

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

A. APPLICANT INFORMATION

Full Legal Name: ROZENFELD LARISSA
(Last) (First)
Mailing Address: 5 MAPLE AVENUE WEST ORANGE NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 879-6330 Email: BEHAPPY666@HOTMAIL.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: 1-3-5 MAPLE AVENUE

Block Number(s): 161.02; Lot Number(s): 26

Tax Plate: _____; Zone of Property: R-5

The location of the property is approximately 0 feet from the intersection of MAPLE AVENUE
and WALKER ROAD (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?
☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☒ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-12.4(6)(2); Proposed: _____; Description: NOT MORE THAN 30% OF THE AREA OF A MINIMUM REQUIRED FRONT YARD SHALL BE USED AS A PARKING AREA.

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.)

APPLICANT PROPOSES TO USE MORE THAN 30% OF THE FRONT YARD AS A PARKING AREA.

The property is 14,518 (square feet); .33 (acres)

Impervious Surface Coverage: Present: 3,606; Proposed: 3,808

Building Coverage: Present: 1,428; Proposed: 1,428

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): _____

Telephone Number: () _____ Email: _____

Address: _____

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
SURVEY	JAMES M. HELB	AUGUST 24, 2016

I. NOTICE

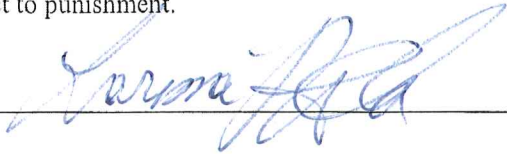
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing 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: 3/1/21

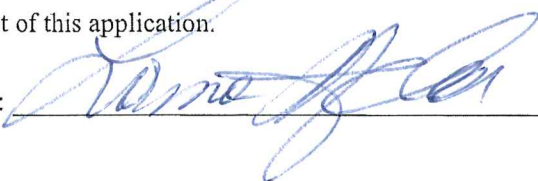
CONTINUANCE

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

Applicant's Signature:  Date: 3/1/21

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 1-3-5 MAPLE AVENUE WEST ORANGE
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) 161.02;
Lot(s) 26 on the Tax Map of 9/22/20 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: 3/1/21

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

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

March 1, 2021

Re: 1-3-5 Maple Avenue West Orange, NJ 07052
Zoning Application
Part G – Requirements for Variances

Variance Requested: Utilizing more than 30% of the area of a minimum required front yard as a parking lot [§25-12.4(b)(2)]

Dear Sir/Madam:

The following is in response to the zoning application Part G, Items 4A, 4B, 4C-1, and 4E request for explanations, descriptions, and supportive statements regarding the above-mentioned request for variance.

4A) — PROPOSAL: The variance requested would allow for a circular, asphalt driveway to be constructed in front of the premises located at 1-3-5 Maple Avenue. The subject property is approximately .33 acres and zoned as single-family residence, as is the zoning of the adjacent properties to the north, south, and west. This property is located at the southeast corner of the intersection of Maple Avenue and Walker Road. The resulting action will increase the minimum required front yard used as a parking area, more than 30% as required by § 25-12.4(b)(2) of the Revised General Ordinances of the Township of West Orange. The proposed parking area of the front yard will be 994.50 feet, or 33%. The encroachment into the front-yard would convert approximately 3,606 square feet of impervious surface coverage to 3,868 square feet. Specifically, the impervious surface coverage of the front yard will increase from 327.50 feet to 1,042.50 square feet.

4B) — REASONS FOR RELIEF: The strict enforcement of the applicable zoning ordinance would result in exceptional hardship to the Owner as: a) convenience of access to the front door for present and future residents; b) allowing elderly residents to enter and exit from their vehicle to the Owner's front door with ease; (c) providing additional parking area for the

number of vehicles at the property; (d) eliminating the need for vehicles to back out or turn around so that vehicles can always safely enter onto the premises.

4D) — GRANTING OF THIS VARIANCE WILL NOT SUBSTANTIALLY DETRIMENT THE PUBLIC GOOD: Granting this variance will convert an unused area of the front yard into a parking area, which will bring the added benefit of providing more parking area for vehicles, convenience and easy access to the front door, an aesthetically-pleasing view of the property, improving neighborhood appeal, and raising property values of the subject premises and surrounding properties. The circular driveway project can be done safely and quietly by a qualified contractor, well within the safe confines of the Owner's property and lot.

I respectfully look forward to your Team's review and approval of this variance. Please contact the owner and applicant below if any further questions arise.

