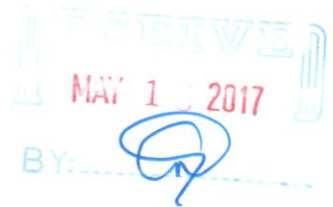


TOWNSHIP OF SOUTH ORANGE VILLAGE
VILLAGE HALL
SOUTH ORANGE, NEW JERSEY 07079



PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed 5/15/17 Application No. 259
Planning Board X
Zoning Board of Adjustment _____ Application Fees 979.54
Escrow Deposit 4,851.30
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) The Y Group LLC
Address 526 Hudson Street, Hoboken, NJ 07030
Telephone Number (973) 535-0500 (c/o Allyson M. Kasetta, Esq.)
Applicant is a [] Corporation [] Partnership [] Individual ☒ Limited Liability Company

2. OWNER:

Name(s) same as Applicant
Address _____
Telephone Number () _____

3. CORPORATE DISCLOSURE:

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

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

4. SUBJECT PROPERTY:

Street Address 14 Second Street
Nearest Intersecting Street Sloan Street
Tax Map Page 19 Lot 2 Block 1905
Page _____ Lot _____ Block _____

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):

92-196, Schedule 2, minimum rear yard: 10 feet required, 3.5 feet proposed

92-201.A, minimum parking spaces: 19 spaces required, 13 spaces proposed

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

None requested

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

See attached submission checklist

12. Have there been any previous or are there any pending applications, appeals or subdivisions involving or affecting the subject property? Not to the Applicant's knowledge

☐ 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 employees, etc. (attach additional pages as needed):

The Applicant proposes a new mixed use building containing 557 square feet of retail space on the ground floor with 6 residential units above. The proposed building height is 4 stories/ 48 feet and 13 parking spaces are provided with 1 space ADA and van accessible.

14. APPLICANT CERTIFICATION:

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

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

The Y Group LLC

By: Menassie Taddese Vice President/Manager
SIGNATURE OF APPLICANT

DATE 4/2/17

Sworn to and subscribed
before me this 1st day of April, 2017

John Riordan
Notary Public

John Riordan
Notary Public
New Jersey
My Commission Expires 01-28-2021
No. 50051133

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

Application No. _____
DATE: 4/2/17

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY.

I, Menassie Taddese, of full age, being duly sworn, upon my oath depose and say:

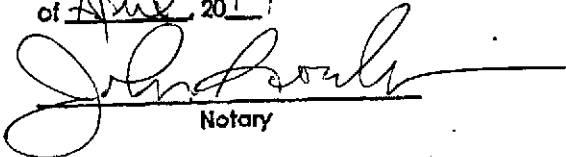
The Y Group LLC

1. I am the owner of Lot(s) 2 in Block(s) 1905 on the tax assessment map of the Township of South Orange Village, the property affected by my application herein.

2. I authorize Allyson M. Kasetta, Esq. 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, 2017


Notary

John Riordan
Notary Public
New Jersey
My Commission Expires 01-28-2021
No. 50031153

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:

See attachment

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:

NAME	ADDRESS
1. <u>Yeyne Abebe Melaku</u>	<u>526 Hudson Street, Hoboken, NJ 07030</u>
2. <u>Menassie Taddese</u>	<u>526 Hudson Street, Hoboken, NJ 07030</u>
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.

The Y Group LLC


By Menassie Taddese, Vice President/Manager
CORPORATION/PARTNERSHIP OFFICER


SIGNATURE

4/7/17
DATE

Sworn to and subscribed
before me this

7th day of April, 2017


Notary Public

John Riordan
Notary Public
New Jersey
My Commission Expires 01-28-2021
No: 50851333

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

Application No. _____
Date: _____

ESCROW AGREEMENT

Complete the Following Information

Applicant Name The Y Group LLC

Application Number _____

Block 1905 Lot(s) 2

I understand that the sum of \$ 4,851.30 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.

