

RECEIVED JAN 31 2019

TOWNSHIP OF SOUTH ORANGE VILLAGE  
VILLAGE HALL  
SOUTH ORANGE, NEW JERSEY 07079

**PLANNING BOARD and ZONING BOARD APPLICATION FORM**

To be completed by Township Staff Only

Date Filed 1/31/19

Application No. 268

Planning Board X

Zoning Board of Adjustment     

Application Fees 348.00

Escrow Deposit 3690.00

Scheduled for: Review for Completeness      Hearing     

To be Completed by Applicant

**1. APPLICANT:**

Name(s) The Ridgewood Commons Group, LLC

Address 17-25 Church Street, South Orange, NJ 07079

Telephone Number (973 ) 809-9605

Applicant is a ☐ Corporation ☐ Partnership ☐ Individual ☒ Limited Liability Company

**2. OWNER:**

Name(s) Same as Applicant.

Address     

Telephone Number ( )     

**3. CORPORATE DISCLOSURE:**

Pursuant to N.J.S.A. 40:55D-48.1 and 40:55D-46.3, set forth on a separate sheet the names, addresses and telephone numbers of all persons who own ten percent (10%) or more of the following: Stock of the Corporate Applicant; interest in the Partnership Applicant; stock of a corporation owning ten percent (10%) or more of a corporate or partnership Applicant; partnership owning ten percent (10%) or more of a partnership Applicant.

APPLICANTS OTHER THAN INDIVIDUALS, COMPLETE AND ATTACH "CERTIFICATE OF OWNERSHIP" FORM INCLUDED WITHIN THE APPLICATION PACKET.

**4. SUBJECT PROPERTY:**

Street Address 109 & 115 South Orange Ave.

Nearest Intersecting Street Church Street

Tax Map Page M13 Lot 16 Block 1904

Page M13 Lot 17 Block 1904

PROPERTY DIMENSIONS:

Frontage 110 Ft.

Depth 155 Ft.

LOT AREA

Acreage .39 (appx.)

Square Feet 17,160

ZONE DISTRICT: B-1

PRESENT USE: Vacant - Formerly Ridge Tire & Auto Center

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5. Any existing or proposed restrictions, covenants, easements or association by-laws affecting the subject property        YES   x   NO. (If yes, attach description of same.)

6. APPLICANT'S ATTORNEY:

Name John P. Wyciskala, Esq.

Firm Inglesino, Webster, Wyciskala & Taylor, LLC

Address 600 Parsippany Road, Suite 204, Parsippany, NJ 07054

Telephone Number ( 973 ) 947-7134

Fax Number ( 973 ) 887-2700

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name Gerard P. Gesario, P.E.

Firm Jarmel Kizel Architects and Engineers, Inc.

Professional License GEO38255

Telephone Number ( 973 ) 994-9669

Fax Number ( 973 ) 994-4069

8. TYPE OF APPLICATION: (Check applicable sections)

A. SUBDIVISION

- ☐ Informal Review
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision
- ☐ Final Major Subdivision

B. SITE PLAN

- ☐ Informal Review
- ☐ Minor Site Plan
- ☒ Preliminary Site Plan
- ☒ Final Site Plan

C. VARIANCES

- ☐ Appeal decision of Administrative Officer
- ☐ Map or Ordinance Interpretation
- ☐ Relief pursuant to NJSA 40:55D-70(c)
- ☐ Relief pursuant to NJSA 40:55D-70(d)
- ☐ Direct issuance of a permit for a lot not abutting an improvement street
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.

D. CONDITIONAL USE

Describe: N/A

\_\_\_\_\_

9. If a variance is requested, list the section or sections of the ordinance from which relief is sought and a brief statement as to the reason the variance is sought (attach additional pages as needed):

N/A

\_\_\_\_\_

\_\_\_\_\_

10. If a waiver from one or more design standards is requested, list the section(s) which are to be waived:

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11. List any waivers of submission requirements requested along with the applicable section(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. Have there been any previous or are there any pending applications, appeals or subdivisions involving or affecting the subject property?

☐ YES ☒ NO

If YES, please provide type of application, date and disposition of same:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. PROJECT DESCRIPTION:

Explain in detail the proposed changes to the property including: proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed):

Applicant is proposing removal of existing building and the development of an approximately 16,327 SF two-story child care center. Number of employees is dependent on number of children enrolled. Applicant to discuss at time of hearing.

14. APPLICANT CERTIFICATION:

I certify that the foregoing statements and the materials submitted are accurate and true. I further certify that I am the Individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the Application for the Corporation or that I am a General Partner of the partnership Applicant.

