

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

A. APPLICANT INFORMATION

Full Legal Name: Perlman Kathryn
(Last) (First)
Mailing Address: 314 Walker Road West Orange, NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (917) 613-8123 Email: kateperlman@msn.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: 314 Walker Road, West Orange, NJ 07052
Block Number(s): 160.01; Lot Number(s): 30.04
Tax Plate: _____; Zone of Property: R-1
The location of the property is approximately 317.66 feet from the intersection of Spring Hill Drive 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: 25-8.2 ; Proposed: 19'-10" ; Description: in lieu of required 25'-0" side yard
Section: 25-8.2 ; Proposed: 38'-8" ; Description: in lieu of required 50'-0" rear yard.
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.)

Removal of two car detached garage to be rebuilt as part of one
story addition to single family home.

The property is 19321 (square feet), _____ (acres)

Impervious Surface Coverage: Present: 6063 ; Proposed: 5563

Building Coverage: Present: 2171 ; Proposed: 2805

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: Indigo Design Build LLC - Adam Womelsdorf

Telephone Number: (973) 731-3456 Email: indigodbllc@gmail.com

Address: 321 Millburn Ave, Millburn, NJ 07042

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 - See attachment

- 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. Helt	4-11-2016
Architect Site/Floor Plans	Adam Womelsdorf	12/2021
Buffer Map/ List	Tax Assessor	1/12/22
Tax Collector	Tax Collector	3/25/22

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.

G. REQUIREMENTS FOR VARIANCES

4A) PROPOSAL

An existing two car garage and attached shed located in the rear yard are to be demolished. A new two car garage will be rebuilt as part of a one-story addition to the left side and rear of the residence. The addition will also house a mudroom, laundry room, relocated powder room and bedroom suite. The existing rear deck will be modified to accommodate and serve the addition. A kitchen renovation and other minor, reorganizational changes will happen within the existing footprint of the building.

4B) C-1, REASONS FOR RELIEF

Due to the size of the lot (less than 25% of district minimum) and the existing location of the house on the lot (setback 167% of the required front yard), the proposed addition which is of a size that is in keeping with the district coverage requirements cannot be constructed without building in both the left side and rear yard setbacks. This lot is suffering from being the size of an R-4 District lot but being held to the setback requirements of an R-1 District lot. The spaces proposed in the design could be built without relief from the ordinance but that would require the bulk of the new garage to be located well beyond the front of the existing structure which would have a negative impact on the character of the street (explained below).

4E) This variance can be granted without being materially detrimental to the welfare of the neighborhood for the following reasons:

1. As noted, the lot in question is in an R-1 district but is more suited, in both size and location, to be in an R-4 District. In fact, the existing structure itself appears to have been located using the setback requirements of an R-4 district. It is unclear why this lot and the two residential lots adjacent to it have been included in the R-1 when they are much more in line with and adjacent to an R-4 District. It can be stated that using R-4 District setbacks as guidelines to limit the bulk will not create a structure that is out of character with the neighborhood.
2. While there are only two adjacent houses on this short stretch of Walker Road, they do create a street wall and creating bulk in front of that established line would feel out of character with the open spaces along the road.
3. Conversely, because the lot is abutted on its left and rear sides by the open space of the golf course, having the bulk of the new structure located in that area will ensure there is absolutely no impact on the adjacent neighbor/neighborhood to the right and will go completely unnoticed to all others. It should be noted that golfers rarely look up.

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: Kathryn M. Perlman Date: March 2, 2022

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: Kathryn M. Perlman Date: March 2, 2022

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 314 Walker Road, 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) 160.01;
Lot(s) 30.04 on the Tax Map of WO 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: Kathryn M. Perlman Date: March 2, 2022

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.