RECEIVED MAR 20 2020

## 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 3 20 20		Арі	olication No	273
Planning Board			Onn	00
Zoning Board of Adjustment		Escrow Dep	Fees <u>900</u>	5.00
Scheduled for: Review for Completer	ness	Hea	ring	
То !	be Completed by A	pplicant		
1. APPLICANT: Name(s) Angela Thomas	and Gerard Ohen			
Address 42 Church Street	, South Orange, N	J 07079	· · · · · · · · · · · · · · · · · · ·	ary to make the
Telephone Number ( $973$ ) $8$	86-3026			
Applicant is a [ ] Corporation	on [ ] Partnershi	ip [X] Indiv	ridual	
2. OWNER:  Name(s) Address  Angela Thomas  42 Church Street	, South Orange, I	NJ 07079		
Telephone Number (973)88	6 3026			
3. CORPORATE DISCLOSURE:				
Pursuant to N.J.S.A. 40:55E names, addresses and telepi more of the following: Sto Applicant, stock of a corporapartnership Applicant; partnership Applicant.	hone numbers of a ck of the Corpora ation owning ten p	ill persons w te Applicant percent (10%	tho own ten per ; interest in the 6) or more of a	cent (10%) or e Partnership corporate or
APPLICANTS OTHER THAN INDIVID OWNERSHIP" FORM INCLUDED W	DUALS, COMPLET ITHIN THE APPLIC	E AND ATT	ACH "CERTIFIC CKET.	CATE OF
4. SUBJECT PROPERTY: Street Address 42 Church	Street	è		
Nearest Intersecting Street	South Orange A	venue		
Tax Map Page	Lot	Block _	1902	. XX.
Page	Lot	Block _		

	PROPERTY DIMENSIONS:	Frontage	Ft. Ft.
	LOT AREA	Acreage077 Square Feet3,370	
	ZONE DISTRICT: R-38  PRESENT USE: Two-family resident	dential home	
5.	i. Any existing or proposed restrictions, co the subject propertyYESX	ovenants, easements or associa NO. (If yes, attach description	ution by-laws affecting on of same.)
6.			
	Name		
	Firm		
	Address		
	Telephone Number ( )	44	
	Fax Number(  )		
7	. APPLICANT'S ENGINEER and/or SUI	RVEYOR:	
• •	Name David Fantina, P.E. Fantina Engineering		
	FirmFantina Engineering		
	Professional License NJPE Lic #	‡32395	
	Telephone Number ( $908$ ) $432707$		
	Fax Number( )		
		e de la companya del companya de la companya del companya de la co	
8.		licable sections)	
	A. SUBDIVISION [ ] Informal Re	eview	
	[ ] Minor Subo		
	B. SITE PLAN		
	[ ] Informal Ro [ ] Minor Site [ ] Preliminary [ X] Final Site F	Plan y 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.	CONDITIONA	L USE	
		Describe:		
		,		
9.	sought and	d a brief stateme	I, list the section or sections of the ordinance from which relief is ent as to the reason the variance is sought (attach additional pages or lot coverage (85.9% proposed vs. 70% allowed). Section	
	185 (attac			
10.	waived:	from one or mo	ore design standards is requested, list the section(s) which are to be a Engineer	
		0		
11.	List any wa	aivers of submis	ssion requirements requested along with the applicable section(s): ironmental assessment is not warranted; Checklist Item #19: A	offic and
	checklist I	sessment is not	t warranted; Checklist Item #21: An engineer's cost estimate will be	oe provided
	after appro	oval (if applicat	ble); Checklist Item #23: As built plans cannot be provided until a	fter
			tem #43: The existing dwelling is already being serviced by existin orm water management plan is not warranted because property is	g services;
	significant Have there	ly covered wit	impervious surfaces. (See engineer's letter for additional detail) ious or are there any pending applications, appeals or subdivisions ubject property?	
			[ ] YES [ X] NO	
	If YES, ple	ase provide typ	e 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):

Demolish existing two-family dwelling at 42 Church Street and replace with a new two-family dwelling. Additional details in attached letter.