I acknowledge that the Application Fee submitted with the Application is non-refundable and that I have been advised further the escrow review fee will be deposited in an escrow account. The Escrow Fee is established to cover the costs of professional services including engineering, planning, legal and other expenses associated with the review of Application. Monies not utilized in the review process shall be returned in accordance with the applicable Ordinances. If additional Application or Escrow Fees are deemed necessary, I agree to furnish such sum(s) to the municipality with fifteen (15) days of written notification.

The Ridgewood Commons Group, LLC

  
SIGNATURE OF APPLICANT

By: Edward Ayuso

1/14/19  
DATE

Sworn to and subscribed  
before me this

14th day of January, 2019

  
Notary Public

John P. Wyciskala

Attorney at Law

State of New Jersey



**15. OWNER CERTIFICATION:**

I certify that I am the Owner of the Property which is the subject of this application and if I am not the Applicant in this matter, that I have authorized the Applicant to make this application.

I further understand that the Applicant has deposited Application and Escrow Fees in connection with this Application. I am furthermore aware that if additional fees are required by the municipality pursuant to the applicant's certification (Item 14 above) and said fees are not paid by the Applicant, it is understood that I, as the property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification.

The Ridgewood Commons Group, LLC



SIGNATURE OF OWNER

By: Edward Ayuso

1/14/19  
DATE

Sworn to and subscribed  
before me this

17 day of January, 20 19

  
Notary Public

**John P. Wyciskala**

**Attorney at Law**

**State of New Jersey**

CERTIFICATE OF OWNERSHIP

Listed below are the names and addresses of all owners of ten percent (10%) or more of the stock / interest in the undersigned Applicant Corporation / Partnership: Limited Liability Company

	<u>NAME</u>	<u>ADDRESS</u>
1.	Edward Ayuso	17-25 Church St., South Orange, NJ 07079
2.		
3.		
4.		
5.		

Where corporations / partnerships own ten percent (10%) or more of the stock / interest in the undersigned or in another corporation / partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders / individual partners exceeding the ten percent (10%) ownership criterion have been listed.

Edward Ayuso

CORPORATION/PARTNERSHIP OFFICER



SIGNATURE

DATE

1/14/19

Sworn to and subscribed  
before me this

14<sup>th</sup> day of January, 2019

  
Notary Public

John P. Wyciskala

Attorney at Law

State of New Jersey

TOWNSHIP OF SOUTH ORANGE VILLAGE  
COUNTY OF ESSEX  
STATE OF NEW JERSEY

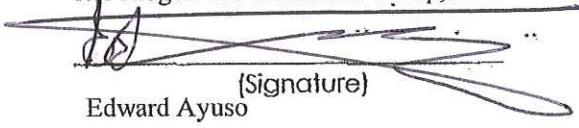
Application No. \_\_\_\_\_  
DATE: \_\_\_\_\_

**AFFIDAVIT AS TO OWNERSHIP OF PROPERTY**

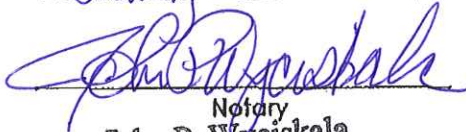
I, Edward Ayuso/The Ridgewood Commons Group, LLC, of full age, being duly sworn, upon my oath depose and say:

1. I am the owner of Lot(s) 16 & 17 in Block(s) 1904 on the tax assessment map of the Township of South Orange Village, the property affected by my application herein.
2. I authorize John P. Wyciskala, Esq., as my agent or as my attorney, to appear on my behalf in connection with my application filed herein.

The Ridgewood Commons Group, LLC

  
(Signature)  
Edward Ayuso

Subscribed and sworn  
before me this 17 day  
of January, 2019



Notary  
John P. Wyciskala

Attorney at Law

State of New Jersey

**CORPORATE OWNERSHIP**

If the applicant is a corporation or partnership, the names and addresses of all parties owning 10% or more of the property are as follows:

NAME: ADDRESS:

Edward Ayuso 17-25 Church St., South Orange, NJ 07079

\_\_\_\_\_  
\_\_\_\_\_

TOWNSHIP OF SOUTH ORANGE VILLAGE  
County of Essex  
State of New Jersey

Application No. \_\_\_\_\_  
Date: \_\_\_\_\_

### ESCROW AGREEMENT

Complete the Following Information

Applicant Name The Ridgewood Commons Group, LLC

Application Number \_\_\_\_\_

Block 1904 Lot(s) 16 & 17

I understand that the sum of \$3,100.00 has been deposited in an escrow account. In accordance with the Ordinances of the Township of South Orange Village, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board under the provisions of N.J.S.A. 40:55D-1 et seq. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