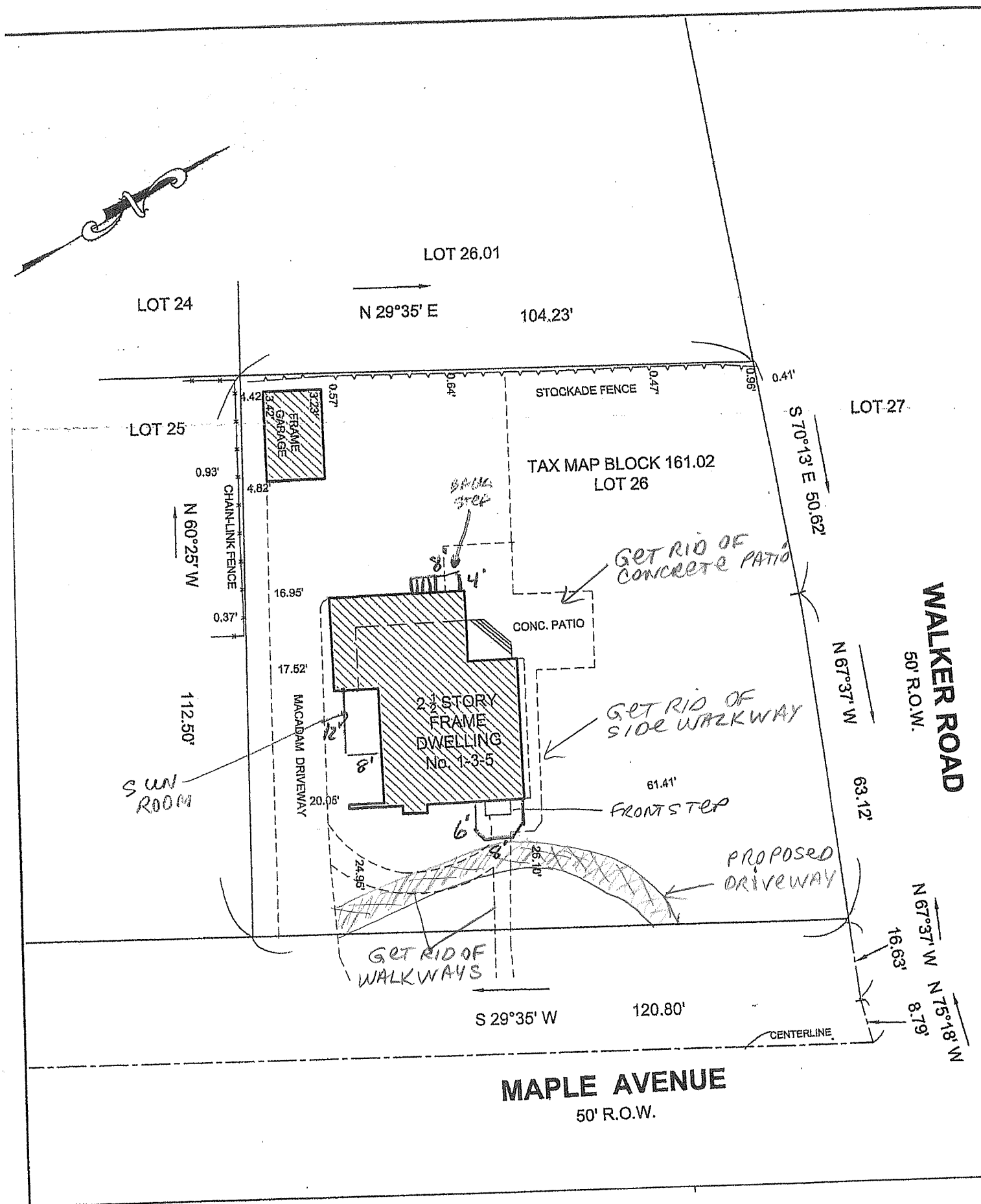
Sincerely,



Larissa Rozenfeld

C: (973) 879-6330

E: behappy666@hotmail.com



ifying surveyor for the use of this survey by any other party not shown on of this survey with a survey affidavit. Certifications are not transferable to ant owners. This survey plat used without the impression of a raised seal s survey plat. The use of this survey along with a survey affidavit is

The property has not been staked in accordance with instructions. A written waiver and direction not to set corner markers has been obtained from the ultimate owner pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and 13:40-5.1(d).

ADDRESS:

1-3-5 MAPLE AVENUE

MAP OF PROPERTY SITUATED IN THE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

JOB No.

