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DEREK W. ORTH
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June 1, 2022

Via Hand Delivery

Ms. Diana L. Chandler, Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Application for Minor Site Plan Approval
993 Pleasant Valley Way, West Orange, New Jersey
Block 172.02, Lot 6**

Dear Ms. Chandler:

This firm represents IMMC993, LLC (the "Applicant"), owner of certain property known as 993 Pleasant Valley Way, West Orange, New Jersey, more formally designated as Block 172.02, Lot 6 on the official Tax Map of the Township of West Orange (the "Property"). The Property is located within the Township's B-2 Zone District, which permits medical office uses as a permitted use. The Applicant is seeking minor site plan approval to permit internal modifications to the existing structure located on the Property to accommodate a medical office use, to restripe the existing parking lot, and to relocate the primary entry doors to the existing building. In connection with the foregoing, enclosed herewith are 5 hard copies of the following:

1. Completed Application Form and associated minor site plan checklist;
2. Project Description Attachment;
3. Submission Waiver Form;
4. Sustainability Checklist Form;
5. Application for Tree Removal Form (no trees are proposed to be removed as part of this application);
6. Completed W-9;
7. Preliminary and Final Minor Site Plan, prepared by Square Center, LLC, dated June 1, 2022;
8. Signed and Sealed Survey, prepared by Teunisen Surveying & Planning Co., dated November 11, 2020;

9. Application fee check in the amount of \$621.75; and
10. Escrow check in the amount of \$3,250.00.

Please note that we have separately requested the Certification of Paid Taxes and the 200-foot property owner's list from the appropriate West Orange municipal offices, and will submit the same to the Township upon receipt. Additionally, I will be submitting pdf copies of all submission materials via e-mail to your attention today.

We respectfully request to be placed on the next available site plan review advisory Board meeting. Please feel free to contact me with any questions or concerns. We look forward to appearing before the Board on this matter.

Very truly yours,

/s/ Derek W. Orth

DEREK W. ORTH

Encls.

Immc Health
349 E Northfield Rd Ste 101
Livingston, NJ 07039

05/31/2022

PAY TO THE ORDER OF West Orange Township

**621.75

Six hundred twenty-one and 75/100

\$

DOLLARS

West Orange Township

Success is a matter of staying the course and not turning back.

FOR



MP

⑈001991⑈ ⑆021200025⑆ 7735608817⑈

Immc Health

05/31/2022

West Orange Township

001991

Application Fees

621.75

Wells Fargo 8817

621.75

Immc Health
349 E Northfield Rd Ste 101
Livingston, NJ 07039

05/31/2022

PAY TO THE
ORDER OF

West Orange Township

\$ **3,250.00

Three thousand two hundred fifty and 00/100

DOLLARS

West Orange Township

Success is a matter of staying the course and not turning back.

FOR



⑈001992⑈ ⑆021200025⑆ 7735608817⑈

Immc Health

05/31/2022

West Orange Township

001992

Escrow Fees

3,250.00

Wells Fargo 8817

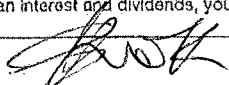
3,250.00

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above ELION KROK MD PC DBA MMC Health	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ ☐ Other (see Instructions) ▶	
	4 Exemptions (codes apply only to certain entities, not individuals; see Instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) 737 Northfield Ave	Requester's name and address (optional)
	6 City, state, and ZIP code West Orange, NJ 07052.	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)											
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3.											
Social security number	<table border="1"><tr><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></tr></table>				-						
			-								
OR	Employer identification number										
	<table border="1"><tr><td>4</td><td>5</td><td>-</td><td>3</td><td>7</td><td>1</td><td>1</td><td>4</td><td>2</td><td>1</td></tr></table>	4	5	-	3	7	1	1	4	2	1
4	5	-	3	7	1	1	4	2	1		
Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.											

Part II Certification	
Under penalties of perjury, I certify that:	
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and	
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and	
3. I am a U.S. citizen or other U.S. person (defined below); and	
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.	
Sign Here	Signature of U.S. person ▶ 
	Date ▶ 5/31/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/irb9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

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

A. APPLICANT INFORMATION

Full Legal Name: IMMC993, LLC
(Last) (First)
Mailing Address: 993 Pleasant Valley Way, West Orange, New Jersey 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 585-7721 c/o Counsel Email: dorth@iwwt.law c/o Counsel

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: 993 Pleasant Valley Way, West Orange, New Jersey 07052

Block Number(s): 172.02; Lot Number(s): 6;

Tax Plate: _____; Zone of Property: B-2

The location of the property is approximately 14.46 ft feet from the intersection of Mt. Pleasant Ave.
_____ and Pleasant Valley Way (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): Unknown- Applicant has requested information.; ☐ 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. ****Minor site plan application.**
- 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. ****See project description. There are several pre-existing nonconformities that the Applicant proposes to continue**

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
The Applicant is proposing internal modifications to the structure to accommodate a medical office use.