The Y Group LLC

By: Allyson M. Kasetta
Signature

Allyson M. Kasetta
Print Name

Attorney for Applicant
Title

**TOWNSHIP OF SOUTH ORANGE VILLAGE
LAND DEVELOPMENT APPLICATION CHECKLIST
(Must be submitted with each Application)**

All pages of this checklist must be submitted. An application shall not be considered complete until all the materials and information specified below have been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the municipal agency. If an item is considered by the applicant to be "Not Applicable", a waiver request should be made.

The waiver request shall be granted or denied within 45 days of receipt of said request.

Any questions regarding the submission of Land Development Application documents should be directed to Administrative Clerk of the Township Engineering Department (973)378-7715 ext. 7706. All application materials should be submitted to the Administrative Clerk of the Township Engineering Department, Village Hall, 101 South Orange Avenue, South Orange, NJ 07079.

Instructions: This single checklist is designed for all land development applications. The applicant should identify the type of application being made and search down the appropriate column to the left of the page to identify which items are required by the presence of a circle. The circle can be filled in by the applicant to help keep track of those items that have been provided. The applicant should make a mark under the Applicant column to the right of the page to indicate either compliance or the seeking of a waiver. The Comments box can be filled in to provide additional information.

Example: In the example below, an applicant is seeking Final Major Site Plan Approval. The applicant will note that the 7th column is for that type of application (**bolded**). The applicant is seeking a waiver for the final plat until after approval as indicated by the x in the Waiver column and indicates the reason for the request in the comments field. The applicant will provide a Title Block on the plans submitted as indicated by the x in the Complies column.

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Township		Comments
		Minor	Major	Minor	Major	40:55D-70				Status		Status		
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			X			Applicant seeks temporary waiver and will submit final plat following approval.
25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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				

Name of Application 14 Second Street Application No. _____
 Block(s) 1905 Lot (s) 2 Date Filed _____

Application Submission Checklist

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Minor	Preliminary	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver	
1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	2	X				
2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Application Form - Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	20	X				
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input 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 applicant's Federal ID number.	2	X				
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input 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	X				
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input 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	X				
6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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					N/A
7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed escrow agreement signed by owner and applicant (Form Attached)	1	X				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Township		Comments
		Major	Preliminary	Major	Preliminary	(a) & (b)	(c)			(d)	Status	Waiver	Status	
8	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	X			
9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	X			
10	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1		X		Applicant seeks temporary waiver and will submit prior to final approval.
11	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1		X		Applicant seeks temporary waiver and will submit prior to final approval.
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"/>	1				N/A
13	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1		X		Applicant seeks temporary waiver and will submit prior to final approval.
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"/>	1				N/A
15	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				1	X			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.

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major	Final			Complies	Waiver	Complies	Waiver	
16	<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"/>	1					N/A
									<p>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</p> <p>Environmental Impact Assessment – should include, at least, the following:</p> <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		X			Applicant requests a waiver of this item because the project is a re-development of a previously developed and disturbed site.
17	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>							
18					<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p>Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.</p> <p>Traffic & Parking Impact Assessment – should include, at least, the following:</p> <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 	20	X				
19	<input type="radio"/>	<input type="radio"/>				<input checked="" type="radio"/>		<input type="radio"/>		1		X			Applicant requests a waiver of this item as the 8 units will generate negligible traffic.

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver		
20												1						N/A
21												1		X				Applicant seeks temporary waiver and will submit prior to final approval.
22												1						N/A
23												2						Applicant seeks temporary waiver and will submit prior to final approval.
24												1						N/A

Plans shall show or include the following:

Item Number	Gen. Dev. Plan			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments
	Minor	Preliminary	Final	Minor	Preliminary	Final	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver	
25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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				
30	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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				
31	<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"/>	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.						N/A
32	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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				
33	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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				Note: Only applicable setback is a 10' rear yard setback for which a variance is being requested.
34	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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				

Item Number	Subdivision			Site Plan			Variance				Item Description	Quantities	Applicant Status		Township Status		Comments	
	Gen. Dev. Plan	Minor	Preliminary	Major	Minor	Preliminary	Major	Final	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
35	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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				There are no critical environmental areas, streams, flood hazard areas or wetlands on the subject property.
36	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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				The applicant requests a temporary waiver. Size and species of trees to be provided prior to final approval.
37	<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"/>	<input type="radio"/>	Existing wells and septic system on the property and within 100 feet of the property.						N/A
38	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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				The applicant requests a waiver for submission of a formal landscape plan. Building covers 92% of the lot.
39	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	A developer's agreement with the Village that addresses the affordable housing requirements						The applicant requests a temporary waiver and will enter into a Developer's Agreement if required under applicable law.
40	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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				Applicant seeks temporary waiver and will provide prior to final approval.