16-132

REV. DATE

DATE

AUG. 24, 2016

SCALE

1" = 25'

JMH ASSOCIATES

973-403-0830

P.O. BOX 30

FAX 973-403-0803

CALDWELL, N.J. 07006

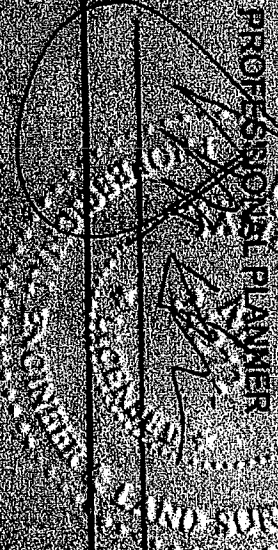
JAMES M. HELB, PE, PLS, PP

PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

NJ LICENSE NO 24272
NJ LICENSE NO 3832

DATE

8-24-2016





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	Containing	Address	Owner	City/State	Zip Code
161.02	26		1-3-5 MAPLE AVENUE	ROZENFELD, LARISSA	5 MAPLE AVENUE	WEST ORANGE, NJ 07052

§

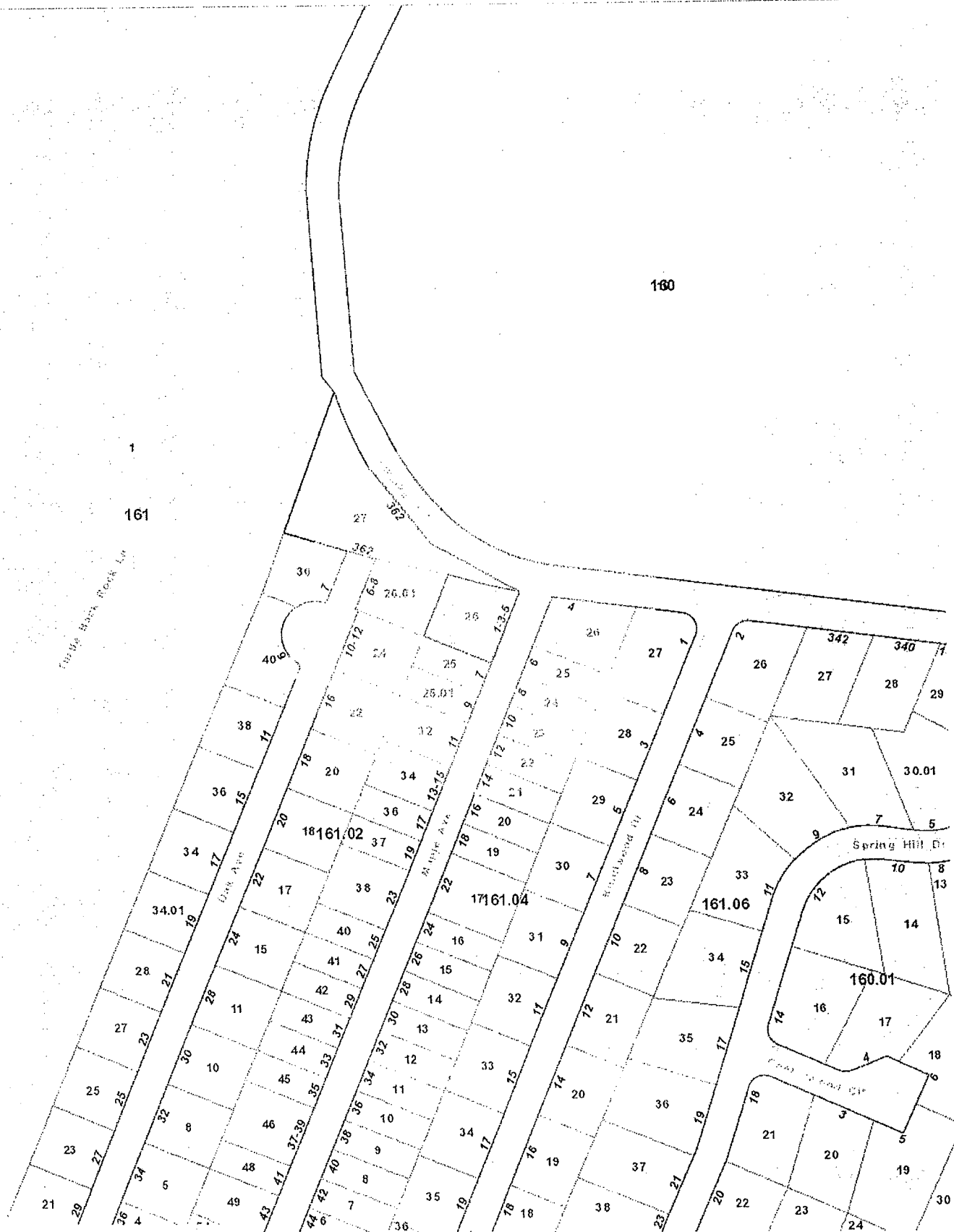
List of adjoining feature(s) that intersect 205 foot buffer from Subject Property.

