

RECEIVED APR 18 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 \_\_\_\_\_ Application No. \_\_\_\_\_  
Planning Board \_\_\_\_\_  
Zoning Board of Adjustment \_\_\_\_\_ Application Fees \_\_\_\_\_  
Escrow Deposit \_\_\_\_\_  
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):

§185-177-Min. Loading Spaces: 1 req'd. 0 proposed.

Size of freestanding sign temporary. 4' high/10SF. 8'high/84SF proposed.

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

§185-113(3)/113(c) - Min. Parking setback: 5' req'd. 0 proposed

§185-113(15)/113(o) - Min. Parking Screening - parking must be screened from

public roadway (ROW). No screening at parking lot entrance.

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

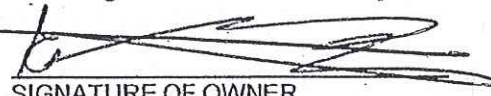
State of New Jersey

**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

14 day of January, 20 19

  
Notary Public

**John P. Wyciskala**

**Attorney at Law**

**State of New Jersey**

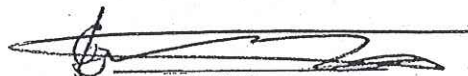
CERTIFICATE OF OWNERSHIP

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.

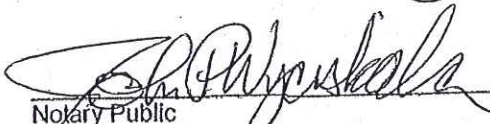
Edward Ayuso  
CORPORATION/PARTNERSHIP OFFICER

  
SIGNATURE

1/14/19  
DATE

Sworn to and subscribed  
before me this

12/18 day of January, 20 19

  
Notary Public

John P. Wyciskala  
Attorney at Law  
State of New Jersey



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

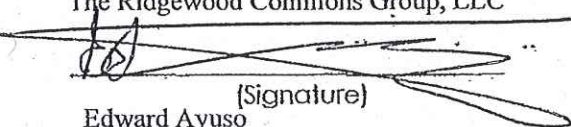
Application No. \_\_\_\_\_  
DATE: \_\_\_\_\_

**AFFIDAVIT AS TO OWNERSHIP OF PROPERTY**

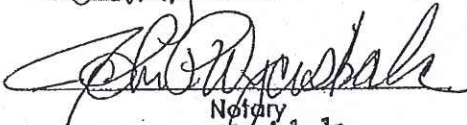
I, Edward Ayuso/The Ridgewood Commons Group, LLC, of full age, being duly sworn, upon my oath depose and say:

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:	
<u>Edward Ayuso</u>	<u>17-25 Church St., South Orange, NJ. 07079</u>
_____	_____
_____	_____

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

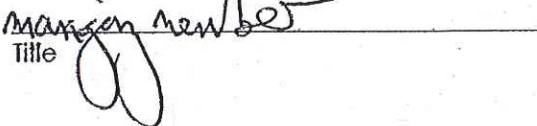
I understand that the sum of \$3,100.00 has been deposited in an escrow account. In accordance with the Ordinances of the Township of South Orange Village, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and 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

  
Title