\*\*\*\*\*

  
Signature

Edward Ayuso  
Print Name

Manager member  
Title



**THE RIDGEWOOD COMMONS GROUP, LLC**

**THE LEARNING EXPERIENCE**

**LIST OF WAIVER REQUESTS AND REASONS**

The Ridgewood Commons Group, LLC is seeking the following site plan submittal waiver requests from the Township Checklist:

1. Item 11- The Applicant is seeking a temporary waiver regarding submittal to the Essex County Planning Board. The Applicant will submit the requisite application to the County Planning Board at such time as the application goes through initial completeness review in the event that any additional plan changes are necessary before this goes to public hearing.
2. Item 13- The Applicant is seeking a temporary waiver with respect to the H-E-P Soil Conservation District. The plans include a soil erosion and sediment control plan. The Applicant will submit the requisite application to the SCD prior to final approval.
3. Item 16- The Applicant is seeking a temporary waiver. The final plan will be submitted at such time as final approval is granted reflecting any and all changes that may be required as conditions of approval. The plans do include all required signatures and other details as submitted.
4. Item 17- The Applicant is seeking a waiver of the requirement for submittal of an Environmental Impact Statement. The site is currently fully developed, having been Ridge Tire and Auto Service. There are no environmentally sensitive areas on the property, or issues relative to drainage, vegetation, noise, wildlife, or environmental permits that would be required in this regard.
5. Item 19- The Applicant is seeking a waiver with respect to the submittal of a Traffic & Parking Impact Statement. Child Care is a permitted use in the zone, and the parking meets Ordinance requirements.
6. Item 21- The Applicant is seeking a temporary waiver with respect to the submittal of an Engineer's estimate. The estimate will be submitted as a condition of final approval for future bonding purposes.
7. Item 23- The Applicant is seeking a temporary waiver with respect to the submittal of As-Built Plans. Same will be provided at such time as the project is developed.
8. Item 42- The Applicant is seeking a temporary waiver relative to an Approvals Statement. The Applicant has not yet obtained other required outside agency approvals such as County Planning Board and H-E-P Sol Conservation District. Same will be provided prior to or as a condition of approval.
9. Item 59- The Applicant seeks a temporary waiver with respect to the submittal of a Final Site Plan Certification. Said certification will be provided at such time as final approval is granted.

The Ridgewood Commons Group, LLC

By: 

Edward Ayuso





Jarmel Kizel  
Attn: Liz Bermek  
42 Okner Parkway  
Livingston, NJ 07039

Date: December 10, 2018

RE: 109-111 South Orange Ave. West  
Block 1904, Lots 16 & 17  
South Orange, NJ

To Whom It May Concern,

Public Service Electric & Gas Company will make the electric and gas facilities available to the above-mentioned property in accordance with our "Standard Terms & Conditions" for electric and gas service and our current market policy.

The determination of any applicable costs to provide this service can be made only after detailed site plans and load information are submitted. As soon as firm loads become available for this project, please send this information to my office.

Lead times for service, vary and are based on customers site readiness for the service. Estimated times are 5 to 6 weeks after we get response back from PSE&G engineers providing the building is ready for service after the 5 to 6 weeks.

Sincerely,

Southern Construction Inquiry  
800-832-0076





Joint Meeting of Essex & Union Counties

500 South First Street □ Elizabeth □ NJ 07202

908-353-1313 □ FAX: 908-353-7925

December 03, 2018

Jarmel Kizel Architects and Engineers Inc.  
42 Okner Parkway  
Livingston, New Jersey 07039

Attention: Liz Bernek, P.E.  
Civil Engineer

**Re: Request for "Will-Serve Letter" / Child Day Care Development**  
**109-111 South Orange Avenue West, Block No. 1904, Lot Nos. 16 & 17**  
**Township of South Orange Village, Essex County, New Jersey**  
**JKAE Project Number: TLENJ-S-17-264**

Dear Ms. Bernek:

The Joint Meeting of Essex and Union Counties (JMEUC) is in receipt of your faxed request correspondence dated November 26, 2018 (copy enclosed) in regard to the above referenced Project.

