



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

1. Zoning/Planning Board Application
2. Checklists:
 - "C" and "D" Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application

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

PLEASE NOTE:

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

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

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

A. APPLICANT INFORMATION

Full Legal Name: M Vega Investments LLC

Mailing Address: 66 Franklin Ave. West Orange NS 07052
(Last) (First) (Street) (City) (State) (Zip)

Telephone Number: (973) 489-2717 Email: mvegapropertiesllc@hotmail.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: 66 Franklin Avenue,

Block Number(s): 134.02; Lot Number(s): 75.03, 79, and 81;

Tax Plate: _____; Zone of Property: B-1 Retail Business

The location of the property is approximately 100 feet from the intersection of _____
Elm Street and Franklin Avenue (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: ^{Table of Dist. Regs.} Bulk Stand.; Proposed: 25 ft; Description: Lot width
Section: ^{Table of Dist. Regs.} Bulk Standards; Proposed: 8.2 ft; Description: Front yard setback
Section: ^{Table of Dist. Regs.} Bulk Standards; Proposed: 4.8 ft.; Description: Rear yard setback
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.)

Renovation and addition of residential unit on 2nd floor with office space on ground floor and on-site truck parking. See attached Site Plan

The property is 10,000 (square feet); 0.2295 (acres)

Impervious Surface Coverage: Present: 20.1%; Proposed: 20.1%

Building Coverage: Present: 19.14%; Proposed: 19.14%

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: Chris J. Murphy, Esq.

Telephone Number: (973) 705-7421 Email: cmurphy@murphyllp.com

Address: 24 Commerce Street, 12th Floor, Newark NJ 07102

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Nicolas Salerno

Telephone Number: (973) 715-0146 Email: salernoarchitect@gmail.com

Address: 478 Ridgedale Ave., East Hanover, NJ

APPLICANT'S PLANNER: John McDonough, LA, PP, AICP

Telephone Number: (973) 222-6011 Email: jmcDonoughpp@gmail.com

Address: 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

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

G. REQUIREMENTS FOR VARIANCES

- See attached Planning Report by John McDonough
- 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 Cover Letter]

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: Manuel Vega Date: 11/17/20

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: Manuel Vega Date: 11/17/20

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 56 Franklin Ave
in the County of Essex and the State of NY;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) _____;
Lot(s) _____ 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: Manuel Vega Date: 11/07/20

Katty Becerra
KATTY BECERRA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 01, 2025

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.

**CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS**

**APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -52 ITEMS. 20 Total (original and 19 copies).**

All checked items are required; please complete and submit to Board Secretary:

- ✓ Completed Application Form, 20 Total (original and 19 copies), including:
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ Survey – original signed and sealed by New Jersey licensed Land Surveyor, 20 Total (original and 19 copies).
- ✓ Site Plan, all dimensions, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, 20 Total (original and 19 copies).
- ✓ Floor plans, all dimensions must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, 20 Total (original and 19 copies).
- ✓ List of property owners within 200' certified by the Municipal Tax Assessor (original).
- ✓ Proof that taxes have been paid, certified by the Municipal Tax Collector (original).
- ✓ A 200' radius map, 20 Total (original and 19 copies).
- ✓ Application fee (non-refundable) also a Digitizing Fee.
- ✓ Elevations of three sides, in the case of an existing structure with no proposed structural changes, photographs may be used, 20 Total (original and 19 copies).
- ✓ Height dimensions to be included on all elevations, 20 Total (original and 19 copies).
- ✓ All plans and documents for West Orange COAH requirements.
- ✓ For all Major Subdivision applications, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, 20 Total (original and 19 copies).
- ✓ For all Major Subdivision applications, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, 20 Total (original and 19 copies).
- ✓ All Site Plan applications must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, 20 Total (original and 19 copies).

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL														
Item Number	Description	Pre-Application - Concept Plan	Minor Application				General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary		Final	Preliminary	Final				
12. Item:	One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X						X		X		✓	
13. Item:	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.			X										✓
14. Item:	Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.			X						X				
15. Item:	Acreage of tract to the nearest tenth of an acre (for GDP --to nearest acre).	X		X			X		X		X			
16. Item:	Date of original and all revisions. Comment: Item necessary for continuity-history of project.			X			X		X		X		✓	
17. Item:	Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.		X				X		X		X		✓	
18. Item:	Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.	X		X			X		X		X		✓	
19. Item:	All proposed lot lines and area of lots in square feet.			X					X		X			
20. Item:	Copy and/or delineation of any existing or proposed deed restrictions or covenants. e		X						X		X		✓	
21. Item:	Any existing or proposed easement or land reserved for or dedicated to public use. e	X		X			X		X		X		✓	
22. Item:	Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.						X							

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
23	Item: List of required regulatory approvals or permits. Comment: Basic planning information. a		X	X	X							
24	Item: List of variances required or requested. a Comment: Basic planning information.		X	X								
25	Item: Requested or obtained design waivers or exceptions. a Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X								
26	Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X								
27	Item: Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.											
28	Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: While detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and CDP stages, general specification of and sensitivity to such conditions is an important planning consideration.			X								
29	Item: Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X								
30	Item: Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X		X								

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
31	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30											
32	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X	X	X	X	X	✓		
33	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.											
34	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.											
35	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.											
36	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X			
37	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.		X	X		X	X	X	X			

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

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:		
Use of any water efficient landscaping:		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

PLANNING REPORT

PREPARED FOR

M VEGA INVESTMENTS LLC

FOR PROPERTY LOCATED AT

**66 FRANKLIN AVENUE
BLOCK 134.02 LOTS 75.03, 79, & 81
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ**

(December 22, 2020)

A handwritten signature in black ink, appearing to read 'John McDonough', is written over a horizontal line.

John McDonough, LA, AICP, PP
NJPP License #33LI00518900

The original of this report was appropriately signed and sealed in accordance with laws and regulations pertaining to the practice of Professional Planning in New Jersey (NJSA 45:14A and NJAC 13:41-1.3(b))

Overview

This report is prepared in support of a site plan application filed by M Vega Investments LLC for a small mixed-use development consisting of ground-floor office and a second-floor dwelling unit. Mixed use is permitted in the B-1 zone. The application seeks use relief for light truck parking.

The report is generally structured into four segments: a description of existing conditions; a description of proposed conditions; a description of zoning considerations, and analysis of the statutory criteria for grant of the zoning relief sought.

Existing Conditions

The subject site is an assemblage of 3 tax lots (Block 134.02 Lots 75.03, 79, and 81) which are located on Franklin Avenue near the municipal border with Montclair. The aggregate land area comprises approximately 10,000 square feet (0.23 acres). Photos of the site are in **Appendix A**.

Lot 75.03 is approximately 25 feet wide by 100 feet deep and is developed with a vacant 1-story commercial building. Lot 79 is 50 feet wide by 100 feet deep and is used for parking. Lot 81 is 25 feet wide by 100 feet deep and is also used for parking.

Franklin Avenue is a collector road. Surrounding land uses consist of a mix of residential and nonresidential uses including an auto repair facility adjacent to the site. The site and all the lots that border the site are zoned B-1.

Proposed Conditions

The applicant, M Vega Investments LLC, proposes to renovate the existing building as an office for a construction contractor business. The applicant also proposes a new second-floor addition for a residential dwelling unit. The proposed mixed-use is permitted in the B-1 zone.

The application seeks to allow parking for light trucks that are part of the contractor business, such as pickup trucks, construction box trucks, light dump trucks, or flat-bed trucks. The proposal does not include heavy trucks, such as tractor trailers, cement trucks, or heavy-duty dump trucks.