The Applicant is also proposing to re-stripe the parking lot and relocate the primary entry door.

The property is 18,645 (square feet); 0.4280 (acres)

Impervious Surface Coverage: Present: 15,302 SF (82.7%); Proposed: 14,120 (75.73%)

Building Coverage: Present: 14.48% (2,700 SF); Proposed: 14.48% (2,700 SF)

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: Derek W. Orth, Esq.

Telephone Number: (973) 585-7721 Email: dorth@iwwt.law

Address: 600 Parsippany Rd, Suite 204, Parsippany, NJ 07054

APPLICANT'S ENGINEER: Mike Petry, Petry Engineering, LLC

Telephone Number: (973) 227-7004 Email: mikepetry@petryengineering.com

Address: 155 Passaic Ave, Fairfield, NJ 07004

APPLICANT'S ARCHITECT: William J. Gentile, Square Center LLC, Architecture Design Services

Telephone Number: (973) 495-2452 Email: william.squarecenter@gmail.com

Address: 85 Lawrence Ave, West Orange, NJ 07052

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
Prelim & Final Minor Site Plan	William Gentile, RA	June 1, 2022
Survey	Teunisen Surveying	November 11, 2020

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: _____

5/31/2022

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: _____

Date: _____

5/31/2022

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 305 West 86th St, Apt 8C
in the County of New York and the State of New York;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 172.02;
Lot(s) 6 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: _____

5/31/2022

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.

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).

Due to Covid-19

5 Paper Copies + 1 Digital emailed to
PlanningBoard@westorange.org
and/or ZonningBoard@westorange.org

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.

APPLICANT:

APPLICANT:

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				
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	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				X						
14.	Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X	X			
15.	Item: Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).		X	X	X	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	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	X	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	X	X	X	X			
19.	Item: All proposed lot lines and area of lots in square feet.		X	X			X	X	X	X			
20.	Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. e	X	X	X	X	X	X	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	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	X	X	X	X	X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan		Subdivision		Site Plan					
					Preliminary	Final	Preliminary	Final	Preliminary	Final				
23.	Item: List of required regulatory approvals or permits. Comment: Basic planning information. §		X	X		X		X						
24.	Item: List of variances required or requested. § Comment: Basic planning information.		X	X		X		X		X				
25.	Item: Requested or obtained design waivers or exceptions. § 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		X				
26.	Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X		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.			X		X		X		X				
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 GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.					X		X		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		X		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		X		X		X				

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	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.					X		X				
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	✓	
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.					X		X		X		
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.					X		X		X		
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.		X	X		X		X		X	✓	
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	✓	
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	✓	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	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	X		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	X		X	X			✓
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.						X	X		X	X			
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.						X	X		X	X			
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.						X	X		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	X		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.			X						X	X			✓
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X			X	X		X	X			✓

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Final					
Item Number	Description													
48. Item:	Sight triangles.													✓
	Comment: Necessary even for minor applications because sight triangle easement created.		X				X				X		X	
49. Item:	Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages).	X												✓
	Comment: See Item 44.					X					X		X	
50. Item:	Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.													
	Comment: See Item 44.						X				X		X	✓
51. Item:	Preliminary architectural plan and elevations.													
	Comment: Not required where building is not proposed.												X	✓
52. Item:	Plans and legal documents for compliance with West Orange COAH Ordinances.													
			X										X	✓

a Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 g Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL

REVISED: 8/30/05 aw

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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:	None, project proposes largely internal building modifications.	
List of Energy Star and Water-Sense appliances, fixtures and construction techniques:	Unknown, Applicant is working with construction suppliers to determine same.	
List of green and recycled building materials in new construction, renovation, and maintenance:	Unknown, Applicant is working with construction suppliers to determine same.	
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:	Unknown, Applicant is working with construction management team to determine same	
Use of any water efficient landscaping:	To be determined.	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	Not anticipated at this time.	
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	To be determined.	
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	To be determined.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	To be determined.	

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.



Permit No: _____
Date Issued: _____

Township of West Orange

Application for Tree Removal and Replacement Permit

****Applicant's proposal does not involve the removal of any trees**

ALL questions must be answered for the Applications to be considered COMPLETE.

