

WEST
ORANGE

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
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10, & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

PB-22-06

RECEIVED

JUN 24 2022

W.O. PLANNING DEPT.

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.
- ! Due to Covid-19 – 5 Paper Copies + 1 Digital
emailed to PlanningBoard@westorange.org
and/or ZoningBoard@westorange.org
- ! 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.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

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

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

A. APPLICANT INFORMATION

Full Legal Name: AMOGENE F UmuDE

Mailing Address: 43 Edgewood Ave

Telephone Number: (646) 675 9244

(City)

Email: Francis.Umude@gmail.com

Is the Applicant an: ☒ Individual, ☐ Corporation, ☐ Partnership, ☐ Other

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify))

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____

Address: _____

Telephone Number: () _____

Email: _____

C. PROPERTY INFORMATION

Street Address: 59-61 Edgewood Ave West Orange NJ 07052

Block Number(s): 159; Lot Number(s): 20

Tax Plate: Sheet 94; Zone of Property: R-5

The location of the property is approximately 200 feet from the intersection of Kingwood Rd and Edgewood Ave (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: _____; 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.)

Subdivide existing lot into one vacant lot and one lot with dwelling to remain.

The property is 25,381 (square feet); 0.582 (acres)

Impervious Surface Coverage: Present: 6,167; Proposed: 4,875

Building Coverage: Present: 2,573; Proposed: 2,384

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: William Scott, PE Ensorplan, Inc.

Telephone Number: (732) 469-0400 Email: Ensorplan@gmail.com

Address: POBox 4304 Warren NJ 07059

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
Minor Subdivision Plan	William Scott, PE	6-21-22
	Nancy Scott, PLS	

I. NOTICE

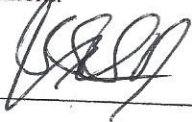
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing 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: 6/22/22

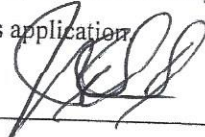
CONTINUANCE

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: 6/22/22

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 43 Edgewood Ave
in the County of West Orange and the State of NJ;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 159;
Lot(s) 20 on the Tax Map of Sheet 94 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: 6/22/22

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.

Due to Covid-19

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

Site Plan/Subdivision Checklist

TOWNSHIP OF WEST ORANGE

APPLICANT:

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	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			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	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 plan.	X	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	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	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	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	X				
7. Item:	Proof that taxes are current.	X	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	X	X				
9. Item:	Appropriate certification blocks as required by Map Filing Law.	X	X	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	X	X				
Comment: Monumentation required only for final subdivision.															
11. Item:	Date of current property survey.	X	X	X	X	X	X	X	X	X	X				
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.															

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Item Number	Description	Pre-Application - Concept Plan		Major Application								COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Minor Application		General Development Plan	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					
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.			✓											
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		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				
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.			✓		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				
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				
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. €		X	A/Q		X	X	X	X	X	X				
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €		X	A/Q		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				

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan		Subdivision			Site Plan						
						Preliminary	Final	Preliminary	Final						
23. Item:	List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. €		X	X	X			X							
24. Item:	List of variances required or requested. € <u>Comment:</u> Basic planning information.		X	X		X		X		X					
25. Item:	Requested or obtained design waivers or exceptions. € <u>Comment:</u> 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		X		X					
26. Item:	Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X		X		X		X			
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> 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		X		X		X			
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> 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		X		X		X			
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X		X		X		X			
30. Item:	Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X	X		X		X		X			

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Item Number	Description	Pre-Application - Concept Plan	Major Application								COMPLETE	INCOMPLETE	WAIVER REQUESTED			
			Minor Application		General Development Plan	Subdivision			Site Plan							
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final	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: 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.															
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	X	X	X	X	X	X						
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	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	X	X						

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site 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 subdivisions 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	X	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	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			

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WALIVER REQUESTED
			Subdivision n/a	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X			
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.		X		X	X	X	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	X	X			
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X		X	X	X	X			
52. Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X			

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

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REVISED: 8/30/05 aw

F:\Forms & Awards\JB-ZBAPP.FRM\CHECKSTCHECKST.FRM

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	<i>* No new construction proposed at this time. Project results in a decrease of impervious coverage.</i>	
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.

FEE SCHEDULES (iii)

25-56 APPLICATION FEES.

25-56.1 Minor Subdivision Application Fees.

