

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 5/5/21 Application No. 274A
Planning Board X
Zoning Board of Adjustment _____ Application Fees 200.00
Escrow Deposit _____
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) Vose Ave. Apts. Urban Renewal, LLC
Address 447 Northfield Avenue, Suite 200, West Orange, NJ 07052
Telephone Number (973) 731-2791
Applicant is a ☒ Corporation ☐ Partnership ☐ Individual

2. OWNER:

Name(s) Vose Ave. Apts. Urban Renewal, LLC
Address 447 Northfield Avenue, Suite 200, West Orange, NJ 07052
Telephone Number (973) 731-2791

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 57-65 South Orange Ave.; 12-14 Vose Ave.; 52-62 Taylor Place; 11 Scotland Road
Nearest Intersecting Street South Orange Ave., Vose Ave., Taylor Place and Scotland Road
Tax Map Page _____ Lot 1, 2, 3, 9, 10, 11, 13 & 14 Block 1006
Page _____ Lot _____ Block _____

PROPERTY DIMENSIONS:

Frontage 281.2 Ft.
Depth 240 Ft.

LOT AREA

Acreage 1.44
Square Feet 61,147

ZONE DISTRICT: Vose & Taylor Redevelopment Plan/Central Business District

PRESENT USE: The subject property was previously approved for a 5-story, mixed use building with structured parking. Applicant is currently engaged in demolition and site work.

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

6. APPLICANT'S ATTORNEY:

Name Derek W. Orth, Esq.
Firm Inglesino, Webster, Wyciskala & Taylor, LLC
Address 600 Parsippany Road, Suite 204, Parsippany, NJ 07054
Telephone Number (973) 585-7721
Fax Number (973) 887-2700

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name J. Michael Petry, PE
Firm Petry Engineering, LLC
Professional License Professional Engineer - #36662
Telephone Number (973) 227-7004
Fax Number (973) 227-7074

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
☒ Amended 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: _____

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):
- No variance relief requested

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):

See Checklist

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:

Application #274 - by Resolution memorialized on October 5, 2020, Applicant received approval to construct a 5-story, mixed-use building with structured parking, consisting of 111 residential units, office space, and retail space.

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 building facade revisions to the South Orange Avenue frontage.
Specifically, the Applicant is proposing to raise the building setback to the 4th story,
whereas the building setback was previously located on the 2nd story.

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

4/4/2021

DATE

Sworn to and subscribed
before me this

14 day of April, 2021




Notary Public

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.

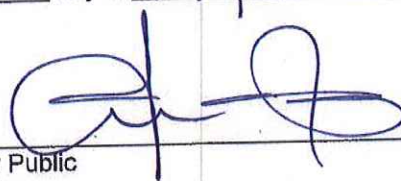



SIGNATURE OF OWNER

4/14/2021
DATE

Sworn to and subscribed
before me this

14 day of April, 2021


Notary Public

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:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Jml Holding, LLC 50%	447 Northfield Ave., West Orange, NJ 07052
2.	SSL Gifting Trust 50%	447 Northfield Ave., West Orange, NJ 07052
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.



JALGO M. LUSTADER
CORPORATION/PARTNERSHIP OFFICER

[Signature]
SIGNATURE

4/14/2021
DATE

Sworn to and subscribed
before me this

14 day of April, 2021

[Signature]
Notary Public

TOWNSHIP OF SOUTH ORANGE VILLAGE

CERTIFICATE OF PAID TAXES

ARTICLE VI (n) Certificate from Tax Collector that all taxes are paid to date.

Owner: Vose Ave. Apts. Urban Renewal, LLC Phone No. (973) 731-2791
Address: 447 Northfield Avenue, Suite 200
City/State: West Orange, NJ Zip Code: 07052

TITLE and LOCATION OF PROPERTY: 57-65 South Orange Ave.; 52-62 Taylor Place;
11 Scotland Road

Block No. 1006 Lot No. 1, 2, 3, 9, 10 Zone No. _____ No. of Lots _____
Tax Sheet No. _____ 11, 13 & 14

TAXES AS RECORDED FOR 2021

First Quarter _____ Second Quarter _____
Third Quarter _____ Fourth Quarter _____

The TAX COLLECTOR of the Township of South Orange Village

_____, dated _____, 20 _____,
(Name)

certifies that the above taxes are paid to date.