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver	
44	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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				Key map on Cover Sheet shows buildings within 200 feet of project site.
45	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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				The Site Plan indicates the location of the trash room within the building.
48	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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			Item Description	Quantities	Applicant		Township		Comments
		Major	Minor	Major	Minor	(a) & (b)	(c)	(d)			Status	Complies	Status	Complies	
49	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown		X				No proposed right of ways or easements
50	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>					Current topographic survey with contours at 2-foot intervals within the tract and within 50 feet of the tract.		X				
51	<input type="radio"/>		<input type="radio"/>	<input 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.		X				
52	<input type="radio"/>		<input type="radio"/>	<input 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		X				
53	<input type="radio"/>		<input type="radio"/>	<input 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			X			A partial waiver is requested for providing profiles and cross sections of streets.

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description		Quantities	Applicant		Township		Comments	
		Major	Minor	Major	Minor	(a) & (b)	(c)	(d)				Status	Complies	Status	Complies		
54	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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			X					
55		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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				X				Waiver requested. No external illumination proposed. Parking area is garage area and will be provided with building permit plans.
56		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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.			X					
57		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" 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	2	X						
58	<input type="radio"/>	<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.								N/A
59		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>			A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.				X				Applicant seeks temporary waiver and will submit prior to CO.
60		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input 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.								N/A



April 24, 2017

Township of South Orange Village

Office of the Planning Board
76 South Orange Avenue
South Orange, NJ 07079

RE: Application for Development

Block 19.05, Lot 2

14 2nd Street

Sewer and Water Demand Calculations

Application Checklist Item 43J

This correspondence is part of the application for development of the referenced property. In accordance with the Site Plan Submission Checklist, Item 43J, the following represent our statements relative to estimated daily water demand and wastewater flows.

PROPOSED SANITARY SEWER

All sewage from the site will connect into the municipal system located in 2nd Street. It is the intent of the project to install a new 6-inch sewer lateral. The daily projected wastewater flow is 2,156 GPD. The projected flow is based on NJAC 7:14A-23.3 and is summarized in the following table:

USE	QUANTITY	DEMAND RATE	DEMAND
RETAIL	560 SQ. FT.	0.10 GPD\SQ. FT.	56 GPD
2-BEDROOM	4 UNITS	225 GPD\UNIT	900 GPD
3-BEDROOM	4 UNITS	300 GPD\UNIT	1,200 GPD
TOTAL			2,156 GPD

PROPOSED WATER SERVICE

Water service will be provided to the site from the municipal system located in 2nd Street. The daily projected water demand is 2,170 GPD. The projected flow is based on NJAC 7:10-12.6 and is summarized in the following table:

USE	QUANTITY	DEMAND RATE	DEMAND
RETAIL	560 SQ. FT.	0.125 GPD\SQ. FT.	70 GPD
2-BEDROOM	4 UNITS	75 GPD\PERSON	900 GPD
3-BEDROOM	4 UNITS	75 GPD\PERSON	1,200 GPD
TOTAL			2,170 GPD

ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MARVIN JARMEL, IIDA
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF
AUTHORIZATION NUMBER
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com

Very truly yours,

Jarmel Kizel Architects and Engineers, Inc.

Gerard P. Gesario, PE
Director of Civil Engineering

S:\Projects\YGROU P 5-16-145\Design Data\Utilities\Sewer_Water Demand Statement.docx

TOWNSHIP OF SOUTH ORANGE VILLAGECERTIFICATE OF PAID TAXES

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

Owner: The Y Group LLC Phone No. (973) 535-0500 c/o Allyson M. Kasetta, Esq.
Address: 526 Hudson Street
City/State: Hoboken, NJ Zip Code: 07030

TITLE and LOCATION OF PROPERTY: _____

14 Second Street

Block No. 1906 Lot No. 2 Zone No. B-1 No. of Lots 1
Tax Sheet No. _____

TAXES AS RECORDED FOR 2017

First Quarter PAID 3/23/17 Second Quarter PAID
Third Quarter _____ Fourth Quarter _____

The TAX COLLECTOR of the Township of South Orange Village

Ademke Zacobaus dated March 24th 2017
(Name)

certifies that the above taxes are paid to date.