		<i>Fee</i>	<i>Escrow</i>
a.	Resubdivision where no new lots are created	\$50.00	N/A
b.	<i>Other</i>		
	Base fee	\$100.00	N/A
	Plus per lot fee	25.00	

(Ord. No. 2357-11 § 25-56.1)

25-56.2 Major Subdivision Application Fees.

a.	<i>Sketch/Plat Concept Application</i>		
	Base fee	\$100.00	N/A
	Plus per lot fee	25.00	
b.	<i>Preliminary Application</i>		
	Base fee	\$200.00	(1)
	Plus per lot fee	50.00	
c.	<i>Final Application</i>		
	Base fee	\$250.00	(1)
	Plus per lot fee	25.00	

(Ord. No. 2357-11 § 25-56.2)

25-56.3 Site Plans - Nonresidential Application Fees.

a.	<i>Sketch Plat/Conceptual</i>		
	Fee	\$350.00	N/A
b.	<i>Preliminary Application</i>		
	Base fee (minimum)	\$300.00	(1)
	Plus floor area fee	.02/sq. ft.	
	Plus parking space fee	.50/space	
	Plus acreage fee	\$50.00/acre	

The preliminary fee shall be calculated by adding to the base fee one (1) of the three (3) remaining sub-fees. The total fee shall represent the maximum fee possible.

c.	Final Application	1/2 of preliminary fee	(1)
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(Ord. No. 2357-11 § 25-56.3)

Posting Screen

Acct 08472000
BLQ 00159
Name SEATON, WAYNE & MICHELLE
Location 59-61 EDGEWOOD AVENUE
00597
Ck 0.00 Int Due 0.00
Cash 0.00 Int Date 06/13/2021
Credit 0.00 318
Cmt

Land 177400
Improve 445800
M 623200
Tax Val
Adj
Sr/Vet Allow
Ded Amt
WEST ORANGE NJ
07052
8/18
1500.00
Open 0 Q 2020 1 9999 4
LOAN#0406785444 3rd BC EC PTR

Item: History
Bill or A Pay
Map
Receipt
Z

Year	Pe	Bal This Q	Pmt	Activity	Charges	Adj	Paid	Int
2019	4	0.00	0.00	1B.1P	235872.32	0.00	-235872.32	0.00
2020	1	0.00	0.00	1B.1P	6483.00	0.00	-6483.00	0.00
2020	2	0.00	0.00	1B.1P	6483.00	0.00	-6483.00	0.00
2020	3	0.00	0.00	1B.1P	6482.00	0.00	-6482.00	0.00
2020	4	0.00	0.00	1B.1P	7249.89	0.00	-7249.89	0.00
2021	1	0.00	0.00	1B.1P	6674.00	0.00	-6674.00	0.00
2021	2	0.00	0.00	1B.1P	6674.00	0.00	-6674.00	0.00
2021	3	0.00	0.00	1B.1P	6865.00	0.00	-6865.00	0.00
2021	4	0.00	0.00	1B.1P	6921.13	0.00	-6921.13	0.00
2022	1	0.00	0.00	1B.1P	6784.00	0.00	-6784.00	0.00
2022	2	0.00	0.00	1B.1P	6784.00	0.00	-6784.00	0.00

Running Bal	Running Bal w Int	Date Paid	Date Billed	In	Tr	Trans
0.00	0.00	10/31/19	11/01/19	2	0	0
0.00	0.00	01/29/20	02/01/20	2	0	0
0.00	0.00	05/06/20	05/01/20	2	0	0
0.00	0.00	07/27/20	08/01/20	2	0	0
0.00	0.00	10/30/20	11/01/20	2	0	0
0.00	0.00	02/04/21	02/01/21	2	0	0
0.00	0.00	05/05/21	05/01/21	2	0	0
0.00	0.00	07/30/21	08/01/21	2	0	0
0.00	0.00	11/03/21	11/01/21	2	0	0
0.00	0.00	02/01/22	02/01/22	2	0	0
0.00	0.00	04/28/22	05/01/22	2	0	0

I verify that this information accurately reflects municipal tax records.