Date: _____

Ellen Foye Malgieri, Tax Assessor
Village Hall
76 South Orange Avenue, Suite 302
South Orange, New Jersey 07079

Premises Affected:

57-65 South Orange Ave.; 12-14 Vose Ave.;
52-62 Taylor Place; 11 Scotland Road

This is to certify that application has been filed for appearance before the
PLANNING BOARD / BOARD OF ADJUSTMENT (circle one) at its public hearing on
_____.

Request is hereby made for a certified list of names and addresses of property
owners within 200 feet of property located at Block 1006, Lots 1, 2, 3, 9, 10, 11, 13 & 14 to
whom I am required to give notice of such hearing.

A check in the amount of \$20.00 is herewith enclosed.

Sincerely,

/s/ Derek W. Orth, Esq.

Applicant or Applicant's Attorney

Inglesino, Webster, Wyciskala & Taylor, LLC

Address

600 Parsippany Road, Suite 204, Parsippany, NJ 07054

c: Salvatore Renda, Village Engineer

Name of Application _____

Application No. _____

Block(s) _____

Lot (s) _____

Date Filed _____

Application Submission Checklist

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance 40:55D-70	Item Description	Quantities	Applicant		Township		Comments
		Major	Minor	Major	Minor				Status	Complies	Status	Complies	
1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	2	<input checked="" type="radio"/>				
2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Application Form - Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	20	<input checked="" type="radio"/>				
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	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.	2	<input checked="" type="radio"/>				
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Tax Collector Certification from the Township of South Orange Village Tax Collector that all taxes and assessments on the property are paid in full.	1	<input checked="" type="radio"/>				
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Certified list of property owners within 200' of the property as prepared by the Township of South Orange Village Tax Assessor.	1	<input checked="" type="radio"/>				
6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Deed(s) and affidavit Title for lands being conveyed for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	1	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously-approved South Orange Avenue facade
7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Completed escrow agreement signed by owner and applicant (Form Attached)	1	<input checked="" type="radio"/>				

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70			Item Description	Quantities	Applicant Status		Township Status		Comments
		Major		Minor	Major		Minor	Major		Minor			Complies	Waiver	Complies	Waiver	
8	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ownership Disclosure Affidavit (Form Attached)	1	<input checked="" type="radio"/>		<input type="radio"/>		
9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Public hearing notification (Form Attached)	1	<input checked="" type="radio"/>		<input type="radio"/>		
10	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	1		<input checked="" type="radio"/>			N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
11	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	1		<input checked="" type="radio"/>			N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
12	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed Essex County Health Department application. , including copy of a check made payable to Essex County.	1		<input checked="" type="radio"/>			N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
13	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Hudson-Essex-Passaic Soil Conservation District application and submitted soil erosion and sediment control plan, including copy of a check made payable to "HEPSCD".	1		<input checked="" type="radio"/>			N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
14	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	New Jersey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	1		<input checked="" type="radio"/>			N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
15	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	A digital copy of the Site Plan in a format approved by the Township Engineer. Plan to show lot lines, easements, buffers, existing and proposed structures.	1		<input checked="" type="radio"/>			N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant Status		Township Status		Comments
		Minor	Major	Minor	Major	40:55D-70	(d)			Complies	Waiver	Complies	Waiver	
16	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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	1	<input checked="" type="radio"/>		<input type="radio"/>		N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
17	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>			Environmental Impact Assessment – should include, at least, the following: <ul style="list-style-type: none"> • Map of the site • Description of proposed development • Inventory of existing conditions, to include: <ul style="list-style-type: none"> ◦ Hydrology ◦ Geology ◦ Soils ◦ Topography & Slope ◦ Drainage ◦ Vegetation ◦ Air quality ◦ Wildlife ◦ Noise • Required permits & approvals • Assessment of Impacts • Impact mitigation steps • Alternatives to development 	1	<input checked="" type="radio"/>		<input type="radio"/>		N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
18				<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.	20	<input checked="" type="radio"/>		<input checked="" type="radio"/>		N/A
19	<input type="radio"/>				<input type="radio"/>		<input type="radio"/>	Traffic & Parking Impact Assessment – should include, at least, the following: <ul style="list-style-type: none"> • Peak traffic generation (AM/PM) • Predicted future conditions (build/no-build) • Level of Service impacts • Mitigation requirements • Parking generation • Onsite & offsite parking capacity • Compliance with ordinance standards 	1			<input checked="" type="radio"/>		N/A