Adjoining Properties (21)

Block	Lot	Containing	Address	Owner	City/State	Zip Code
160	10		ROCK SPRING ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ 07052
161	30	X	7 OAK AVENUE	WANG, PETER NAIYI & MIN & LINDA	7 OAK AVENUE	WEST ORANGE, NJ 07052
161	40		9 OAK AVENUE	MANDEL LEONARD J & ROCHELLE J	9 OAK AVE.	WEST ORANGE, N.J. 07052
161.02	20		18 OAK AVENUE	PASTER, LAURENCE & CAROL	18 OAK AVENUE	WEST ORANGE, NJ 07052
161.02	22		16 OAK AVENUE	ROY, SENJUTI BASU & KAYAL, KAUSIK	16 OAK AVE.	WEST ORANGE, NJ 07052
161.02	24	X	10-12 OAK AVENUE	DIAZ, ARMANDO JR. & MARIE BARANCASO	10-12 OAK AVE	WEST ORANGE, NJ 07052
161.02	25	X	7 MAPLE AVENUE	SLACK, NANCY & THEISE, MARTHA C	7 MAPLE AVE	WEST ORANGE, NJ 07052
161.02	25.01	X	9 MAPLE AVENUE	MARTIN, ROSELLE B.	9 MAPLE AVENUE	WEST ORANGE, N.J. 07052
161.02	26.01	X	6-8 OAK AVENUE	ZELETZ, ANA & STUART L.	6 OAK AVENUE	WEST ORANGE, NJ 07052
161.02	27	X	362 WALKER ROAD	MILLER, JESSE ALLEN & GUPTA, RUPAL	362 WALKER RD	WEST ORANGE, NJ 07052
161.02	32		11 MAPLE AVENUE	ROSE JAMES & W. NANCY	11 MAPLE AVENUE	WEST ORANGE, N.J. 07052
161.02	34		13-15 MAPLE AVENUE	CODEY, ROBERT H & MARY ANN E	13-15 MAPLE AVE	WEST ORANGE NJ 07052
161.04	21		14 MAPLE AVENUE	SHAMY, SALWA M	14 MAPLE AVENUE	WEST ORANGE, N.J. 07052
161.04	22		12 MAPLE AVENUE	FONTAINE, MARIE	12 MAPLE AVENUE	WEST ORANGE, NJ 07052
161.04	23		10 MAPLE AVENUE	MCVEY, JOESPEH & CHRISTINE	10 MAPLE AVENUE	WEST ORANGE, NJ 07052

Block	Lot	Online	Tract	Owner	Owner Address	Owner City/State	ZipCode
161.04	24	X	8 MAPLE AVE.	MORENO, SANDRA	8 MAPLE AVENUE	WEST ORANGE, N.J.	07052
161.04	25	X	6 MAPLE AVENUE	RUSSO, CARL JOSEPH & MORRA B	6 MAPLE AVENUE	WEST ORANGE, NJ	07052
161.04	26	X	4 MAPLE AVENUE	RODRIGUEZ, MAURY & REYES C.	4 MAPLE AVENUE	WEST ORANGE, NJ	07052
161.04	27		1 KNOLLWOOD DRIVE	MUZEAU, FRANCOIS & POLEN, YANIQUE	1 KNOLLWOOD DRIVE	WEST ORANGE, NJ	07052
161.04	28		3 KNOLLWOOD DRIVE	DIAKOS, KONSTANTINOS	3 KNOLLWOOD DR	WEST ORANGE, NJ	07052
161.04	29		5 KNOLLWOOD DRIVE	NAPP JOSEPH M & DIANE C	5 KNOLLWOOD DRIVE	WEST ORANGE, N.J.	07052

Buffer Report - Map





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: 9/25/20

BLOCK: 161.02
LOT: 26 QUAL: _____
NAME: LARISSA ROZENFEK
ADDRESS: 1-3-5 Maple Ave.
TAXES PAID UNTIL: 10/31/20
SEWER PAID: 2020 PAID

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

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