Application Date: June 1, 2022

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules, and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: IMMC993, LLC
Street Address: 993 Mount Pleasant Valley Way
City/State/Zip: West Orange, New Jersey 07052
Home Phone: c/o counsel 973-585-7721 Work/Cell Phone: _____
Email: c/o counsel dorth@iwwt.law
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: No tree removal activity proposed
Block: 172.02 Lot: 6
3. Property Owner(s) of Record
Name of Owner: Same as Applicant
Street Address: _____
City/State/Zip: _____
Home Phone: _____ Work/Cell Phone: _____
Email: _____
4. Status of Applicant (Check One)
 Tenant x Owner Contract Purchaser Other: _____
If the Applicant is not the owner, attach hereto the notarized consent of the owner.
5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?
Yes x No If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency, if applicable: Applicant is seeking minor site plan approval to permit the relocation of entry doors and restriping of parking lot, along with internal building improvements
6. Has the property received a construction permit and/or is there a construction permit pending?
Yes No If yes, please state the reason for and the date of application or the date of the issuance of the permit:
Applicant has received some permits with regard to internal building construction activities

Permit No: _____
Date Issued: _____

7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary: Inapplicable
8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:
Inapplicable
9. Map, drawing or diagram must be attached hereto. List the names, address, phone number and email of the preparer of the map drawing or diagram attached:
Inapplicable
10. List the number, species, and diameter of each tree to be removed: None
11. State reason for tree removal: _____
12. Identify contractor who will be providing tree removal services:
Name: _____
Address: _____
City/State/Zip: _____
Work Phone: _____ Cell Phone: _____
Email: _____
13. Proposed dated to commence tree removal: _____
Proposed dated to complete tree removal: _____

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.

Prepared by Counsel: /s/ Derek W. Orth

June 1, 2022

Applicant's Signature

Print Name Legibly

Date

Permit No: _____
Date Issued: _____

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees replaced: _____

Additional replacement /preservation requirements: _____

Circle One: Basic Permit Fee: \$25.00 Total Development Application Fee: \$300.00 Total

Signature of Forester: _____ Date: _____

West Orange Ordinance #2177-08 defines a tree as "a self-supporting single stem perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side.

Up to three (3) live trees may be removed on an improved residential lot within any 365-day period without the necessity of obtaining a tree removal permit.

IMMC993, LLC – PROJECT DESCRIPTION

The subject property is located at 993 Pleasant Valley Way, West Orange, New Jersey, more formally designated as Block 172.02, Lot 6, on the official Tax Map of the Township of West Orange (the “Property”). For years, the Property was occupied by a popular restaurant known as the Starlite Italian Restaurant & Bar.

The Applicant acquired the Property in December 2020 and proceeded to obtain construction permits for internal modifications to the building, including interior demolition and fit out work. The Applicant is seeking minor site plan approval to permit a medical office use within the building footprint of the existing structure. The Applicant’s principal, Dr. Elion Krok, is a respected internal medicine professional with treating privileges at St. Barnabas Medical Center in West Orange, New Jersey. Dr. Krok desires to open a medical office building focusing on outpatient care on the subject Property.

The Property is located within the Township’s B-2 Zone District, which permits medical office buildings as a principally permitted use. In addition to the internal fit out work, the Applicant is proposing to restripe the existing parking lot, to install a new front entry with a canopy on the south side of the existing structure, to relocate a second exit to the north side of the existing structure, and to remove the existing main entrance to the structure, which faces Pleasant Valley Way.

The Property’s parking lot is currently striped with 28 parking stalls. However, in the Applicant’s view, several of these parking stalls are located in inappropriate areas and/or do not meet the Township’s minimum requirements for parking stall width and length. As such, the Applicant is proposing to restripe the Property’s parking lot to provide a total of 21 compliant parking spaces, including: (i) 1 ADA van parking stall; (ii) 13 standard parking stalls; (iii) 5 compact parking stalls; and (iv) 1 “make ready” electric vehicle parking stall (which generates 2 parking stall “credits”). Medical office uses generate a parking demand of 1 stall per 150 SF of floor area, for a minimum requirement of 18 parking stalls based upon the building’s 2,700 SF of building coverage. As such, the Applicant’s proposal complies with the Township’s parking requirements for medical office uses as delineated in Section 25-12.2(b)(1) of the Township’s Code.

The Property was previously developed with several existing non-conformities. In particular, the B-2 Zone requires a minimum front yard setback of 30 feet, whereas the Property’s current front yard setback is 14.46 feet. Additionally, the B-2 Zone requires a minimum side yard corner setback of 25 feet, whereas the Property’s current side yard corner setback is 9.6 feet. Finally, the B-2 Zone permits a maximum lot coverage of 60%, whereas the Property’s current maximum lot coverage is approximately 82%. The Applicant proposes to maintain the Property’s existing non-conformities with regard to front yard setback and side yard corner setback, while reducing the maximum lot coverage from 82% to 76.24%. Given that the Applicant is maintaining and/or reducing existing non-conformities, the Applicant respectfully submits that no variance relief is required in connection with the pending development proposal.