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance		Item Description	Quantities		Applicant Status		Township Status		Comments
		Minor	Preliminary	Final	Minor	Preliminary	Final	(a) & (b)	(c)				Complies	Waiver	Complies	Waiver	
20										An affirmative statement in writing indicating how all applicable conditional use standards are met. (If for a Conditional Use)	1						N/A
21										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.	1		X				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
22										Certification from the Township of South Orange Village Tax Assessor approving the block and lot designations	1		X				N/A
23										"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	2 2 20		X				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
24										Certification from the Township of South Orange Village approving the road names and subdivision name.	1		X				N/A

Plans shall show or include the following:

Item Number	Subdivision		Site Plan		Variance		Item Description	Quantities		Applicant Status		Township Status		Comments
	Major	Minor	Major	Minor	Major	Minor		Complies	Waiver	Complies	Waiver	Complies	Waiver	
25	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Title block , including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)	x						
26	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Name, address and telephone number of record owner and applicant	x						
27	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	North arrow with reference (all sheets)	x						
28	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Drawn at a scale not less than 1 inch equals 50 feet	x						
29	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.		x					Note - plans prepared by licensed architect
30	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Zoning compliance schedule , including notation as to any variances/waivers requested		x					N/A - Applicant only seeks approval for revisions to previously-approved South Orange Avenue facade
31	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Historic Site or District : Identification of any historic site or historic district shown on the Master Plan or in the Zoning Regulations involving the property.		x					N/A - property not located in historic district
32	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.		x					N/A - Applicant only seeks approval for revisions to previously-approved South Orange Avenue facade
33	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Setback lines - All front, side and rear setback lines shall be shown in accord with the applicable zoning.		x					N/A - Applicant only seeks approval for revisions to previously-approved South Orange Avenue facade
34	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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 entire lot area.		x					N/A - Applicant only seeks approval for revisions to previously-approved South Orange Avenue facade

Item Number	Subdivision				Site Plan		Variance 40:55D-70	Item Description	Quantities		Applicant Status		Township Status		Comments
	Gen. Dev. Plan	Minor	Preliminary	Major	Minor	Major					Complies	Waiver	Complies	Waiver	
35	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	(a) & (b) (c) (d)	Existing critical environmental areas: Location of any of the following features on the property and within 50 feet of the property: a. Critical environmental areas b. Stream corridors c. Flood boundaries d. Wetlands on the property If none exist, supply separate engineer's statement.			x				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
36	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Existing Trees: The location, species and size of all existing trees having a caliper of 4 inches or greater measured at breast height on site			x				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
37	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Existing wells and septic system on the property and within 100 feet of the property.			x				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
38	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Landscaping plan delineating all proposed exterior plantings, including ground cover, shrubs and trees, including size (planted and mature) and species of all materials, including common names. The plan shall be signed and sealed in accord with applicable laws			x				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
39	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	A developer's agreement with the Village that addresses the affordable housing requirements			x				N/A - redeveloper's agreement already in place
40	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district		x					
41	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Signature blocks for Board Chairperson, Secretary and Engineer		x					
42	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Approvals Statement - Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same			x				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Applicant Status		Township Status		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major			Complies	Waiver	Complies	Waiver	
43		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	(a) & (b)	Utility systems - showing connections to existing 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. e. Existing and proposed water mains, showing sizes and materials. f. Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health. g. Existing electric and natural gas lines and proposed connections thereto h. Location of existing and proposed water wells. i. Letter of intent to serve the property from utilities (gas, electric, telephone, etc.) j. 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.					N/A - Applicant only seeks approval for revisions to previously-approved South Orange Avenue facade

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major				Status	Complies	Status	Complies		Waiver
44									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.							N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
45									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.		x					N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
46									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		x					Partial waiver requested - Applicant's architectural plans depict revisions to South Orange Avenue frontage only. No other facade revisions are requested as part of this Application.
47									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.			x				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
48									The entire tract on one sheet at the same scale as the Tax Map sheet it appears on.		x					