#### 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.

SIGNATURE OF APPLICANT

DATE

Sworn to and subscribed

before me this

tebruary

20 20

Notary Public

YOLANDA D. LANARI Notary Public State of South Carolina

My Commission Expires Feb 12, 2028

#### 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.

SIGNATURE OF OWNER

ATF

Sworn to and subscribed

before me this

day of

2020

Notary Public

YOLANDA D. LANARI Notary Public State of South Carolina N'y Commission Expires Feb 12, 2028

# TOWNSHIP OF SOUTH ORANGE VILLAGE CERTIFICATE OF PAID TAXES

ARTICLE VI (n) Certificate from Tax Co	ollector that all taxes are paid to date.
Owner: Angela Ohen	Phone No. ( 973 ) 886 3026
Address: 42 Church Street South Orange, NJ City/State:	Zip Code:Zip
TITLE and LOCATION OF PROPERTY:	42 Church Street, South Orange, NJ 07079
Tax Sheet No	Zone No No. of Lots 1
First Quarter \$2,735.09	Second Quarter 2,735.09
Third Quarter\$2,776.14	Fourth Quarter \$2,776.14
The TAX COLLECTOR of the Township of (Name)	f South Orange Village  dated, 20
certifies that the above taxes are paid to de	ate.

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

Application	No	
DATE:		

AFFIDAVIT AS TO O	WNERSHIP OF PROPERTY.
Angela Ohen	of full age, being duly
sworn, upon my oath depose and say:	
of the Township of South Orange application herein.	in Block(s) 1902 on the tax assessment map e Village, the property affected by my
2. I authorize <u>Gerard Ohen</u> to appear on my behalf in conn	, as my agent or as my attorney, nection with my application filed herein.
	· auf-
	(Signature)
Subscribed and sworn before me this 4 day of February 2020	
Compleme: Notary	YOLANDA D. LANARI Notary Public State of South Carolina N'y Commission Expires Feb 12, 2028

# 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:

	IAMMI	E: ADDR		

## FANTINA ENGINEERING, LLC 15 SUNSET DRIVE BERNARDSVILLE, NJ 07924 (908) 696-9598 dfantina@fantinaengineering.com

January 8, 2020

South Orange Township Planning Board 101 South Orange Avenue South Orange, NJ 07079

Re: 42 Church Street (Lot 8, Block 1902)

Dear Members of the Planning Board:

As shown on the enclosed engineering & architectural drawings, my client, Angela Ohen, is planning to demolish the existing two-family dwelling at 42 Church Street and replace it with a new two-family dwelling. This letter is intended to address the following waivers requested in the attached Land Development Application Checklist for the project:

- Checklist Item #17: An environmental assessment is not warranted in this case because of the nature of the property. This lot is a very small (3370 SF) parcel that is already fully developed with a building and rear parking that cover virtually the entire area.
- 2. Checklist Item #19: A traffic and parking assessment is not warranted because there will be no increase in traffic resulting from the project and there is adequate parking provided on the site.
- 3. Checklist Item #21: An engineer's cost estimate will be provided (if required) after approval by the board. Providing one at this point would be meaningless because the board could request changes to the proposed improvements.
- 4. Checklist Item #23: Obviously, "As-Built" plans cannot be provided until after construction. They will be provided (if required) at that time.
- 5. Checklist Item #43: The existing dwelling is already being serviced by existing public utilities. These service lines will be re-used if they are found to be good working order. The exact location any separate service lines to the second unit have not been determined.
- 6. Checklist Item #52: A stormwater management plan is not warranted because the property is presently significantly covered with impervious surfaces and there will be no measurable increase in stormwater generated by the project. The proposed increase in impervious coverage (286 SF) is too small to warrant any stormwater management features and none are proposed.

Thank you for your attention in this matter.