The development plan includes many site improvements including new paving, new refuse enclosure, new lighting, and new landscaping. The upgrades will bring the site into compliance with current handicapped accessibility regulations.

Zoning Considerations

The site is part of a B-1 cluster along Franklin Avenue. The zone boundary includes the lots adjacent to the site and behind the site. The zone boundary also extends across Franklin Avenue. The B-1 zone permits commercial use pursuant to §25-7.1 and mixed-use pursuant to §25-8.12.

The parking of commercial vehicles is not expressly permitted in the B-1 zone, and as such the application seeks use relief. The project is otherwise fully compliant with the B-1 zone regulations such as building setbacks, building height, building coverage, and lot coverage.

Planning Justifications for Relief

Land use planning operates within a legal framework. The land use law recognizes that zoning is not meant to be rigid and inflexible and gives land use boards authority to grant relief subject to defined statutory criteria.

The statutory criteria for grant of use relief are established under N.J.S.A. 40:55D-70.d.(1) and Medici v. BPR Co., 107 N.J. 1 (1987). The subject application sustains the required elements of proof for the reasons set forth below.

Positive criteria

The statutory positive criteria are satisfied because the project will be a significant improvement over the existing condition. The project will revitalize a site that has suffered from disinvestment and put underutilized commercial land back into productive use.

The project promotes the general welfare with a fresh new image and better overall site organization, functionality, and appearance. The size and scale of the parked commercial vehicles will be generally on par with passenger vehicles and consistent with the character of the area.

The site is particularly suited for the use by virtue of its condition and context. Condition-wise, light truck parking is a reasonable extension of a permitted contractor use. Contextually, the site is adjacent to an auto-centric use (auto repair) with extensive automobile storage.

The project also promotes the planning goals for efficient land use and for a variety of land uses in appropriate locations. For the reasons set forth above, the proposal promotes fundamental purposes of zoning under N.J.S.A. 40:55D-2, especially purposes "a", "g", "h", "i", and "m".

Negative criteria

The statutory negative criteria are satisfied because the relief can be granted without substantial detriment to the public. The parking area is small and truck parking is limited to a confined area that will not overpower the area. Reasonable conditions can be imposed to mitigate any impacts.

The statutory negative criteria are further satisfied because relief can be granted without substantial impairment to the zone plan. The project advances the Master Plan objective for economic development and a stable ratable base.

Conclusion

The application represents a substantial investment to improve property in West Orange. The overall site upgrade will enhance the image and identity of the site, the area, and the town. The limited parking of light trucks will have minimal impact.

The application is consistent with good planning practices for orderly community growth and development. The statutory criteria for grant of all the relief sought are met, and approval is warranted.

Qualifications of Preparer

John McDonough Associates, LLC is a land use planning and landscape architecture consulting firm with office location in Parsippany, New Jersey.

John McDonough, LA, PP, AICP is a licensed professional planner and landscape architect in the State of New Jersey. Both licenses are current and in good standing. He is also a member of the American Institute of Certified Planners.

All licenses have been obtained through requisite showing of educational and experience requirements and passing of license examinations (none have been achieved through reciprocity) and have been maintained through participation in mandatory continuing education courses.

John McDonough has been practicing as a land use consultant for over 30 years. He has been recognized as an expert in land use matters before hundreds of boards and commissions throughout the State of New Jersey, and in Superior Courts.

He has been a regular speaker at the League of Municipalities annual conference on a variety of land use topics and has been a regular special guest lecturer at the Rutgers University Bloustein School of Planning and Public Policy.

Appendix A – Site Photos

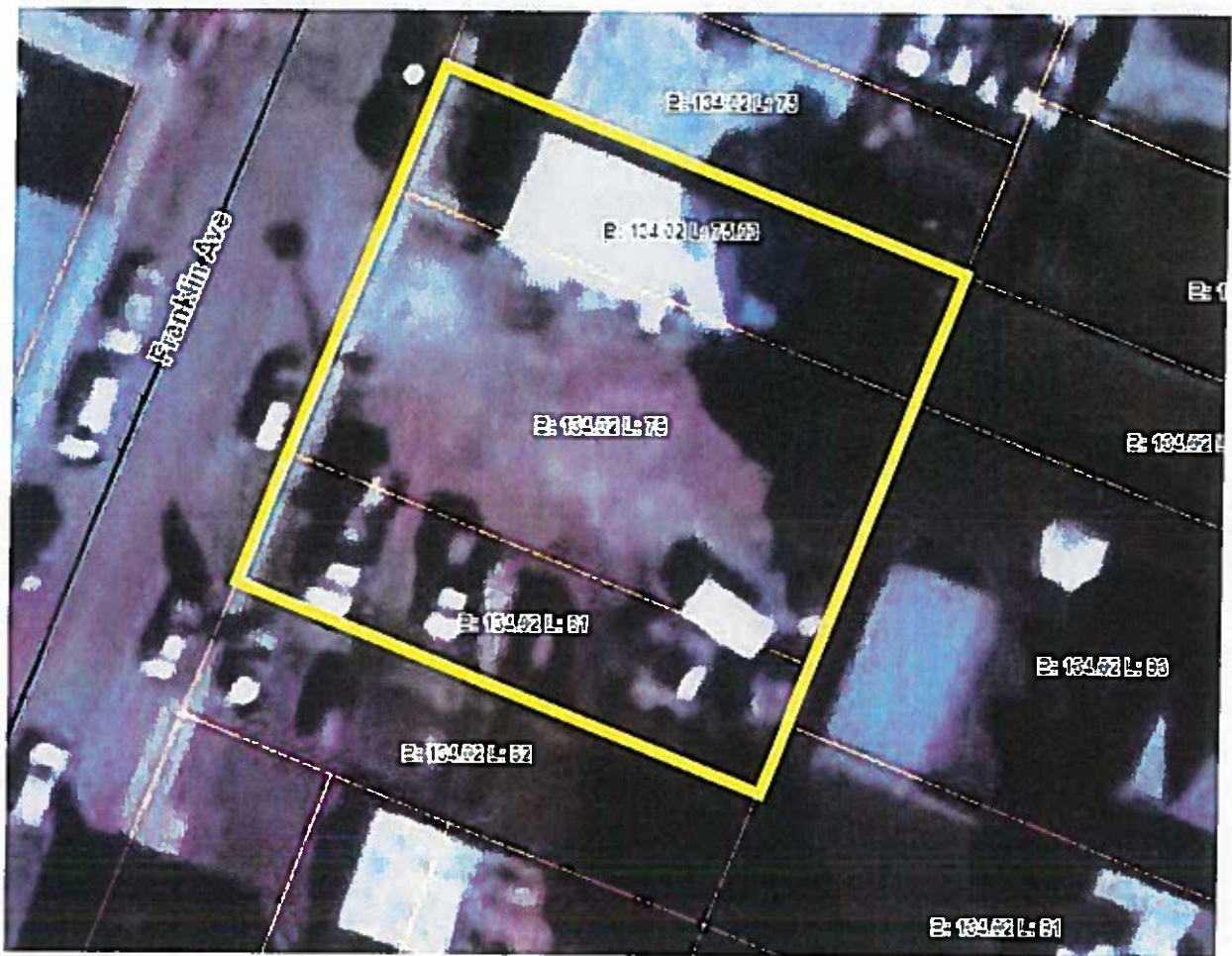


Figure 1 - Aerial photograph of subject site.



Figure 2 – Ground photograph of subject site.