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Applicant		Township Status	Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major			Complies	Waiver		
49	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	(d) (c) (a) & (b)	Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
50	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Current topographic survey with contours at 2-foot intervals within the tract and within 50 feet of the tract.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
51	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Grading plan showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
52	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Stormwater management plan - showing how stormwater will be controlled and in what manner it will be released; including pre- and post-development drainage area map, drainage calculations and water quality control methods	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
53	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		Circulation plan showing proposed vehicular and pedestrian circulation systems, showing how the proposed ties into the existing system, including: a. Location of off-street parking and loading spaces with dimensions b. Width of traffic aisles c. Direction of traffic flow d. Profiles, and cross sections of all streets, common driveways or private roads e. Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets f. Specifications and construction details sheet of existing and proposed paving and curbing g. Dimensions, location and treatment of proposed entrances and gates to public rights of way h. Identify use of traffic control devices, signs and traffic signals, channelization and all other traffic alterations	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Applicant Status		Township Status		Comments
		Minor	Major	Minor	Major	(a) & (b)	(c) & (d)		Complies	Waiver	Complies	Waiver	
54	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>			Parking Calculations: a. 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	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
55		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>			Lighting plan clearly delineating all exterior lighting, including a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
56		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>			Sign plans showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
57		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>			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	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
58	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					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.	<input checked="" type="radio"/>				N/A
59		<input type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>			A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade
60		<input type="radio"/>			<input checked="" type="radio"/>			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.	<input checked="" type="radio"/>				N/A - Applicant only seeks approval for revisions to previously- approved South Orange Avenue facade

Application Incomplete pending the Board's determination regarding the following written waiver requests:

By: _____ Date: _____

Application Incomplete with the following information to be submitted or written waiver requests provided:

By: _____ Date: _____

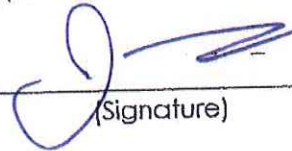
TOWNSHIP OF SOUTH ORANGE VILLAGE
COUNTY OF ESSEX
STATE OF NEW JERSEY

Application No. _____
DATE: _____

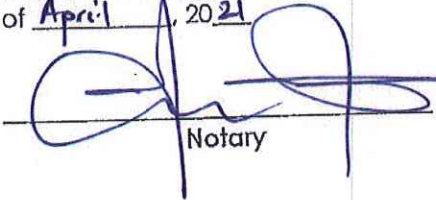
AFFIDAVIT AS TO OWNERSHIP OF PROPERTY.

I, Jared Lustbader, of full age, being duly
sworn, upon my oath depose and say:

- 1, 2, 9, 10, 11
1. I am the owner of Lot(s) 13 & 14 in Block(s) 1006 on the tax assessment map
of the Township of South Orange Village, the property affected by my
application herein.
2. I authorize Inglesino, Webster, Wyciskala & Taylor, LLC, as my agent or as my attorney,
to appear on my behalf in connection with my application filed herein.


(Signature)

Subscribed and sworn
before me this 14 day
of April, 2021


Notary



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:

Jml Holding, LLC, 447 Northfield Avenue, Suite 200, West Orange, NJ 07052

SSL Gifting Trust, 447 Northfield Avenue, Suite 200, West Orange, NJ 07052

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

Application No. _____
Date: _____

NOTICE OF HEARING

In Compliance with Chapter _____, Article __, Section _____ of the Land Development Regulations of the Township of South Orange Village, NJ, notice is hereby served upon you to the effect that (I) (We) do hereby propose to (give detailed information)

at location (Street Address) _____ (Block) _____ (Lot) _____
in the Township of South Orange Village, NJ.

The Administrative Officer of the Township of South Orange Village, N.J., has refused this request by reason of its being in violation of Schedule A of the Land Development Regulations, from conditional use _____, bulk variance _____, use variance _____ and/or other _____ approval.

(Signature)

Any person or persons affected by this application may have an opportunity to be heard at the meeting to be held _____, 20__ at _____ or as soon thereafter as the matter may be heard in the _____

All documents relating to this application may be inspected by the public between the hours of 9:00A.M. and 4:30 P.M. in the office of the Secretary of the Board in the _____

(Signature)

Note: This notice must be personally served or sent by certified or registered mail at least ten (10) days before the day of the hearing, and proof of service given to the Secretary of the Board at least ten (10) days prior to the day of the hearing.

