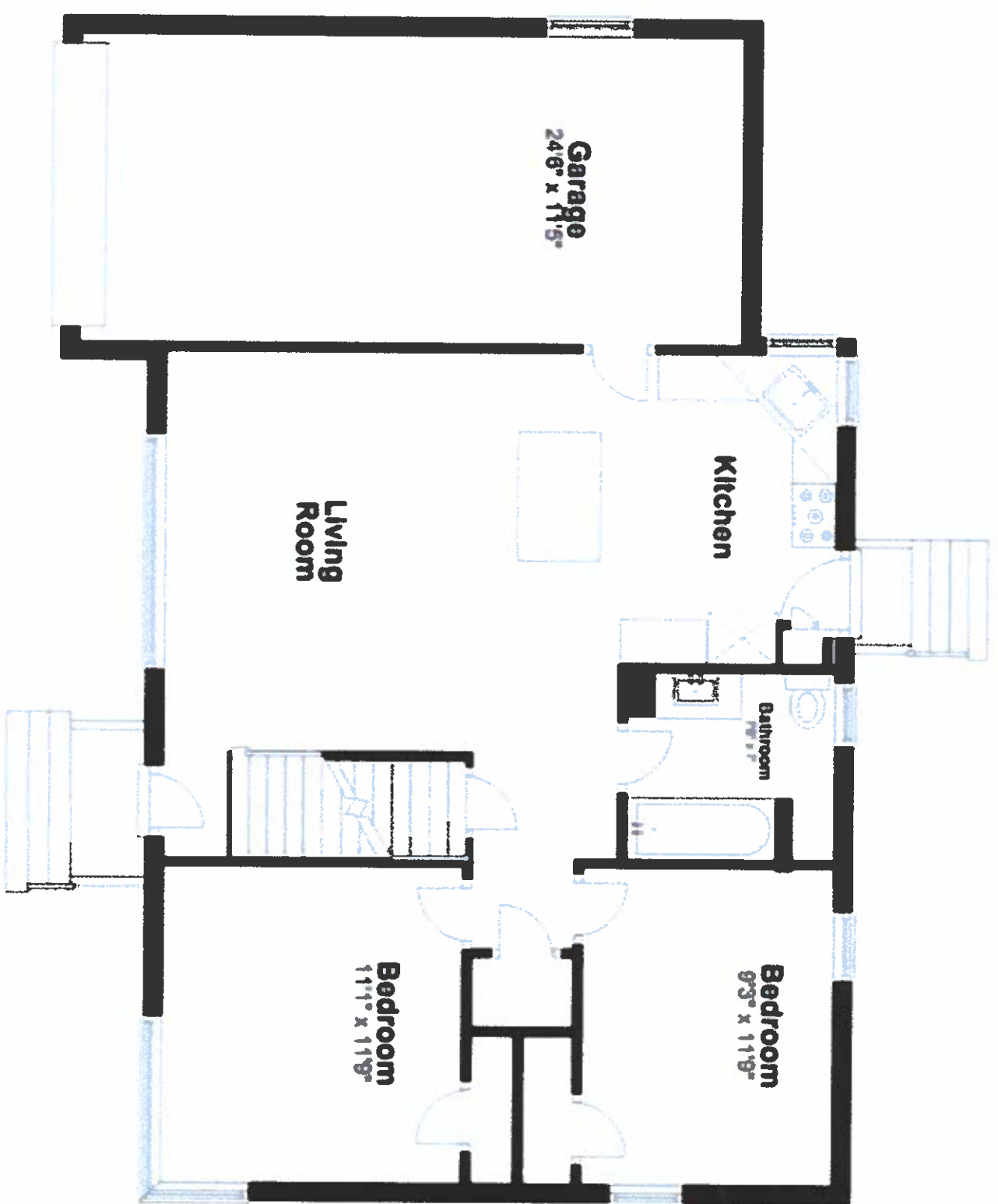
**WILLIAM P. SWIFT, N.J.P.L.S. 20788
N.J.P.P. 4767**
PROFESSIONAL LAND SURVEYOR and PROFESSIONAL PLANNER
CERTIFICATE of AUTHORIZATION NUMBER 24GA27971700