Yours truly,

David E. Fantina, PE

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	Completed escrow agreen applicant (Form Attached)	Deed(s) and affidavit Ti for protection covenar widening, sight triangle utilities and easements	Certified list of property owns property as prepared by the Orange Village Tax Assessor.	Tax Collector Certification from the Township of Orange Village Tax Collector that all taxes and assessments on the property are paid in full.	Individual checks made out to the Township of Corange Village for 1) any application fees, as calculated by the Township and 2) the review fee. Each check shall include the applicants ID number.	Application. Form – Townsh South Orange Village app 19 copies to be submitted	Completed Checklist (Trexplanations for all requisigned by the applicant			-		5	
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	ner c	Deed(s) and affidavit Title for lands being conveyer for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	list of property owners within 200' of the as prepared by the Township of South Village Tax Assessor.	p of So	p of Sou as ew escr is Feder	ownship ginal ar	Completed Checklist (This Document) with written explanations for all requested completeness waive signed by the applicant						
	Campleted escrow agreement signed by owner and applicant (Form Attached)	Deed(s) and affidavit Title for lands being conveyed for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	of the	Tax Collector Certification from the Township of South Orange Village Tax Collector that all taxes and assessments on the property are paid in full.	Individual checks made out to the Township of South Orange Village for 1) any application fees, as calculated by the Township and 2) the review escrow fee. Each check shall include the applicants Federal ID number.	Application Form – Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant						
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easements, buffers,	A digital copy of the	New Jersey state approvals: Copies Department of Transportation and E Environmental Protection approvals	Hudson-Essex-Passaic application and subm control plan, including payable to "HEPSCD"	Completed Essex County application., including c payable to Essex County.	Application Form — C Planning Board appli on a County Road or facility), including co Essex County.	Letter(s) signed by a company, sewer aution which provides wate electricity, stating apinstallation design anthe facility.	Public hearing notific	Ownership Disclosure	Item	
easements, buffers, existing and proposed structures.	A digital copy of the Site Plan in a format approved by the Township Engineer. Plan to show lot lines,	New Jersey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	Hudson-Essex-Passaic Soil Conservation District application and submitted soil erosion and sediment control plan, including copy of a check made payable to "HEPSCD".	Completed Essex County Health Department application. , including copy of a check made payable to Essex County.	Application Form – County: Completed County Planning Board application forms (if applicable, i.e. on a County Road or impacting County drainage facility), including copy of a check made payable to Essex County.	Letter(s) signed by a responsible officer of the water company, sewer authority, or other utility company which provides water, sewer, gas, telephone, and/or electricity, stating approval for each proposed utility installation design and indicating who will construct the facility.	Public hearing notification (Form Attached)	Ownership Disclosure Affidavił (Form Attached)	Item Description	
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o Compliance will ordinance arangaian	Traffic & at least	Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.	Environmental Impact Assessment – should include, at least, the following:  Map of the site  Description of proposed development  Inventory of existing conditions, to include:  Hydrology  Geology  Soils  Topography & Slope  Drainage  Vegetation  Air quality  Wildlife  Noise  Required permits & approvals  Assessment of Impacts  Alternatives to development	A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set	ltem Description		
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Certification from the Township of South Orange Village approving the road names and subdivision name.	"As-Built" plans or final plats depicting all the proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. As applicable: 2 mylars, 2 vellums and 20 prints	Certification from the Township of South Orange Village Tax Assessor approving the block and lot designations	An engineer's cost estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed at the time of final plat.	An affirmative statement in writing indicating how all applicable conditional use standards are met. (If for a Conditional Use)		
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Areas and dimensions of lots: All lot areas, existing and proposed to be shown in acres and square feet. The minimum lot area within 100 feet of the front property line should be identified if different from
Setback lines - All front, side and rear setback lines shall be shown in accord with the applicable zoning.
Boundary information, lot lines, both existing and proposed, with bearing and distance, including existing lot lines to be removed based upon a current survey. Original boundary survey used to prepare the plan should be provided with the application.
Historic Site or District: Identification of any historic si or historic district shown on the Master Plan or in the Zoning Regulations involving the property.
Zoning compliance schedule, including notation as any variances/waivers requested
Professional Seals - All plans or plats prepared by a New Jersey licensed engineer or a licensed Land Surveyor. Each sheet must be signed and sealed by the appropriate professional.
Drawn at a scale not less than 1 inch equals 50 feet
address and telephone number of record and applicant
Title block, including lot and block number(s) of subject property, original plan date and date(s) revisions, scale and graphic scale (all sheets)