10 PERCENT DISCLOSURE

Subject Property: 66 Franklin Avenue, West Orange, NJ (Block 134.02, Lots 75.03, 79, and 81)

Applicant: M Vega Investments LLC, a limited liability company

Applicant's Address: 66 Franklin Avenue, West Orange, NJ 07052

DISCLOSURE STATEMENT:

Applicant is owned 100% by Manuel Vega ("Mr. Vega"). Mr. Vega's address is 22 Bryant Drive, Livingston, NJ 07039.



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
134.02	79		66 FRANKLIN AVENUE	M. VEGA INVESTMENTS LLC	66 FRANKLIN AVENUE	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (42)

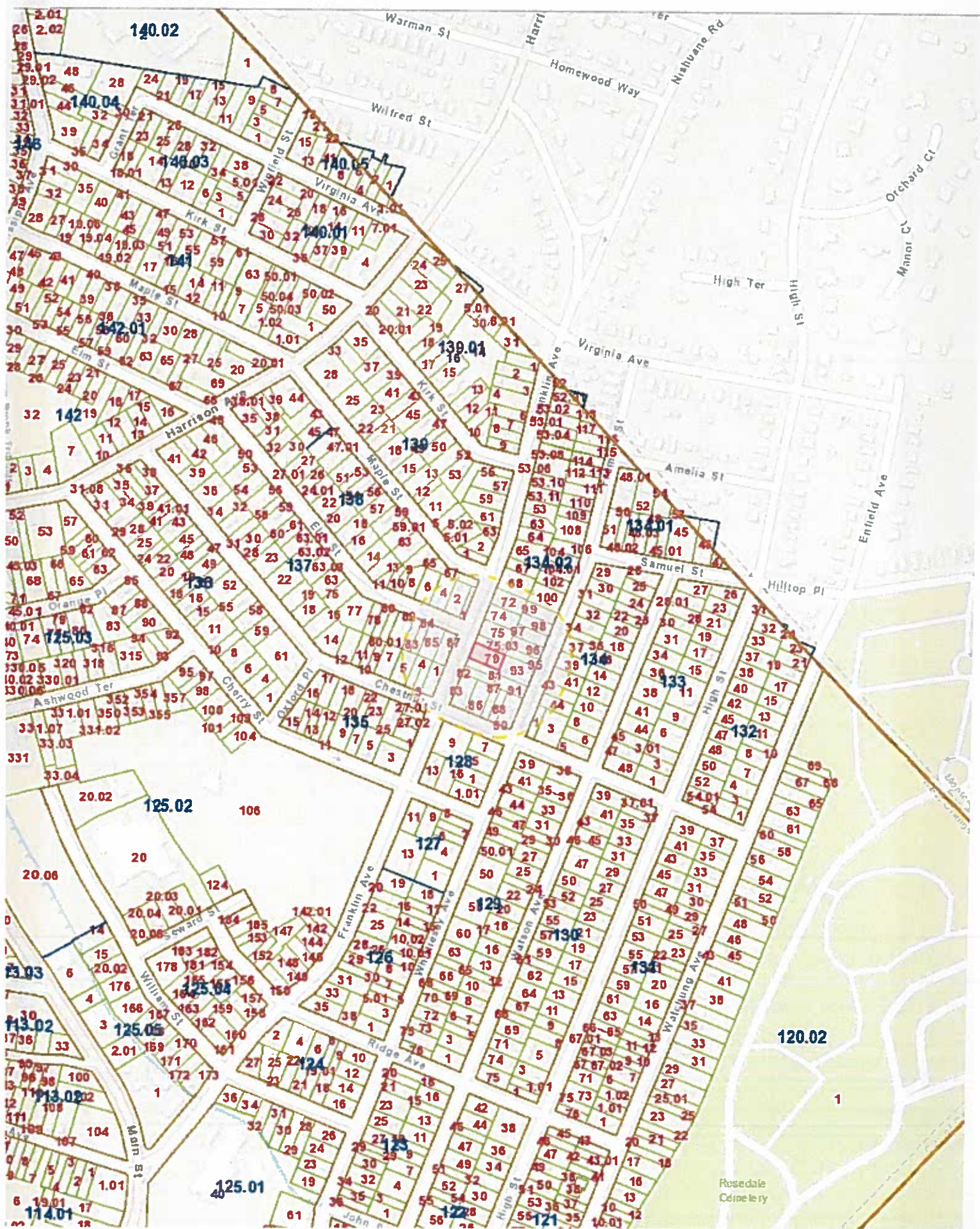
Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
134	1		47 CHESTNUT STREET	KEYSTONE PROPERTIES, LLC	PO BOX 222	MILLBURN NJ	07041
134	3		43 CHESTNUT STREET	ALLEN, DOUGLAS A III	60 NISHUANE RD.	MONTCLAIR, NJ	07042
134	36		10 WHITTLESEY AVENUE	OSOUNA, TIFFANY LINGO- & DEVON	10 WHITTLESEY AVE	WEST ORANGE, NJ	07052
134	37		14 WHITTLESEY AVENUE	JONES, MARCUS & KARIMA HOUSTON	14 WHITTLESEY AVE.	WEST ORANGE, NJ	07052
134	39		16 WHITTLESEY AVENUE	SANGOLQUI, JOSE R & BERMEIO, GLORIA	16 WHITTLESEY AVENUE	WEST ORANGE, NJ	07052
134	41		18 WHITTLESEY AVENUE	PIERRE, BELZEBAT JEAN+MARCIAL JEAN	18 WHITTLESEY AVE	WEST ORANGE, NJ	07052
134	43		20 WHITTLESEY AVENUE	SAINTHE, JUDE	20 WHITTLESEY AVE.	WEST ORANGE, NJ	07052
134	44		22 WHITTLESEY AVENUE	MENSAH, OSEI A. & PATTERSON, THERESA	22 WHITTLESEY AVE	WEST ORANGE, N.J.	07052
34.02	68		50 FRANKLIN AVENUE	NAVAS, CARMEN AMELIA	50 FRANKLIN AVE	WEST ORANGE, NJ	07052
34.02	72		54 FRANKLIN AVENUE	VEGA, MANUAL	54 FRANKLIN AVE	WEST ORANGE, NJ	07052
34.02	74		58 FRANKLIN AVENUE	DIDIT AGAIN LLC	16 E. NORTHFIELD AVE	LIVINGSTON, NJ	07039
34.02	75		60 FRANKLIN AVENUE	DIDIT AGAIN LLC	16 E. NORTHFIELD AVE	LIVINGSTON, NJ	07039
34.02	75.03		FRANKLIN AVENUE	M. VEGA INVESTMENTS LLC	66 FRANKLIN AVENUE	WEST ORANGE, NJ	07052
34.02	81		FRANKLIN	M. VEGA INVESTMENTS LLC	66 FRANKLIN	WEST ORANGE, NJ	07052