IMMC993, LLC – SUBMISSION WAIVER CHECKLIST FOR MINOR SITE PLAN

- **Item No. 7 – Tax Certification**

- Applicant requests a temporary waiver. Applicant has requested the tax certification in connection with the filing of the Application.

- **Item No. 27 – 200 Foot POL**

- Applicant requests a temporary waiver. Applicant has requested the 200 foot POL in connection with the filing of the Application.

- **Item No. 28 – All existing streets, watercourses, etc. within 200' of site.**

- Applicant requests a partial waiver. Applicant's plans detail streets adjacent to the site. No watercourses, flood plains, wetlands, or other environmentally sensitive features are located onsite. Given that Applicant is seeking minor site plan approval, and in conjunction with the fact that the majority of the Applicant's proposed improvements are internal to the existing structure located on the Property, Applicant submits that a partial waiver is appropriate.

- **Item No. 29 – Existing right of ways within 200' of tract**

- Applicant requests a partial waiver. Applicant's plans detail streets adjacent to the site. Given that Applicant is seeking minor site plan approval, and in conjunction with the fact that the majority of the Applicant's proposed improvements are internal to the existing structure located on the Property, Applicant submits that a partial waiver is appropriate.

- **Item No. 30 – Topographical features from USGS map**

- Applicant requests a partial waiver. Topographical details are delineated on the survey submitted in connection with the Application.

- **Item No. 35 – Drainage calculations**

- This item is only required if deemed necessary by the Planning Board. Applicant proposes to utilize existing utility connections which are set forth on survey and architectural plans. Given that Applicant is seeking minor site plan approval, and in conjunction with the fact that the majority of the Applicant's proposed improvements are internal to the existing structure located on the Property, Applicant submits that a partial waiver is appropriate.

- **Item No. 36 – Proposed utility infrastructure plans, sanitary sewer, etc.**

- Applicant requests a complete waiver. Applicant proposes to utilize existing utility connections which are set forth on survey and architectural plans. Given that Applicant is seeking minor site plan approval, and in conjunction with the fact that

the majority of the Applicant's proposed improvements are internal to the existing structure located on the Property, Applicant submits that a waiver is appropriate.

- **Item No. 37 – Proposed utility infrastructure plans**
 - Applicant requests a complete waiver. Applicant proposes to utilize existing utility connections which are set forth on survey and architectural plans. Given that Applicant is seeking minor site plan approval, and in conjunction with the fact that the majority of the Applicant's proposed improvements are internal to the existing structure located on the Property, Applicant submits that a waiver is appropriate.
- **Item No. 38 – Soil Erosion and Sediment Control Plan**
 - Not applicable. Applicant is not proposing soil disturbance over 5,000 SF.
- **Item No. 44 – Lighting plan and details**
 - Applicant requests a partial waiver. Existing utility structures are indicated on plan sets.
- **Item No. 45 – Landscape plans and details prepared by landscape architect**
 - Applicant requests a partial waiver. Proposed landscaping improvements, which are minor, are set forth on Applicant's architectural plans.
- **Item No. 46 – Solid waste management plan**
 - Applicant requests a complete waiver. Given that Applicant is seeking minor site plan approval, and in conjunction with the fact that the majority of the Applicant's proposed improvements are internal to the existing structure located on the Property, Applicant submits that a waiver is appropriate.
- **Item No. 47 – Site identification signs, traffic control signs, and directional signs**
 - Applicant requests a temporary waiver. The Applicant intends to install site identification signs in conformance with the Township's sign ordinance. With regard to traffic control and directional signage, the Applicant intends to develop the same in consultation with the Board and the Board's professionals in the course of the application, particularly given the unique location of the subject Property.
- **Item No. 48 – Sight triangles**
 - Applicant requests a temporary waiver. Applicant will produce sight triangles prior to a public hearing on the Application.
- **Item No. 49 – Vehicular and pedestrian circulation patterns**

- Applicant requests a partial waiver. Applicant's architectural plans detail the existing site circulation. The Applicant intends to develop the same in consultation with the Board and the Board's professionals in the course of the application, particularly given the unique location of the subject Property.
- **Item No. 52 – Plans and legal documents for COAH compliance**
 - Applicant is proposing internal renovations to an existing structure. The proposed use is non-residential. As such, the Applicant is exempt from inclusionary ordinances and the non-residential development fee.