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 730-9182



Tax Collector
West Orange Township
Essex County

Type here to search

Buffer Report

created on 6/13/2022

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(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	159	20		59-61 EDGEWOOD AVENUE	SEATON, WAYNE & MICHELLE	59 EDGEWOOD AVE	WEST ORANGE, NJ	07052

§

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

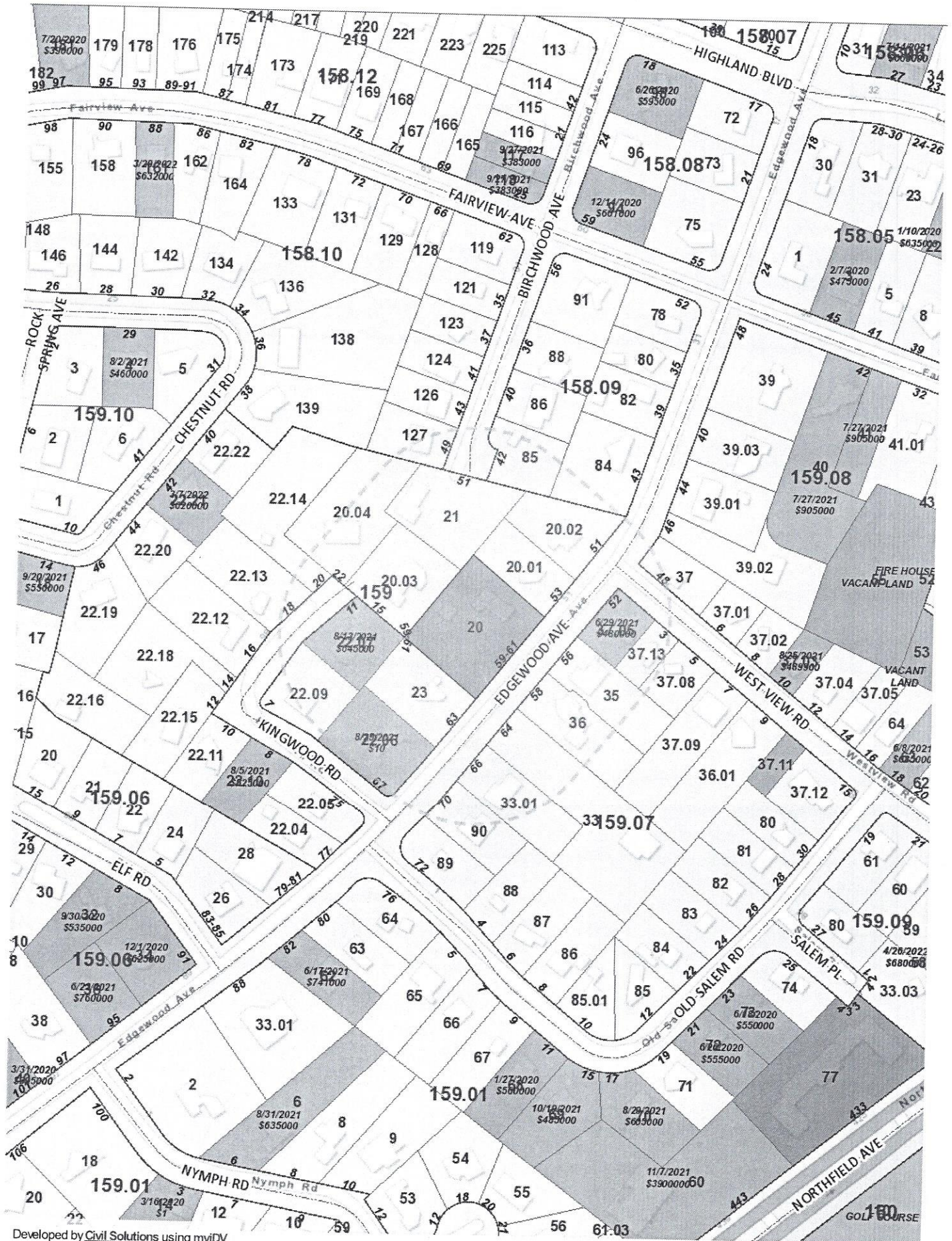
Adjoining Properties (24)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	158.09	84		43 EDGEWOOD AVENUE	UMUDE, AMOGHENE FRANCIS & EYIWUNMI	43 EDGEWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	158.09	85		42 BIRCHWOOD AVENUE	FERDINAND, BETHIE M. NORMIL -	42 BIRCHWOOD AVE.	WEST ORANGE, NJ	07052
West Orange Township	158.10	127		49 BIRCHWOOD AVENUE	VAN WRIGHT, NEVEA & BODDIE, VINCENT	49 BIRCHWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	159	20		59-61 EDGEWOOD AVENUE	SEATON, WAYNE & MICHELLE	59 EDGEWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	159	20.01		53 EDGEWOOD AVENUE	LIN, JOSEPH A + MO C	53 EDGEWOOD AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	159	20.02		51 EDGEWOOD AVENUE	FISHER, LEONARD M & NANCY	51 EDGEWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	159	20.03		15 KINGWOOD ROAD	BORGES, MADELINE PETERSON-	15 KINGWOOD ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	159	20.04		22 KINGWOOD ROAD	MARINO, MAURO & VICKI	22 KINGWOOD ROAD	WEST ORANGE, N.J.	07052
West Orange Township	159	21		51 BIRCHWOOD AVENUE	HUETZ, MICHAEL F	51 BIRCHWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	159	22.06		67 EDGEWOOD AVENUE	SHAPIRO, CHARLES	67 EDGEWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	159	22.07		11 KINGWOOD ROAD	MCDERMOTT, MICHELE	11 KINGWOOD ROAD	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	159	22.09		7 KINGWOOD ROAD	TORROMEO, RONALD & FELICE	7 KINGWOOD ROAD	WEST ORANGE, N.J.	07052
West Orange Township	159	22.13		18 KINGWOOD ROAD	KINGWOOD 18 ASSOCIATES LLC	1915 MORRIS AVE	UNION NJ	07083
West Orange Township	159	22.14		20 KINGWOOD ROAD	RESTREPO, LUIS A. & ROHDIA, MICHAEL	20 KINGWOOD RD	WEST ORANGE, NJ	07052
West Orange Township	159	23		63 EDGEWOOD AVENUE	MC MANUS, JOHN T & BERNADINE J	63 EDGEWOOD AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	159.07	33		64 EDGEWOOD AVENUE	ESHETEA, GIRUM & YODIT DESTA	62 EDGEWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	159.07	33.01		66 EDGEWOOD AVENUE	YOUNG, JOSHUA & CORSETTO, LAURA R.	66 EDGEWOOD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	159.07	35		56 EDGEWOOD AVENUE	BEN AND JOSH ESTATES, LLC	133 CHARLES ST	WILKES BARRE, PA	18702
West Orange Township	159.07	36		58 EDGEWOOD AVENUE	MCGREGOR, STACEY & BASIL	58 EDGEWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	159.07	37.05		52 EDGEWOOD AVENUE	FALK, ALEX & HOUDE, KAYLEIGH	52 EDGEWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	159.07	37.08		5 WEST VIEW ROAD	HARDING, LAUREN & BRIAN	5 WEST VIEW RD	WEST ORANGE, NJ	07052
West Orange Township	159.07	37.13		3 WEST VIEW ROAD	SKOLNICK, PAUL & PAULA	3 WEST VIEW ROAD	WEST ORANGE, N.J.	07052
West Orange Township	159.07	90		70 EDGEWOOD AVENUE	ALTENOR, ALFREDO & MARIE	70 EDGEWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	159.08	37		48 EDGEWOOD AVENUE	BOTTI, CARL & ANN	48 EDGEWOOD AVENUE	WEST ORANGE, N.J.	07052