created on 12/9/2020

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
134.02	83		61-63 CHESTNUT STREET	CHESTNUT ASSETS LLC,	32 CRESCENT COURT	MORGANVILLE, NJ	07751
134.02	86		57 CHESTNUT STREET	JEREZ, JOSE & NANCY	57 CHESTNUT STREET	WEST ORANGE, NJ	07052
134.02	87		55 CHESTNUT STREET	CASTRO, JORGE & ANDREA SALAZER	55 CHESTNUT ST	WEST ORANGE, NJ	07052
134.02	88		53 CHESTNUT STREET	LANTIGUA, BIANCA V & CASTRO, DINA	53 CHESTNUT ST	WEST ORANGE, NJ	07052
134.02	90		51 CHESTNUT STREET	CHERON, LOUIS W & LUCIENNE	51 CHESTNUT ST.	WEST ORANGE, NJ	07052
134.02	91		25 WHITTLESEY AVENUE	LLIGUICOTA, LAURA E.	25 WHITTLESEY AVENUE	WEST ORANGE, N.J.	07052
134.02	93		23 WHITTLESEY AVENUE	CHAVEZ, HUMBERTO & MARIA	23 WHITTLESEY AVE	WEST ORANGE, NJ	07052
134.02	95		19 WHITTLESEY AVENUE	ROSEN, KENNETH & W. MAUREEN	19 WHITTLESEY AVENUE	WEST ORANGE, N.J.	07052
134.02	96		17 WHITTLESEY AVENUE	SANTERO, HUGO & ANA	17 WHITTLESEY AVENUE	WEST ORANGE, N.J.	07052
134.02	97		15 WHITTLESEY AVENUE	TANG, XIHUE & WU, HELEN HAO	15 WHITTLESEY AVENUE	WEST ORANGE, NJ	07052
134.02	98		13 WHITTLESEY AVENUE	LIZARAZO, JEAN PAUL & MILAGROS	13 WHITTLESEY AVE	WEST ORANGE, NJ	07052
134.02	99		11 WHITTLESEY AVENUE	VALDEZ, JULIO & URDAY, ROSALIA	11 WHITTLESEY AVE.	WEST ORANGE, NJ	07052
134.02	100		9 WHITTLESEY AVENUE	PEREZ, MARIA DELUJAN	9 WHITTLESEY AVE.	WEST ORANGE, NJ	07052
137	1		85 FRANKLIN AVENUE	PATEL, RAJULBEN&SATISHBHAI & HARDIK	85 FRANKLIN AVENUE	WEST ORANGE, NJ	07052
137	3		69 CHESTNUT STREET	MORRISON, KATHLEEN & MICHAEL	69 CHESTNUT STREET	WEST ORANGE, NJ	07052
137	4		71 CHESTNUT STREET	LOUIS, YANIC	71 CHESTNUT STREET	WEST ORANGE, NJ	07052
137	5		73 CHESTNUT STREET	CHABLA, CARLOS I	73 CHESTNUT STREET	WEST ORANGE, NJ	07052
137	82		12 ELM STREET	BURKE, KENNETH C & JANET M.	88 ORTON ROAD	WEST CALDWELL, NJ	07006
37	83		10 ELM STREET	GEORGES, FRANTZ & MARIE KETTY	10 ELM STREET	WEST ORANGE, NEW JERSEY	07052
37	84		8 ELM STREET	MILMOE, HELEN	8 ELM STREET	WEST ORANGE, NEW JERSEY	07052
37	85		4 ELM STREET	GROVES, GORDON & FREHIWOT	4 ELM ST	WEST ORANGE, NJ	07052
37	87		2 ELM STREET	HERNANDEZ, YOVANY	2 ELM STREET	WEST ORANGE, NJ	07052
38	1		ELM & FRANKLIN	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052

created on 12/9/2020

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	ZipCode
138	6		9 ELM STREET	VERA, JENNIFER & FUNEZ, JUAN CARLOS	9 ELM ST	WEST ORANGE, NJ	07052
138	67		10 MAPLE STREET	DEPASQUALE, LEONA	10 MAPLE STREET	WEST ORANGE, NJ	07052



PROPOSAL

Subject Property: 66 Franklin Avenue, West Orange, NJ (Block 134.02, Lots 75.03, 79, and 81)

Applicant: M Vega Investments LLC, a limited liability company

Applicant's Address: 66 Franklin Avenue, West Orange, NJ 07052

PROPOSAL:

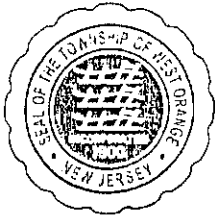
M Vega Investments LLC has applied to the West Orange Zoning Board of Adjustment for preliminary and final major site plan approval, along with certain variances, in connection with the development of the property located at 66 Franklin Avenue, West Orange, NJ 07052 (Block 134.02, Lots 75.03, 79, and 81) ("Property"). The Property currently consists of a one-floor commercial 10,000 sq. ft. building. M Vega Investments LLC proposes to develop the Property into a mixed-use building with office space on the ground floor, one residential unit on the second floor, and light truck parking.

Below please find information related to the current condition of the Property, along with information on the intended improvements associated with the new building on the Property:

- The Property is currently located in the B-1 Retail Business zone.
- The proposed renovation and addition to the existing building includes first floor office space with a conference and storage room.
- The proposed renovation and addition to the existing building includes a three-bedroom residential unit on the second floor.
- The current lot area of the Property is 10,000 sq. ft. and the proposed lot area remains the same.
- The proposed side yard setback, combined side yard, building height, maximum building coverage, and lot coverage are all in compliance with the West Orange Zoning Ordinance.
- The Applicant is seeking the following variances:
 - "D(1)" use variance for light truck parking on Lot 79.
 - Bulk variance for lot width.
 - Bulk variance for front yard setback.
 - Bulk variance for side yard setback.

Overall, this Project will be a significant improvement to the Property's current condition. We respectfully request the Zoning Board of Adjustment grant the necessary approvals.

Thank you in advance for your consideration.



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: 1/5/2021

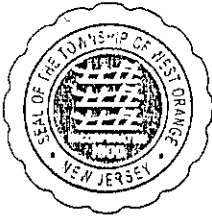
BLOCK: 13402
LOT: 7503 QUAL: _____
NAME: M. Vega Investments, LLC
ADDRESS: Franklin Ave

TAXES PAID UNTIL: 1-31-2021

2020 SEWER PAID: yes

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



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

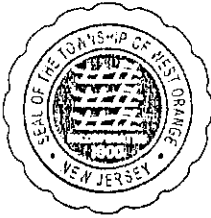
VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 1/5/2021

BLOCK: 134.02
LOT: 81 QUAL: _____
NAME: M Vega Investments, LLC
ADDRESS: Franklin Avenue
TAXES PAID UNTIL: 1-31-2021
SEWER PAID: n/a

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



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: 1/5/2021

BLOCK: 134.02
LOT: 79 QUAL: _____
NAME: M. Vega Investments, LLC
ADDRESS: 64 Franklin Ave
TAXES PAID UNTIL: 1-31-2021
SEWER PAID: n/a