critical environmental areas: Location of an following features on the property and within fithe property: Critical environmental areas Stream corridors Flood boundaries Wetlands on the property exist, supply separate engineer's statement. g Trees: The location, species and size of all grees having a caliper of 4 inches or greater and breast height on site g wells and septic system on the property and 100 feet of the property. caping plan delineating all proposed exterior ngs, including ground cover, shrubs and trees ing size (planted and mature) and species of falls, including common names. The plan shall and sealed in accord with applicable laws eloper's agreement with the Village that asses the affordable housing requirements and at a scale of not less than 1 inch equals 4 nowing street names and zone district fure blocks for Board Chairperson, Secretary and local permits or approvals have obtained and a complete listing of the same	Existing of the to feet of a. b. c. d. lif none Existing measurements plantin including material signed signed Signature and Existing plantin including plan	(c) 255D-70 (d) (d)	(a) & (b) 40:55D-70 (c) (d) (d)	Preliminary Major Nariance  Preliminary Major Nariance  (a) & (b) 40:550-770  (c) (c) (d)	O O O O O O Minor  Preliminary Major  Final  (a) & (b) 405555.70  (c) O O O O O O O O	O O O O O O Minor  Preliminary Major  Final  (a) & (b) 405555570  (c) O O O O O O O O
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and proposed systems including, but not limited to:  a. Plans and profiles of storm drainage facilities (ditches, pipes, detention facilities, etc.) showing  b. Materials, sizes, and elevations.  c. Drainage area map and drainage calculations  d. Plans and profiles of existing and proposed sanitary sewers and appurtenant facilities.  Existing and proposed water mains, showing sizes and materials.  Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health.  Existing electric and natural gas lines and proposed connections thereto  Location of existing and proposed water wells.  Letter of intent to serve the property from utilities (gas, electric, telephone, etc.)  A statement containing estimated daily water consumption, volume and nature of sewage, waste and water to be disposed of and descriptions of water supply and sewage treatment facilities.	Item Description	
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The entire tract on one sheet at the same scale as the Tax Map sheet it appears on.	Solid waste and recyclable material – A statement and/or details identifying provisions for the collection, storage and disposal of such shall be shown on the plan.	Architectural plans and elevations of all sides for proposed building or structures, Elevations at the corners of all proposed buildings, paved areas and property corners, if new buildings or paved areas are proposed. All such plans shall be signed and sealed in accord with the applicable laws	Shortest distance between any existing or proposed buildings and a proposed or existing lot line. Include a minimum of two (2) ties from proposed structures to property lines for site plans.	Structure locations and use: Identify the locations and use of all existing structures within 200 feet of the property. For buildings on site, that are:  a. Residential - Include number of proposed apartments or family units  b. Office/Commercial/Industrial - Include number of employees, total and in maximum shift  c. Require machinery operation or processes performed on site - Include a description of any proposed machinery operation, products, by-products and processes to be contained on the site, including a description of raw materials from which products are to be manufactured.	ltem Description	
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Soil Permeability Logs, a minimum of two (2), with the permeability test results for each proposed lot or use if on-site sewerage disposal system proposed.	A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.	Residential cluster details including amount (SF and acres) and location of common open space to be provided, location and description of the organization to be established for the ownership and maintenance of any common space.	Soil erosion and sediment control plan designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto	Sign plans showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.	ugnting plan clearly delineating all exterior lighting, including  a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details	Parking Calculations:  at Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures	em Description	
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