Please be advised that the Township of South Orange Village is responsible for, and has total jurisdiction over, the operation and maintenance of all sanitary sewers within your specific area in question. It is, therefore, suggested that you contact the municipal engineer for South Orange should you wish to verify / update municipal utility locations, any required Permits, potential capacity issues, etc. in the area of your proposed project.

Regarding your request for a "Will-Serve Letter", the JMEUC Wastewater Treatment Plant has a present rated capacity of 85 MGD and is currently meeting or exceeding all of its NJPDES permit limitations and, as such, is able to provide treatment services for your proposed project at this time (with a proposed estimated sanitary discharge flowrate of approximately 1,800 gpd).

If you have any questions or require any further information regarding this matter, please do not hesitate to contact us.

Very truly yours,

Stephen Dowhan  
Superintendent

SD/jjp  
Enclosure

cc: Samuel T. McGhee, Executive Director, JMEUC  
James J. Paluch, Ass't. Sup't. / Collection System Operations, JMEUC  
Marcelo Kofman, Collection System Supervisor, JMEUC

TAX DEPARTMENT

SOUTH ORANGE VILLAGE

11/30/18

THE RIDGEWOOD COMMONS GROUP, L  
 17-25 CHURCH STREET  
 SOUTH ORANGE, NJ 07079

Account	2654000	Loc	109 SO ORANGE	AV W
Blk 1904 Lot 16 Qual		2017 Tax	54,153.22	PrpCls 4A
Bank		2018 Tax	55,528.20	Deduc

Ld/Im/Net	744,900 / 1,017,900 / 1,762,800				[11/30/18 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE TRAN.DATE
17.1.R	10,855.25	10,855.25	0.00	0.00	0.00 2/08/17
17.2.R	10,855.25	10,855.25	0.00	0.00	0.00 5/09/17
17.3.R	16,203.00	16,203.00	0.00	0.00	0.00 8/08/17
17.4.R	16,239.72	16,239.72	0.00	0.00	0.00 11/09/17
18.1.R	13,538.31	13,538.31	0.00	0.00	0.00 2/06/18
18.2.R	13,538.30	13,538.30	0.00	0.00	0.00 5/01/18
18.3.R	14,093.00	14,093.00	0.00	0.00	0.00 8/10/18
18.4.R	14,358.59	14,358.59	0.00	0.00	0.00 11/06/18
19.1.R	13,882.05	0.00	13,882.05	0.00	13,882.05 2/01/19
19.2.R	13,882.05	0.00	13,882.05	0.00	13,882.05 5/01/19

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[ 0.00 0.00 0.00 ] Cur Due  
 [ NOTES EXIST ] [ Tax Only ]

&lt; NO MORTGAGE ON FILE &gt;

[ Cont'd Delq: No Since 2014 2 Acum.Prnc.Paid: 0.00 ]

THE VILLAGE OF SOUTH ORANGE



TAX DEPARTMENT

SOUTH ORANGE VILLAGE

11/30/18

THE RIDGEWOOD COMMONS GROUP, L  
 17-25 CHURCH STREET  
 SOUTH ORANGE, NJ 07079

Account	2655000	Loc	115 SO ORANGE	AV W
Blk 1904 Lot 17 Qual		2017 Tax	5,062.66	PrpCls 4A
Bank		2018 Tax	5,191.20	Deduc

Ld/Im/Net	153,800 / 11,000 / 164,800				[11/30/18 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE TRAN.DATE
17.1.R	1,068.02	1,068.02	0.00	0.00	0.00 2/08/17
17.2.R	1,068.01	1,068.01	0.00	0.00	0.00 5/09/17
17.3.R	1,461.00	1,461.00	0.00	0.00	0.00 8/08/17
17.4.R	1,465.63	1,465.63	0.00	0.00	0.00 11/09/17
18.1.R	1,265.67	1,265.67	0.00	0.00	0.00 2/06/18
18.2.R	1,265.66	1,265.66	0.00	0.00	0.00 5/01/18
18.3.R	1,317.00	1,317.00	0.00	0.00	0.00 8/10/18
18.4.R	1,342.87	1,342.87	0.00	0.00	0.00 11/06/18
19.1.R	1,297.80	0.00	1,297.80	0.00	1,297.80 2/01/19
19.2.R	1,297.80	0.00	1,297.80	0.00	1,297.80 5/01/19

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[ 0.00 0.00 0.00]Cur Due

[ Tax Only ]

&lt; NO MORTGAGE ON FILE &gt;

[ Cont'd Delq: No Since 2014 4 Acum.Prnc.Paid: 0.00 ]

THE VILLAGE OF SOUTH ORANGE