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

Application No. _____
Date: _____

ESCROW AGREEMENT

Complete the Following Information

Applicant Name Vose Ave. Apts. Urban Renewal, LLC

Application Number _____

Block 1006 Lot(s) 1, 2, 3, 9, 10, 11, 13 & 14

I understand that the sum of \$ _____ 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

JAMES M. WENGERT
Print Name

MANAGING MEMBER
Title

NOTICE TO PROPERTY OWNERS

TO: _____

PLEASE TAKE NOTICE:

That the undersigned has filed an appeal or Application for development with the

- ☐ Zoning Board of Adjustment
- ☐ Planning Board

of the Township of South Orange Village.

The Application proposes to (erect, alter or construct)

The Application requires a variance from the requirements of the Land Development Ordinance so as to permit (include Section Number):

The premises which is subject to this Application is known as: (Street Address)

And designated as Lot _____ Block _____ on the Township of South Orange Village Tax Map, and this notice is being sent to you as an owner in the immediate vicinity.

A Public Hearing has been set down for _____, 20____, at _____ p.m. in the Main Stage Room of the South Orange Performing Arts Center (SOPAC), 1 SOPAC Way, South Orange, N.J.

You may appear at that time and place to speak either for or against the Application.

All Plans and supporting documents are on file in the office of the Board Secretary and are available for inspection Monday – Friday, 9:00 a.m. – 4:00 p.m.

This **Notice** is sent to you by the Applicant by order of the Board.

Respectfully,

Applicant's Signature



WORRALL COMMUNITY NEWSPAPERS

1291 Stuyvesant Ave., P.O. Box 3109, Union, N.J. 07083
908-686-7700 FAX 908-686-4169

May 5, 2008

IMPORTANT – PLEASE READ!

NEW DEADLINES!

Dear Planning Board and/or
Zoning Board of Adjustment Advertiser:

Because of changes to our production schedule, **effective June 6, 2008**, our new deadline for public notice advertisements will be **Friday at 12 Noon** for publication in the following Thursday's newspaper.

We regret any inconvenience that our new production schedule may cause. If you have any questions or concerns about this change, please contact me at 908-686-7700, ext. 110.

Sincerely,

Lee E. Wollenberg
Manager
Public Notice Advertising

NOTICE TO BE PUBLISHED IN THE
SOUTH ORANGE MAPLEWOOD NEWS RECORD

TAKE NOTICE THAT on the _____ day of _____, 20____ at 7:30 p.m. in the Main Stage Room of the South Orange performing Arts Center (SOPAC), located at 1 SOPAC Way, South Orange, New Jersey, a hearing will be held before the Planning Board of the Township of South Orange Village on the appeal or application of the undersigned for a SITE PLAN or SUBDIVISION (circle one)

on premises located at _____
and designated as Block _____, Lot _____ on the Tax Map of the Township of South Orange Village, located in the _____ Zone.

The application and supporting documents are on file in the office of the Planning Board and are available for inspection during business hours between 9:00 a.m. and 4:00 p.m. Monday through Friday.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.

Name of Applicant

Publication Date: _____

SOUTH ORANGE PLANNING BOARD

Village Hall, South Orange, New Jersey

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY:

:SS

COUNTY OF ESSEX :

On this _____ day of _____ Two Thousand and _____,
before me personally came _____ of legal age and to me
known, who being by me duly sworn, did depose and say that he resides at
_____; that he has served upon the
persons as per attached list, notices, a copy of which is attached, of public hearing to be
held by the Planning Board on _____, at 7:30 P.M., in the
South Orange Performing Arts Center, 1 SOPAC Way, South Orange, New Jersey; and
relating to property at _____; that said notices
were served not less than ten days prior to said date of hearing; that said list of persons
comprising all the owners of property located within a radius of two hundred (200') feet
from such property have been notified as required by law and the Rules of Procedure of
said Planning Board.

Sworn to Before Me this _____ Day

Of _____, 20____.

(Notary Public)

L.S.

NOTE: List separately the names and addresses of those persons served personally
and those served by registered mail, attaching registered mail return receipts.