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



PROPOSED RENOVATION & ADDITION
FOR
66 FRANKLIN AVENUE

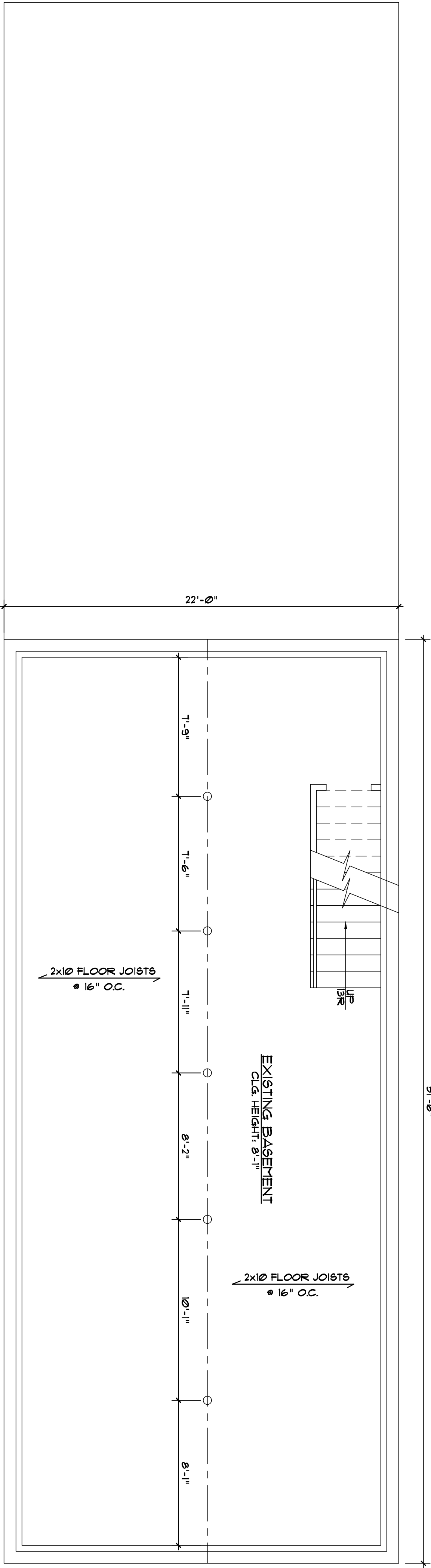
OWNER & APPLICANT
MANUEL VEGA

DATE _____



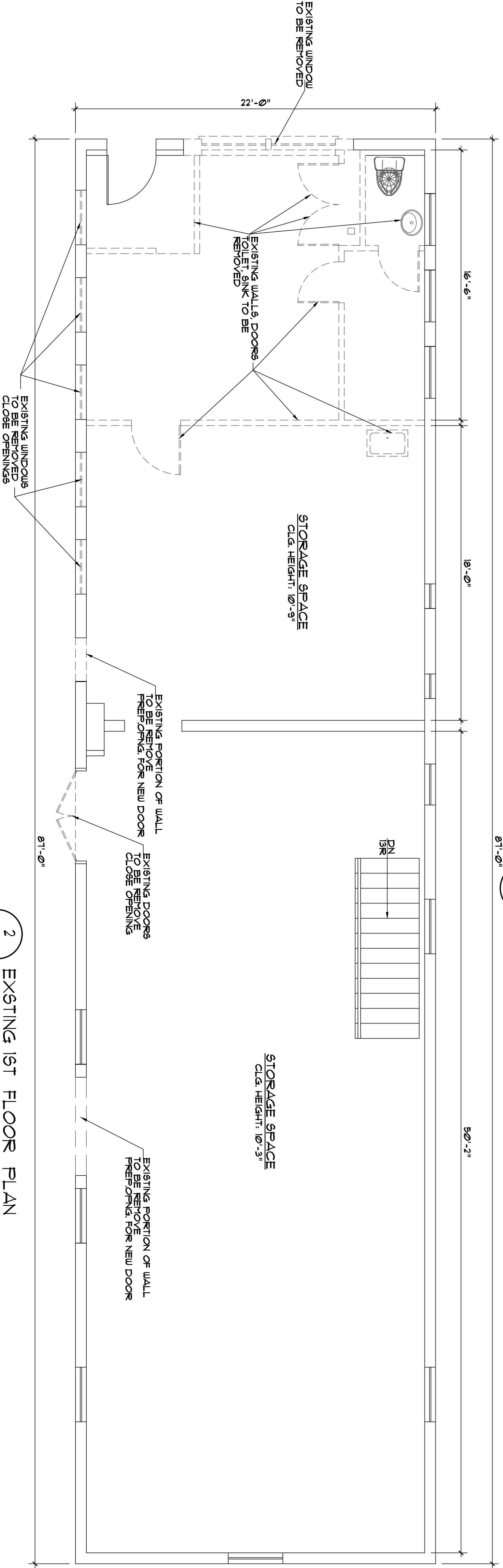
SITE PLAN IS BASED UPON
SURVEY PREPARED BY: BREVARD SURVEYING & MAPPING, LLC
LAND SURVEYOR LICENSE #43099
DATE: 10/29/2018

1. 12/1/20 REV. 511E & SIGNATURE BLOCK



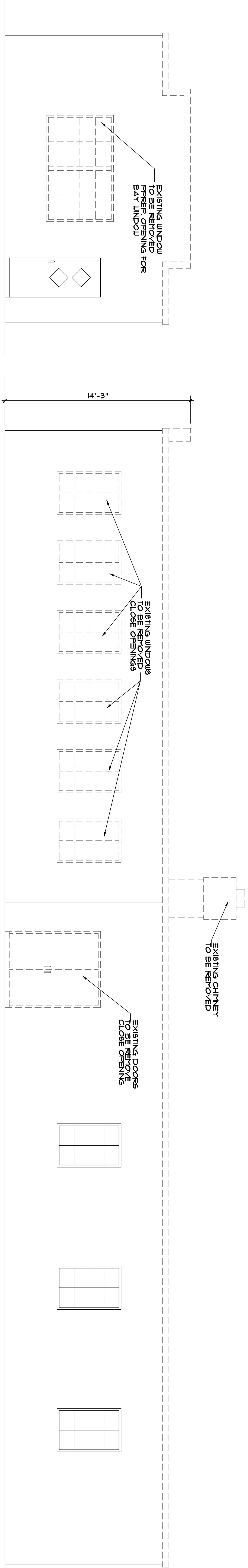
1
AR-1
SCALE: 1/4" = 1'-0"

EXISTING BASEMENT PLAN



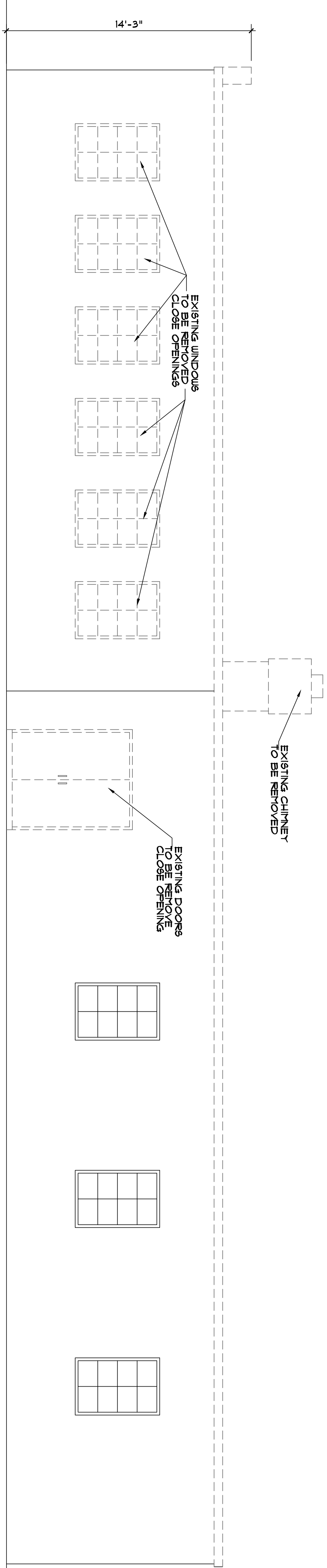
2
AR-1
SCALE: 1/4" = 1'-0"

EXISTING 1ST FLOOR PLAN



3
AR-1
SCALE: 1/4" = 1'-0"

EXISTING FRONT ELEVATION



4
AR-1
SCALE: 1/4" = 1'-0"

EXISTING RIGHT SIDE ELEVATION

THIS DRAWING, OR PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD OR FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM NICOLAS SALERNO ARCHITECT, LLC.

THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS AN INFRINGEMENT UPON COPYRIGHT LAWS.

NICOLAS SALERNO ARCHITECT, LLC

ARCHITECTURE & INTERIORS

478 RIDGEDALE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146
FAX: 973-679-2842

NEW YORK LIC. No. 25570 NEW JERSEY LIC. No. AI 16191

REVISIONS		
No.	DATE	DESCRIPTION

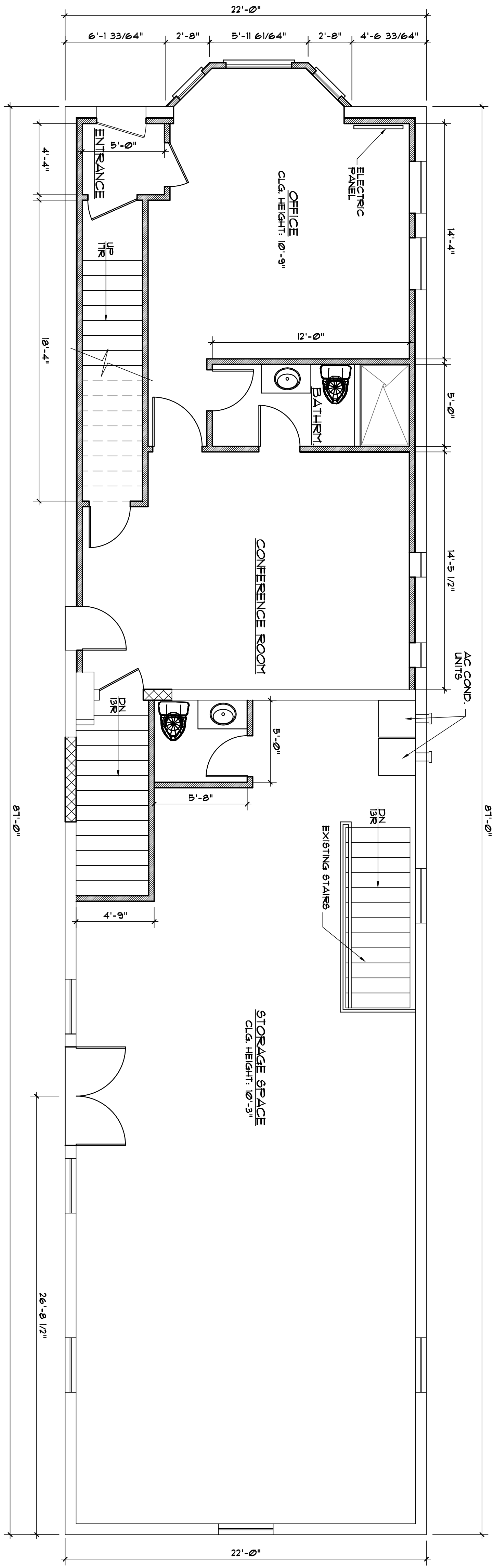
PROJECT:
PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA 66 FRAZARIN AVE WEST ORANGE, NJ

DRAWING TITLE:
EXISTING FLOOR PLANS

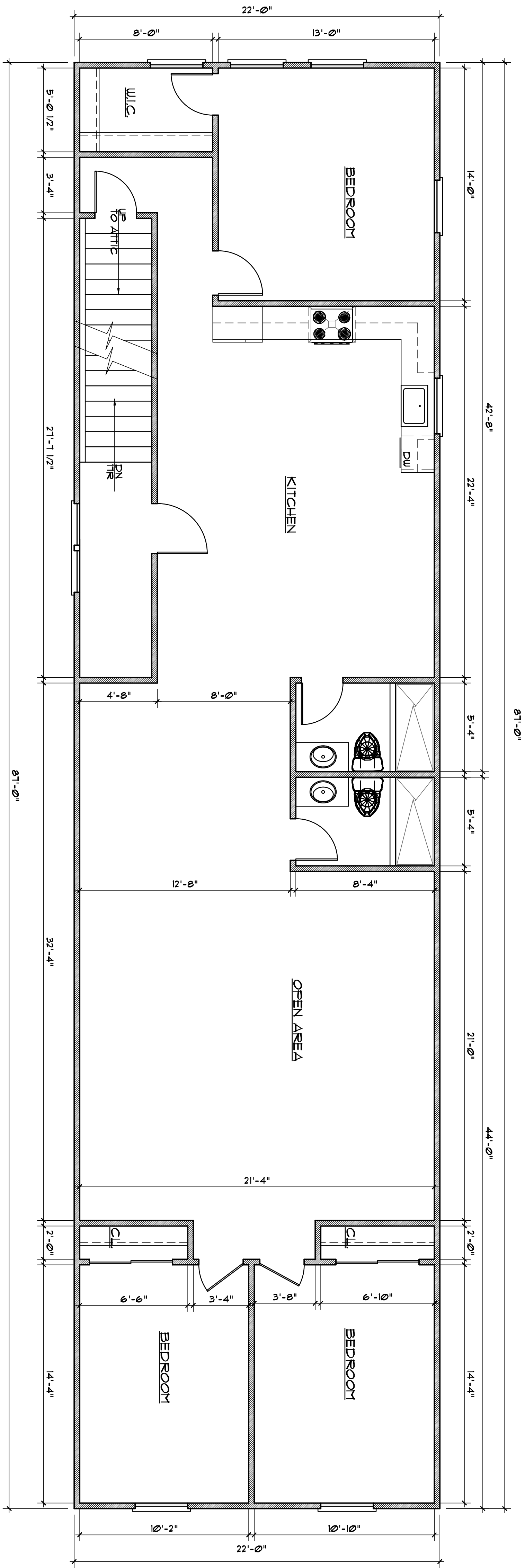
DATE	3/6/2020
SCALE	AS NOTED
DRAWN BY	NICK
PROJECT #	20-118
DRAWING NO.	

AR-1

SHEET 2 of 4



1
AR-2
PROPOSED 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



2
AR-2
PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

THIS DRAWING, OR PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD OR FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM NICOLAS SALERNO ARCHITECT LLC.

THIS DRAWING SHALL BE USED FOR THE SPECIFIC PROJECT LOCATION INDICATED WITHIN THE TITLE BLOCK, & SHALL NOT BE USED AT ANY OTHER LOCATION W/O PRIOR CONSENT FROM THE ARCHITECT.

THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS AN INFRINGEMENT UPON COPYRIGHT LAWS.