BLOCK 151.03 SCALE 1"= 16' PROJ. NO. 20-040B

DATE: MARCH 4, 2020

7 Deerfield Drive - West Orange NJ - Main Floor

Approx. 1058.2 sq feet





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
151.03	17		7 DEERFIELD DRIVE	ALLEYNE, KHALFANI	7 DEERFIELD DR	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (22)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
151	17.01		111 PROSPECT AVENUE	BOW & ARROW MANOR INC	111 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
151.02	5		26 SEAMAN ROAD	OGUN, OLUWATOSIN A. & OGUN, IBILOLA	26 SEAMAN ROAD	WEST ORANGE, NJ	07052
151.02	6		28 SEAMAN ROAD	ACKMAN, JEREMY A & RACHEL E	28 SEAMAN RD	WEST ORANGE, NJ	07052
151.02	14		9 STANLEY ROAD	THURSTON, TAMMY	9 STANLEY ROAD	WEST ORANGE, N.J.	07052
151.02	15		11 STANLEY ROAD	NDUKWE, JAMES & COMFORT	11 STANLEY RD	WEST ORANGE, NJ	07052
151.02	16		13 STANLEY ROAD	FROHLINGER, MICHAEL	634 EAGLE ROCK AVE #505	WEST ORANGE, NJ	07052
151.03	1		24 SEAMAN ROAD	TITIEVSKY, ALEKSANDR & LAURA	24 SEAMAN RD.	WEST ORANGE, N.J.	07052
151.03	2		22 SEAMAN ROAD	BATTLE, CURTIS JR & APRIL L	22 SEAMAN ROAD	WEST ORANGE, NJ	07052
151.03	3		20 SEAMAN ROAD	SALINAS, PABLO	20 SEAMAN ROAD	WEST ORANGE, NJ	07052
151.03	4		18 SEAMAN ROAD	CORCORAN, CHERYL A. & KEVIN J.	18 SEAMAN ROAD	WEST ORANGE, NJ	07052
151.03	14		1 DEERFIELD DRIVE	MC CRINK, FRANCES M.	1 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052
151.03	15		3 DEERFIELD DRIVE	SUSSMAN, BARRY E	3 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
151.03	16		5 DEERFIELD DRIVE	DENT, CATHY J.	5 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052
151.03	18		9 DEERFIELD DRIVE	YOUNG, HARRY S & MARY E.	9 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
151.03	19		11 DEERFIELD DRIVE	SANTOS, MARY JENNIFER+SALVADOR B.IV	11 DEERFIELD DRIVE	WEST ORANGE, NJ	07052

190

1900

190

1900

190

190

1900

1900

190

190

1900

1900

1900

1900

190

1900

1900

1900

190

190

1900

1900

1900

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
151.03	20		13 DEERFIELD DRIVE	TIERNAN, KIM A	13 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052
151.03	21		15 DEERFIELD DRIVE	VERGARA, RUBY AGNES & ROMEO	15 DEERFIELD DRIVE	WEST ORANGE, N.J.	07052
151.04	8		11 BRYN MAWR ROAD	MARCELLE, KAREN	11 BRYN MAWR ROAD	WEST ORANGE, NJ	07052
151.04	9		13 BRYN MAWR ROAD	WILLIAMS, GLENN	13 BRYN MAWR ROAD	WEST ORANGE, NJ	07052
151.04	10		12 STANLEY ROAD	WILLIAMS JR, LESTER H.	12 STANLEY RD	WEST ORANGE, NJ	07052
151.04	11		10 STANLEY ROAD	WILLIAMS, LESTER H. & W. CONSTANCE	10 STANLEY RD.	WEST ORANGE, N.J.	07052
151.04	12		8 STANLEY ROAD	FROMKIN, ERICA	8 STANLEY ROAD	WEST ORANGE, NJ	07052