Buffer Report - Map

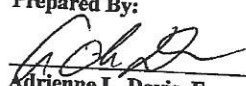
created on 6/13/2022



Developed by Civil Solutions using myiDV

DEED

Prepared By:


Adrienne L. Davis, Esq.

This Deed made the day of June 2, 2022,

BETWEEN Wayne Seaton and Michelle Seaton husband and wife,

whose address is 59-61 Edgewood Avenue, West Orange, NJ 07052,
referred to as the Grantor

AND Amoghene ^{Fo} Francis Umude and Eyiunmi ^W Umude, husband and wife

whose address is about to be 59-61 Edgewood Avenue, West Orange, NJ 07052,
and referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the Property (called the "Property") described below to the Grantee. This transfer is made for the sum of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$850,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of West Orange, County of Essex, Block No. 159, Lot No. 20.

Property. The Property consists of the land and all the buildings and structures on the land in Township of West Orange, County of Essex and State of New Jersey. The legal description is:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

Wayne Seaton and Michelle Seaton, his wife by: the following Deeds:

- 1) Wayne Seaton, an unmarried individual by Deed from Alan Pressman and Hilda Pressman, his wife, dated December 11, 1998, recorded December 18, 1998 in the Essex County Clerk/Register's Office in Deed Book 5579, Page 292; and
- 2) Wayne Seaton and Michelle Seaton, his wife by Deed from Wayne Seaton, married, dated January 4, 2000, recorded January 21, 2000 in the Essex County Clerk/Register's Office in Deed Book 5670, Page 155.

This conveyance is subject to easements and restrictions of record, such state of facts as an accurate survey may disclose, municipal, state, and federal zoning laws and ordinances as may be applicable to the subject premises.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:40-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).