

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

RECEIVED JUN 18 2021

PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed 6/18/21 Application No. 284
Planning Board X
Zoning Board of Adjustment _____ Application Fees 1412.00
Escrow Deposit _____
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) BCUW/Madeline Housing Partners, LLC
Address 6 Forest Ave, Paramus, NJ 07652
Telephone Number (201) 291-4051
Applicant is a ☐ Corporation ☐ Partnership ☐ Individual ☒ Limited liability company

2. OWNER:

Name(s) Township of South Orange Village
Address 76 South Orange Avenue, South Orange, NJ 07079
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 41-45 Third Street
Nearest Intersecting Street Church Street
Tax Map Page 19 Lot 39 Block 1902
Page 19 Lot 40 Block 1902

PROPERTY DIMENSIONS:

Frontage 102.94 Ft.

Depth 152.83 Ft.

LOT AREA

Acreage .48

Square Feet 21,114

ZONE DISTRICT: Church Street Redevelopment Area, R-38 Affordable Housing Overlay
PRESENT USE: Two-family houses

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 John Inglesino, Esq.

Firm Inglesino, Webster, Wyciskala & Taylor, LLC

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

Telephone Number (973) 947-7111

Fax Number () (973) 887-1857

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name Joseph Vince P.E.

Firm Joseph Vince, P.E., L.S., P.P., C.M.E.

Professional License Professional Engineer

Telephone Number () : (201) 337-0053

Fax Number () (201) 337-0173

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: _____

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):

See attached

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

See attached

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

See attached

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):

Construction of 26-unit multi-family apartment complex and related amenities

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.

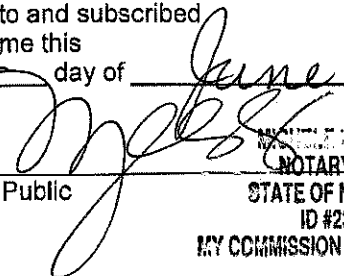
I acknowledge that the Application Fee submitted with the Application is non-refundable and that I have been advised further the escrow review fee will be deposited in an escrow account. The Escrow Fee is established to cover the costs of professional services including engineering, planning, legal and 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

5/17/21
DATE

Sworn to and subscribed
before me this

17 day of June, 20 2021


Notary Public

MAURICE A. DEJESUS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #2341560
MY COMMISSION EXPIRES 3/8/2021

BCUW/Madeline Housing Partners, LLC
Preliminary and Final Site Plan Approval
41-45 Third Street
Block 1902, Lots 39 and 40

1. Submission Requirement Waiver – See attached checklist and additional waiver requests:
 - a. Certified Property Owners' List – to be obtained and submitted
 - b. Owner Certification – property is owned by municipality
 - c. Certificate of Ownership – Applicants are charitable organizations
 - d. Certifications from Township – property is owned by municipality
 - e. Deed and affidavit of title – property owned by municipality
 - f. Public hearing documents – to be completed upon determination of completeness and assignment of meeting date
 - g. Escrow Deposit/Escrow Agreement/W9 – checks are forthcoming and will be submitted shortly
 - h. Application for Soil Erosion and Sediment Control Plan Certification – to be submitted upon determination of completeness
 - i. Essex County Planning Board Application – to be filed upon determination of completeness
 - j. Request for Determination of Ch. 251 Non-Applicability – to be filed upon determination of completeness
 - k. Easement Affecting the Property – to be filed upon completion of review
2. Variances Requested
 - a. Parking spaces, where 1 space per family unit is required and 0 is proposed
3. Calculation of Application Fees

Preliminary Site Plan	
21,114 SF lot area @ \$20.00/5,000 SF	\$100.00
27,729 SF building area @ \$4.00/100 SF	\$1,112.00
Final Site Plan	\$200.00
TOTAL	\$1,412.00

Name of Application

BOUW/MADELINE HOUSE & PARTNERS, LLC

Application No.