NICOLAS SALERNO ARCHITECT, LLC
ARCHITECTURE & INTERIORS

478 RIDGEDALE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146
FAX: 973-679-2842

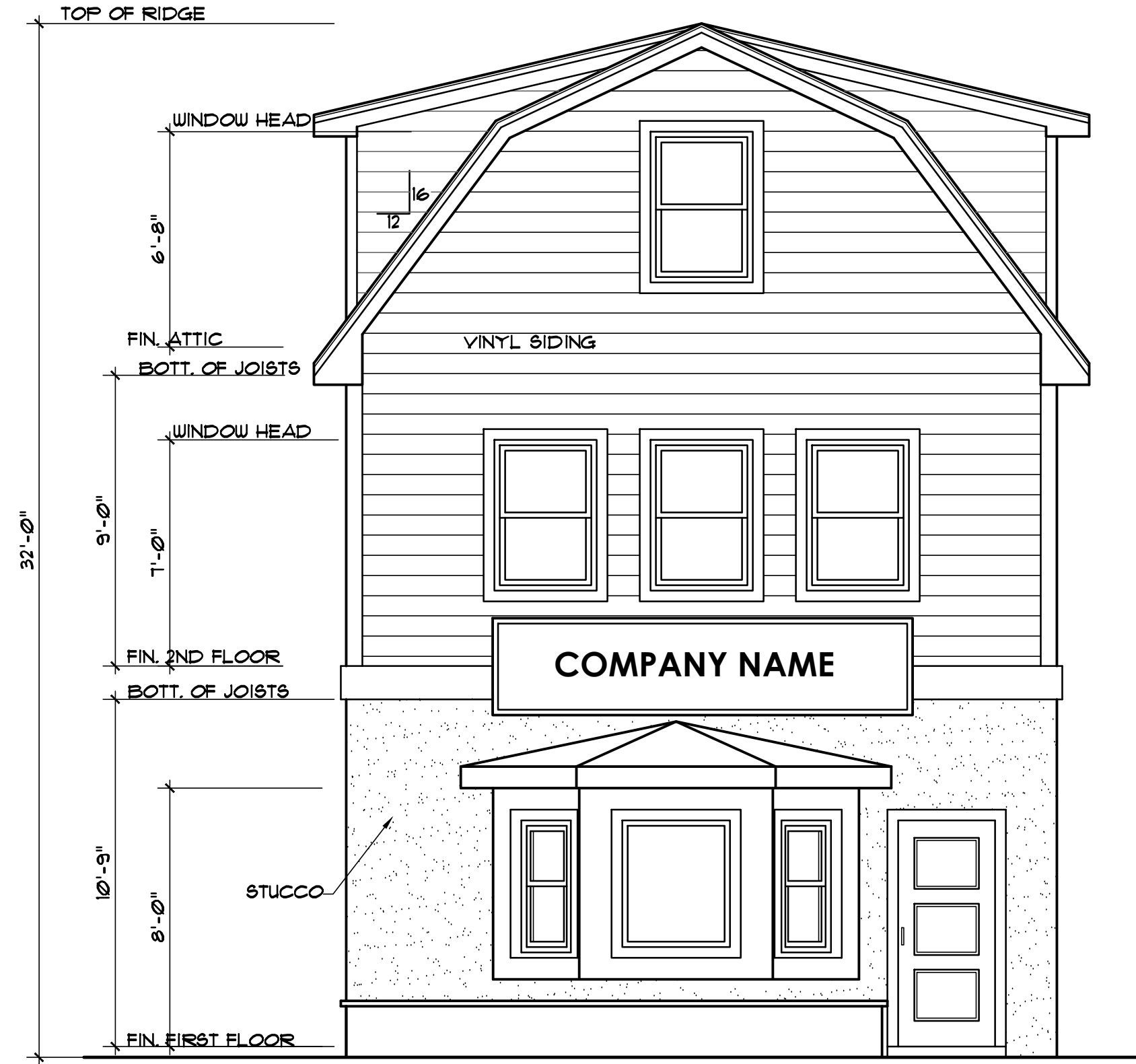
NEW YORK LIC. No. 25570 NEW JERSEY LIC. No. AI 16191

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT: **PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA**
66 FRANKLIN AVE
WEST ORANGE, NJ

DRAWING TITLE: **PROPOSED FLOOR PLANS**

DATE: 3/16/2020
SCALE: AS NOTED
DRAWN BY: Nick
PROJECT #: 20-118
DRAWING NO.: AR-2
SHEET 3 of 4



1 PROPOSED FRONT ELEVATION
AR-3 SCALE: 1/4" = 1'-0"



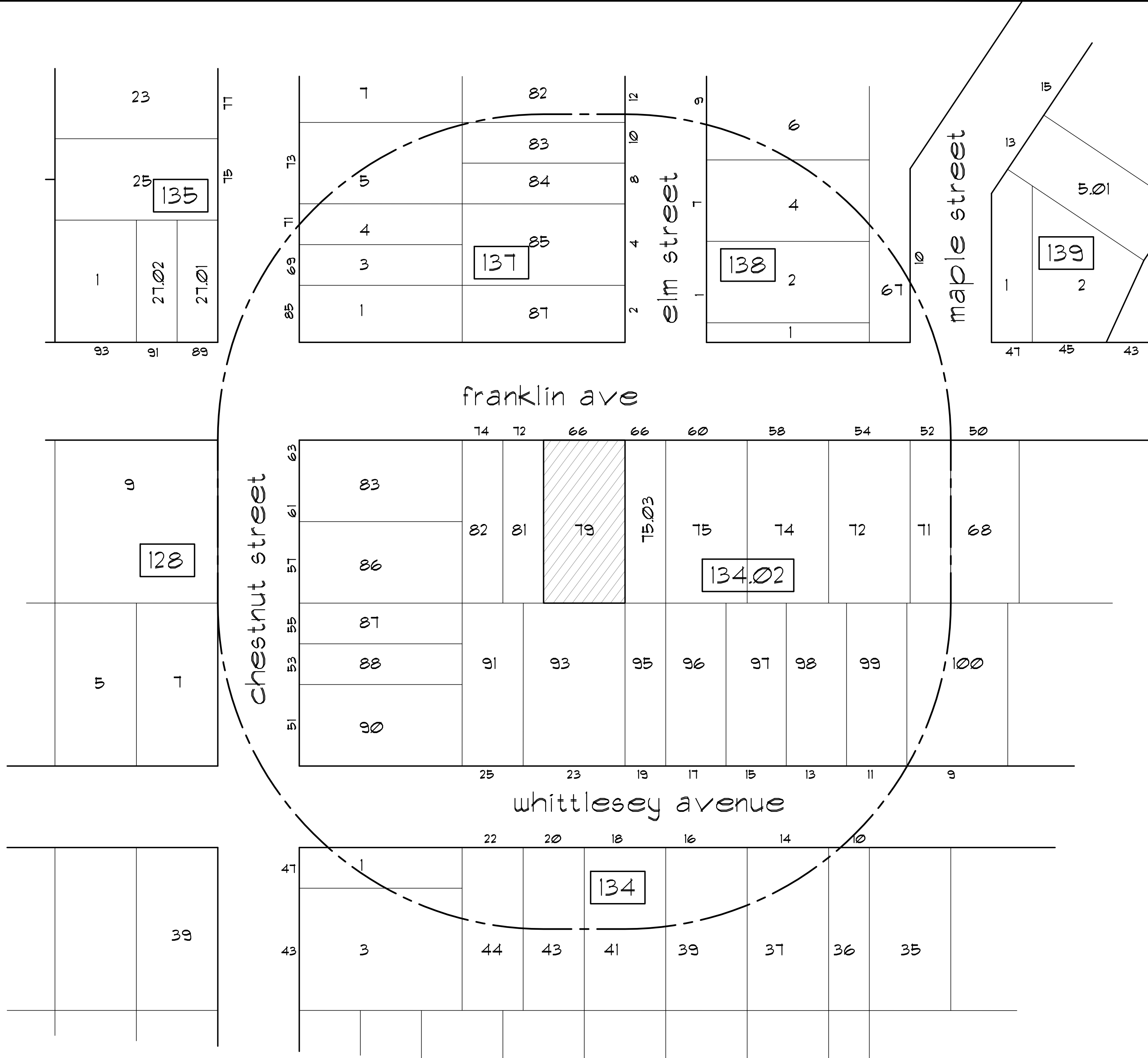
2 PROPOSED RIGHT SIDE ELEVATION
AR-3 SCALE: 1/4" = 1'-0"

THIS DRAWING OR PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD OR FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF NICOLAS SALERNO ARCHITECT, LLC. THIS DRAWING SHALL BE USED FOR THE SPECIFIC PROJECT LOCATION INDICATED WITHIN THE TITLE BLOCK, & SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE STATE OF NEW JERSEY. UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS AN INFRINGEMENT OF THE ARCHITECT'S COPYRIGHT LAWS.