For District Use Only

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 25 P.L. 1975 as amended (N.J.S.A. 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form

Name of Project		Project Location: Municipality	
Project Street Address		Block	Lot
Project Owner(s) Name		Email	Phone # Fax #
Project Owner(s) Street Address (No P.O. Box Numbers)		City	State Zip
Total Area of Project (Acres)	Total Area of Land to be Disturbed (Acres)	No. Dwelling or other Units	Fee \$
Plans Prepared by*			Phone # Fax #
Street Address		City	State Zip
* (Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)			
Agent Responsible During Construction		Email	
Street Address			
City	State	Zip	Phone Fax #

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control in New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

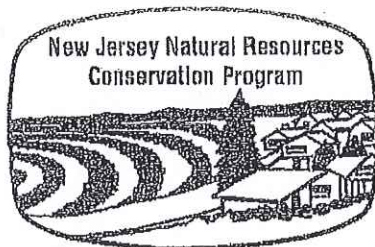
1. To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
3. To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three and one half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc., submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1 et seq.

1. Applicant Certification* Signature _____ Date _____ Applicant Name (Print) _____	3. Plan determined complete: Signature of District Official _____ Date _____
2. Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official _____ Date _____	4. Plan certified, denied or other actions noted above. Special Remarks: Signature of District Official _____ Date _____

*If other than project owner, written authorization of owner must be attached.

SSCC251 AP10 1/2014



HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

80 ORCHARD STREET
BLOOMFIELD, NJ 07003-5104
Telephone: (862) 333-4505
Fax: (862) 333-4507
www.hepsolnj.org

REQUEST FOR DETERMINATION OF CH.251 NON-APPLICABILITY

Submit with a photocopy of a SURVEY, PLOT, OR SITE PLAN showing the work
Allow 3-5 days for Processing

I request that the subject land disturbance activity be reviewed for a written determination of non-applicability of the NJ Soil Erosion & Sediment Control Act (N.J.S.A. 4:24-et seq.). I understand that the fee for this review is \$50 by check or money order made payable to HEPSCD and that should the activity be deemed a project as defined by the Act, I will need to submit a formal application, a signed & sealed site plan to include a Soil Erosion & Sediment Control Plan, and the appropriate fee. I agree that if the proposed activity changes from the site plan submitted with this application, it will render this determination, if granted, void, and will require a reassessment of the land disturbance by the District. Non-applicability means the subject land disturbance does not meet the definition of a project under the Act and as such does not require formal SESC plan certification. The applicant will assume responsibility for determining the need for any appropriate soil erosion control measures.

Property Owner's Name Telephone Fax Email

Mailing address Town State Zip Code

Street Address of Project Town Tax Block(s) Tax Lot(s)

Applicant Name (if different) Company Name

Applicant Signature Telephone Fax Email

Project Description (check all that apply): ☐ Demolition ☐ New Construction ☐ Grading ☐ Excavation
☐ Renovation and/or Addition ☐ Stockpiles ☐ Utilities Trenching ☐ Farm Conservation Plan
☐ Other: _____

Total estimated disturbance (include building footprint, drives, walks, utilities, filling, grading, machinery access, etc): _____

→NOTE: If your total disturbance is more than 5000 s.f., use the Ch. 251 Application for SESC Plan Certification

For District Use Only

Received by _____ on _____
District Staff Date Check # Check Date

District Determination:

_____ Regulated _____ Not Regulated Verified by: _____ Date: _____

Authorized by: _____ Date: _____

District Comments: _____

APPENDIX A2

REQUIREMENTS, GUIDELINES AND PROCEDURES FOR
PREPARING AND IMPLEMENTING "STANDARDS FOR SOIL EROSION AND
SEDIMENT CONTROL IN NEW JERSEY"

An application for certification of a soil erosion and sediment control plan shall include the following items.