Block(s)

P02

Lot(s)

39 & 40

Date Filed

Application Submission Checklist

Item Number	Subdivision				Site Plan		Variance		Item Description	Quantities	Applicant Status		Township Status		Comments		
	Major		Minor		Major	Minor	40:SSD-70	(c) & (b)			(c)	(d)	Complies	Waiver		Complies	Waiver
	Gen. Dev. Plan	Minor	Preliminary	Final													
1	☐	☐	☐	☐	☐	☒	☐	☐	☐	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	2	☒					
2	☐	☐	☐	☐	☐	☒	☐	☐	☐	Application Form - Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	20	☒					
3	☐	☐	☐	☐	☐	☐	☐	☐	☐	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 applicant's Federal ID number.	2						
4	☐	☐	☐	☐	☐	☐	☐	☐	☐	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						
5	☐	☐	☐	☐	☐	☐	☐	☐	☐	Certified list of property owners within 200' of the property as prepared by the Township of South Orange Village Tax Assessor.	1						
6	☐	☐	☐	☐	☐	☐	☐	☐	☐	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						
7	☐	☐	☐	☐	☐	☐	☐	☐	☐	Completed escrow agreement signed by owner and applicant (Form Attached)	1						

Item Number	Gen. Dev. Plan		Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant Status		Township Status		Comments
	Minor	Major	Minor	Major	Minor	Major	40-55D-70	(d)			Complies	Waiver	Complies	Waiver	
8	☐	☐	☐	☐	☐	☐	☐	☐	Ownership Disclosure Affidavit (Form Attached)	1	☐	☐	☐	☐	
9	☐	☐	☐	☐	☐	☐	☐	☐	Public hearing notification (Form Attached)	1	☐	☐	☐	☐	
10	☐	☐	☐	☐	☐	☒	☐	☐	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	☐	☒	☐	☐	APPLICANT SEEK WAIVER, UTILITIES AT SITE. WILL SUBMIT WHEN OBTAINED.
11	☐	☐	☐	☐	☒	☒	☐	☐	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	☐	☒	☐	☐	WILL COMPLY WHEN SUBMITTED.
12	☐	☐	☐	☐	☐	☐	☐	☐	Completed Essex County Health Department application., including copy of a check made payable to Essex County.	1	☐	☐	☐	☐	
13	☐	☐	☐	☐	☒	☒	☐	☐	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	☐	☒	☐	☐	WILL COMPLY WHEN SUBMITTED. DETAIL ON SITE PLAN
14	☐	☐	☐	☐	☒	☒	☐	☐	New Jersey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	1	☐	☒	☐	☐	WILL COMPLY WHEN SUBMITTED
15	☐	☐	☐	☐	☒	☒	☐	☐	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	☐	☐	☐	☐	

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance		Item Description	Quantities	Applicant Status		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
16	☐	☐	☐	☐	☐	☒	☒	☐	☐	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	☒					
17	☐	☐	☐	☐	☐	☒	☒	☐	☐	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 • Impact mitigation steps • Alternatives to development	1		☒				THIS IS A REDEVELOPMENT OF EXISTING IMPROVED SITE
18				☐	☒	☒	☐	☐	☐	Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.	20	☒					
19	☐					☐			☐	Traffic & Parking Impact Assessment – should include, at least, the following: • 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		☒				RESIDENTIAL HOUSING NO PARKING PROVIDED ON-SITE

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		☒			WILL PROVIDE FOLLOWING APPROVAL
22		☐		☐						Certification from the Township of South Orange Village Tax Assessor approving the block and lot designations	1					
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	☒				
24			☐							Certification from the Township of South Orange Village approving the road names and subdivision name.	1					

Plans shall show or include the following:

Item Number	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments
	Minor	Preliminary	Final	Minor	Preliminary	Major	(a) & (b)	(c)	(d)			Complies	Waiver	Complies	Waiver	
25	☐	☐	☒	☐	☒	☒	☐	☐	☐	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	☐	☐	☒	☐	☒	☒	☐	☐	☐	Name, address and telephone number of record owner and applicant	X					
27	☐	☐	☒	☐	☒	☒	☐	☐	☐	North arrow with reference (all sheets)	X					
28	☐	☐	☒	☐	☒	☒	☐	☐	☐	Drawn at a scale not less than 1 inch equals 50 feet	X					
29	☐	☐	☒	☐	☒	☒	☐	☐	☐	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					
30	☐	☐	☒	☐	☒	☒	☐	☐	☐	Zoning compliance schedule, including notation as to any variances/waivers requested	X					
31	☐	☐	☒	☐	☒	☒	☐	☐	☐	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
32	☐	☐	☒	☐	☒	☒	☐	☐	☐	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					
33	☐	☐	☒	☐	☒	☒	☐	☐	☐	Setback lines - All front, side and rear setback lines shall be shown in accord with the applicable zoning.	X					
34	☐	☐	☒	☐	☒	☒	☐	☐	☐	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					

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		Minor	Preliminary	Major	Final	Minor	Preliminary	Major		Complies	Waiver	Complies	Waiver	
35	☐	☐	☐	☒	☒	☐	☒	☒	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.	☒		☒		
36	☐	☐	☐	☒	☒	☐	☒	☒	Existing Trees: The location, species and size of all existing trees having a caliber of 4 inches or greater measured at breast height on site	☒		☒		
37	☐	☐	☐	☒	☒	☐	☒	☒	Existing wells and septic system on the property and within 100 feet of the property.					N/A
38	☐	☐	☐	☒	☒	☐	☒	☒	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	☒		☒		
39	☐	☐	☐	☒	☒	☐	☒	☒	A developer's agreement with the Village that addresses the affordable housing requirements		☒			Will comply following approval
40	☐	☐	☐	☒	☒	☐	☒	☒	Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district	☒		☒		
41	☐	☐	☐	☒	☒	☐	☒	☒	Signature blocks for Board Chairperson, Secretary and Engineer	☒		☒		
42	☐	☐	☐	☒	☒	☐	☒	☒	Approvals Statement - Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same		☒			TO BE PROVIDED UPON RECEIPT

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		Minor	Preliminary	Major	Minor	Preliminary	Major				Complies	Waiver	Complies	Waiver	
43								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.							N/A
								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
															TO BE PROVIDED

Item Number	Subdivision			Site Plan		Variance		Item Description	Quantities	Applicant		Township		Comments
	Minor	Preliminary	Major	Minor	Preliminary	Major	40:55D-70			Status	Complies	Status	Complies	
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.		X				N/A N/A
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				
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				
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				
48								The entire tract on one sheet at the same scale as the Tax Map sheet it appears on.		X				

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	Minor	Preliminary	Major	Minor	Preliminary	Major				Complies	Waiver	Complies	Waiver	
49	☐	☐	☐	☐	☒	☒	(d)	Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown	X					
50	☐	☐	☐	☐	☒	☒	(c)	Current topographic survey with contours at 2-foot intervals within the tract and within 50 feet of the tract	X					
51	☐	☐	☐	☐	☒	☒		Grading plan showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.	X					
52	☐	☐	☐	☐	☒	☒		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	X					
53	☐	☐	☐	☐	☒	☒		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	X					N/A N/A N/A N/A N/A N/A

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		Minor	Preliminary	Final	Major	Minor	Preliminary	Final	(a) & (b)	(c)	(d)		Complies	Waiver	Complies	Waiver	
54	☐	☐	☐	☐	☒	☐	☒	☒					☒				NO PARKING PROVIDED ON-SITE
55		☐	☐	☐	☒	☐	☒	☒					☒				NO PROPOSED SITE LIGHTING
56		☐	☐	☐	☒	☐	☒	☒					☒				NO SIGNS PROPOSED
57		☐	☐	☐	☒	☐	☒	☒				2	☒				
58	☐	☐	☐	☐	☐	☐	☐	☐									
59		☐	☐	☐	☒			☒					☒				
60		☐	☐	☐	☒			☒									N/A

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: _____