NICOLAS SALERNO ARCHITECT, LLC
ARCHITECTURE & INTERIORS
475 RIDGEDALE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146
FAX: 973-679-2842
NEW JERSEY LIC. NO. AI 16191

REVISIONS	
No.	DESCRIPTION

PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA
66 FRANKLIN AVE
WEST ORANGE, NJ
DRAWING TITLE: PROPOSED ELEVATIONS
DATE: 3/16/2020
SCALE: AS NOTED
DRAWN BY: Nicks
PROJECT #: 20-118
DRAWING NO.: AR-3
SHEET 4 OF 4

[illegible]

THIS DRAWING, OR PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY MEANS, WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

THIS DRAWING SHALL BE USED FOR THE SPECIFIC PROJECT LOCATION INDICATED WITHIN THE TITLE BLOCK, & SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT IS AN INFRINGEMENT UPON COPYRIGHT LAWS.

NICOLAS SALERNO ARCHITECT, LLC
ARCHITECTURE & INTERIORS
478 RIDGEDALE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146
FAX: 973-679-2842

N. Salerno

NEW YORK LIC. NO. 25570 NEW JERSEY LIC. NO. A116191

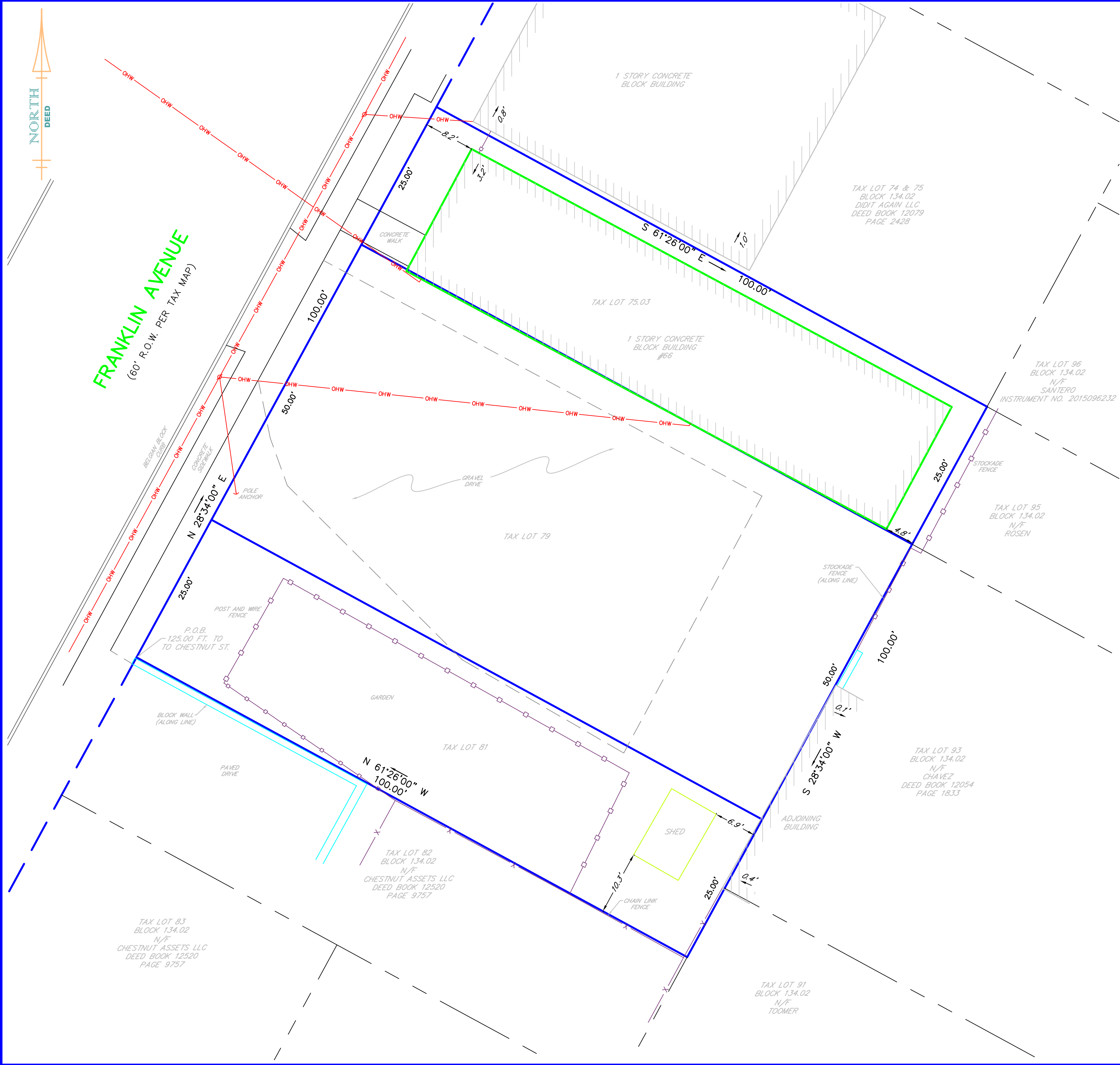
--	--

[illegible]

PROJECT: **PROPOSED 2ND FLOOR ADDITION**
FOR
MANUEL VEGA
55 FRANKLIN AVE
WEST ORANGE, NJ

DRAWING TITLE: **NEWLY OWNED PROPERTY**

DATE	3/16/2020
SCALE	AS NOTED
DRAWN BY	Nicks
PROJECT #	20-118
DRAWING No.	
	
SHEET 5 of 4	



- NOTES:
- 1. AREA: 10,000 SQ.FT.
 - 2. SUBSURFACE CONDITIONS NOT SHOWN OR CERTIFIED.
 - 3. SURVEY IS CERTIFIED TO THE LATEST REVISION DATE OR DATE IN THE TITLE BLOCK, AND MAY OR MAY NOT REFLECT CURRENT SITE CONDITIONS.
 - 4. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14(N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

- REFERENCES:
- 1. DEED BOOK 12048; PAGE 5617
 - 2. DEED BOOK 5544; PAGE 190

DATE	DESCRIPTION	DWN
REVISIONS		
010203040 GRAPHIC SCALE		
BOUNDARY SURVEY		
66 FRANKLIN AVENUE BLOCK 134.02, LOT 75.03, 79, & 81 TOWNSHIP OF WEST ORANGE		
ESSEX COUNTYNEW JERSEY		
BREVARD SURVEYING & MAPPING BREVARD SURVEYING & MAPPING, LLC 337 HEYWOOD AVENUE, ORANGE, NJ 07050 PHONE: (973) 865-2624 CERTIFICATE OF AUTHORIZATION 24GA28115400		
Subject to municipal restrictions, easements of record and other facts of which a title search might disclose. Certified to be in accordance with pertinent New Jersey laws and regulations and with current accuracy standards only to: DEBORAH MENDEL		
BELTON BREVARD IV #43099 N.J. PROFESSIONAL LAND SURVEYOR		
DWN. BB	CHK. BB	SCALE 1" = 10'
DATE 10/29/2018	SHEET 1 of 1	PROJ. NO. 181003