1. One copy of the complete subdivision, site plan or construction permit application, including key map as submitted to the municipality (Architectural drawings and building plans and specifications not required.) which includes the following:
 - a. Location of present and proposed drains and culverts with their discharge capacities and velocities and support computations and identification of conditions below outlets.
 - b. Delineation of any area subject to flooding from the 100-year storm in compliance with the Flood Plains Act (NJSA 58:16A) or applicable municipal zoning.
 - c. Delineating of streams, wetlands, pursuant to NJSA 13:9B and other significant natural features within the project area.
 - d. Soils and other natural resource information used. (Delineation of the project site on soil map is desirable utilizing the USDA Web Soil Survey.)
 - e. Land cover and use of area adjacent to the land disturbance.
 - f. All hydraulic and hydrologic data, describing existing and proposed watershed conditions and HEC HMS, HEC RAS, TR-55 and similar models, and other electronic input files, if used, of existing and proposed conditions and a completed copy of the Hydraulic and Hydrologic Data Base Summary Form, SSCC 251 HDF1.
2. Up to four copies of the soil erosion and sediment control plan* at the same scale as the site plan submitted to the municipality or other land use approval agency to include the following: (This information shall be detailed on the plat)
 - a. Proposed sequence of development including duration of each phase in the sequence.
 - b. Site grading plan showing delineation of land areas to be disturbed including proposed cut and fill areas together with existing and proposed profiles of these areas (an interim grading-erosion control plan may be required for large sites with extensive cuts and fills).
 - c. Contours at a two foot (or smaller) interval, showing present and proposed ground elevation.
 - d. Locations of all streams and existing and proposed drains and culverts.
 - e. Stability analysis of areas below all points of stormwater discharge which demonstrates a stable condition will exist or there will be no degradation of the existing condition.
 - f. Location and detail of all proposed erosion and sediment control structures including profiles, cross sections, appropriate notes, and supporting computations.
 - g. Location and detail of all proposed nonstructural methods of soil stabilization including types and rates of lime, fertilizer, seed, and mulch to be applied.
 - h. Control measures for non-growing season stabilization of exposed areas where the establishment of vegetation is planned as the final control measure.
 - i. For residential development - control measures to apply to dwelling construction on individual lots and notation that such control measures shall apply to subsequent owners if title is conveyed. This notation shall be shown on the final plat.
 - j. Plans with a notation for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.

Appropriate fees. (As adopted by the individual district.)

Additional items as may be required.

*Individual districts may require modifications in the above list.



ESSEX COUNTY PLANNING BOARD

900 Bloomfield Avenue
Verona, NJ 07044
(973) 226-8506 Ext. 247-262

SITE PLAN APPLICATION

COUNTY EXECUTIVE

Date Received _____ Application # _____

FILING FEE: Make Check Payable To The ESSEX COUNTY PLANNING BOARD

Site Plan Fee Schedule

Residential \$150.00 plus \$10/dwelling unit
Non-residential \$150.00 plus \$5/parking space

PLEASE SUBMIT FOUR (4) COPIES OF PLAN

SEE ATTACHED SHEET FOR ADDITIONAL FEE INFORMATION

Applicant _____

Address _____

Telephone No. () _____

Owner _____ Architect/
Engineer _____

Address _____ Address _____

Telephone No. () _____ Telephone No. () _____

SITE INFORMATION

MUNICIPALITY _____

Block No. _____ Lot No. _____

Street Address _____

Bd. of Adjustment Action, if any _____ Date _____

Acreage of Tract _____ Sq. Ft. of Building or Addition _____

Description of Construction _____

Type of Construction: Commercial _____ Industrial _____ Residential _____

Multi-Family _____ Mixed Use _____ Other _____

Specify - New _____ Addition _____ Renovation _____

Proposed Use of Site and/or Facility _____

Is proposed site in Flood Plain? _____ (If yes, enclose approved permit).

No. of Dwelling Units - Existing _____ New _____ Total _____

No. of Parking Spaces - Existing _____ New _____ Total _____

Interest of Applicant, if other than Owner _____

SIGNATURE OF APPLICANT

SITE - PLAN

EACH APPLICATION MUST BE COMPLETED AND ACCOMPANIED BY FOUR (4) SIGNED AND SEALED PRINTS OF THE PLAT PLANS CONTAINING THESE MINIMUM REQUIREMENTS:

- a) Key map, North arrow and scale.
- b) The municipal tax map, lot and block numbers of the lot or lots, tax sheet number.
- c) The name and address of the applicant and the owner, and the name, address and title of the person preparing the plan.
- d) The existing and proposed principal building or structure and all accessory buildings or structures.
- e) Existing topography based upon U.C.S. & G. datum and proposed grading with a maximum of two foot contour intervals.
- f) The location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities, plus all required design data supporting the adequacy of the existing or proposed facility to handle future storm flows.
- g) The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas.
- h) The location, name and widths of all existing and proposed streets including Right-of Ways, cross sections and profiles abutting the lot or lots in question and within 200 feet of said lot.
- i) The number of driveways provided from a site directly to any one County road, shall be recommended as follows: 100 feet of frontage 1, 100 to 800 feet of frontage 2.
- j) Where a site occupies a corner of two intersecting roads, no driveway entrance or exit may be located within a minimum of 10 feet of the tangent of the existing or proposed curb radius of that site. However, the 10 feet minimum required distance between the driveway and the tangent of the curb radius may be reduced to 5 feet if no other driveway is located at the adjacent side of the intersection within 10 feet of the tangent of the curb.
- k) No part of any driveway may be located within 10 feet of a side property line, however, there are exceptions where a driveway serves two or more sites.
- l) Drainage Calculations required.

Planning Board Consultant's Fees

After filing, the Planning Board at its discretion, may submit an application for development to such consultants as it may deem appropriate at the applicant's expense. The Planning Board shall inform the applicant of the amount of the consultant fee and the applicant shall have the option of withdrawing the applicant.

Within seven (7) days from receipt of notice of the amount of the proposed consultant fee, applicant may notify the Board in writing of applicant's objection to the reasonableness of the fee, in which event, Planning Board staff will arrange a meeting among the Board's consultant, applicant and Board staff at which time the consultant's fee will be discussed. After such meeting, applicant shall have the option of paying said fee (or such adjusted fee as may result from said meeting) and advising the Board by notice to proceed or of withdrawing the applicant, or the applicant may, by written notice request a hearing before the Planning Board with regard to the reasonableness of the consultant fees. Unless either a notice to proceed or request for Board review of the fee is received within fifteen (15) days from the date the meeting was held, (or within fifteen (15) days from the date applicant was notified of the amount of said fee, where a meeting is not requested) the applicant for development will be considered to have been withdrawn.

SITE PLAN FEE SCHEDULE

Preliminary/Final Site Plan Review

Residential

\$150 plus
\$10/dwelling unit

Nonresidential

\$150 plus
\$5/parking space

Nonresidential storage use contiguous or appurtenant to existing facilities

\$150 plus
\$5/1,000 sq. ft.
of floor area

When site plan and subdivision plans are revised the following revision fee schedule shall apply:

1st Revision:	25% of Original Fee
2nd Revision:	33.3% of Original Fee
3rd Revision:	50% of Original Fee
(and each subsequent revision):	

Fees charged for review by the Essex County Planning Board of plans submitted by state, county, municipal governments and public agencies, churches, hospitals and non-profit institutions which are exempt from payment of local application fees, shall be 75% of the applicable fee which would be charged to said entity if same were not exempt from such local application fee. Any such entity which is not exempt from payment of local application fees shall pay the full fees required to be paid hereunder.

The maximum fee charged for review shall not exceed \$5,000 for site plans having less than 1,000 off-street parking spaces nor more than \$10,000 for site plans having more than 1,000 off-street parking spaces.

Planning Board Consultant's Fee

After filing, the Planning Board, at its discretion, may submit an application for development to such consultants as it may deem appropriate at the applicant's expense. The Planning Board shall inform applicant of the amount of the consultant fee and the applicant shall have the option of withdrawing the application.

Within 7 days from receipt of notice of the amount of the proposed consultants fee, applicant may notify the Board in writing of applicant's objection to the reasonableness of the fee. In which event, Planning Board staff will arrange a meeting among the Board's consultant, applicant and Board Staff at which time the consultant's fee will be discussed. After such meeting, applicant shall have the option of paying said fee (or such adjusted fees as may result from said meeting) and advising the Board by notice to proceed, or of withdrawing the application, or the applicant may, by written notice request a hearing before the Planning Board with regard to the reasonableness of the consultant fees. Unless either a notice to proceed or request for Board review of the fee is received within 15 days from the date the meeting was held, (or within 15 days from the date applicant was notified of the amount of said fee, where a meeting is not requested) the application for development will be considered to have been withdrawn.