ADJACENT PROPERTY LISTING APPLICANT: 1905/2
TAXING DISTRICT 19 SOUTH ORANGE TWP COUNTY 07 ESSEX

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1900 1	TRESTLE	5A	ERIE LACKAWANNA/NJ TRANSIT ONE PENN PLAZA NEWARK, N.J.	07102
1905 1	8 SECOND STREET	4A	WACHOVIA /THOMSON REUTERS POB 2609 CARLSBAD, CA	92018
1905 2	14 SECOND STREET	2	Y GROUP LLC, 526 HUDSON STREET HOBOKEN, NJ	07030
1905 3	20 SECOND STREET 2 FAMILY	2	BYRNE:20 SECOND LLC 28 LAKESIDE AVE WEST ORANGE, NJ	07052
1905 4	24 SECOND ST 2 FAMILY	2	CLARK, HENRY BRUCE & WINONA M 24 SECOND STREET SOUTH ORANGE, NEW JERSEY	07079
1905 5	28 SECOND STREET	15D	FIRST BAPTIST CHURCH P.O.BOX 56 SOUTH ORANGE, N.J.	07079
1905 6	103 VALLEY STREET	15D	FIRST BAPTIST CHURCH P.O. BOX 56 SOUTH ORANGE, N.J.	07079
1905 7	109 VALLEY STREET	4A	ANTOINE, AMIN 109 VALLEY STREET SOUTH ORANGE, NJ	07079
1905 8	115 VALLEY STREET	4A	VALLEY NATIONAL BANK 1720 ROUTE 23 NORTH WAYNE, NJ	07470
1906 1	7 SECOND STREET 2 FAMILY	2	LEWIS,ALYCE, L JONES, R BRINKLEY 7 SECOND STREET SOUTH ORANGE, N.J.	07079
1906 2	62 SLOAN STREET	15C	SOUTH ORANGE RESCUE SQUAD, INC 13 FOURTH ST. SOUTH ORANGE, NJ	07079
1906 4	18 FIRST STREET	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J.	07079
1906 7	63 VALLEY STREET	4A	RUCHI REALTY LLC, 34 TILLOU ROAD WEST SOUTH ORANGE, NJ	07079
1906 8	65 VALLEY STREET	4A	OGUNBOTE, JANET 117 MELROSE AVENUE IRVINGTON, N.J.	07111
1906 9	67-69 VALLEY STREET	4A	THOMPSON, RONALD 59 GREEN WOOD AVENUE WEST ORANGE, NJ	07052
1906 10	71 VALLEY STREET	4A	MONTROSE REALTY I NJ, LLC 71 VALLEY STREET SOUTH ORANGE, NJ	07079
1906 11	15 SECOND ST	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N. J.	07079
1906 12	13 SECOND ST	15C	TWSP SOUTH ORANGE VILLAGE 101 SOUTH ORANGE AVENUE SO ORANGE, NJ	07079

TAXING DISTRICT 19 ADJACENT PROPERTY LISTING
SOUTH ORANGE TWP

APPLICANT: 1905/2
COUNTY 07 ESSEX

PAGE 2

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1906 13	11 SECOND STREET	2	ANDERSON, DELORES, ET ALS 11 SECOND STREET SOUTH ORANGE, N.J. 07079
1906 14	9 SECOND STREET	2	LUARCA, DYRONNE R 9 SECOND ST. SOUTH ORANGE, NJ 07079
2304 5	153 VALLEY STREET	15F	THIRD & VALLEY URB REN LLC/J ROSE 551 FIFTH AVE 23RD FLOOR NEW YORK, NY 10176
2304 5 BLDG	153 VALLEY STREET	15F	THIRD & VALLEY URB REN LLC/J ROSE 551 FIFTH AVE 23RD FLOOR NEW YORK, NY 10176

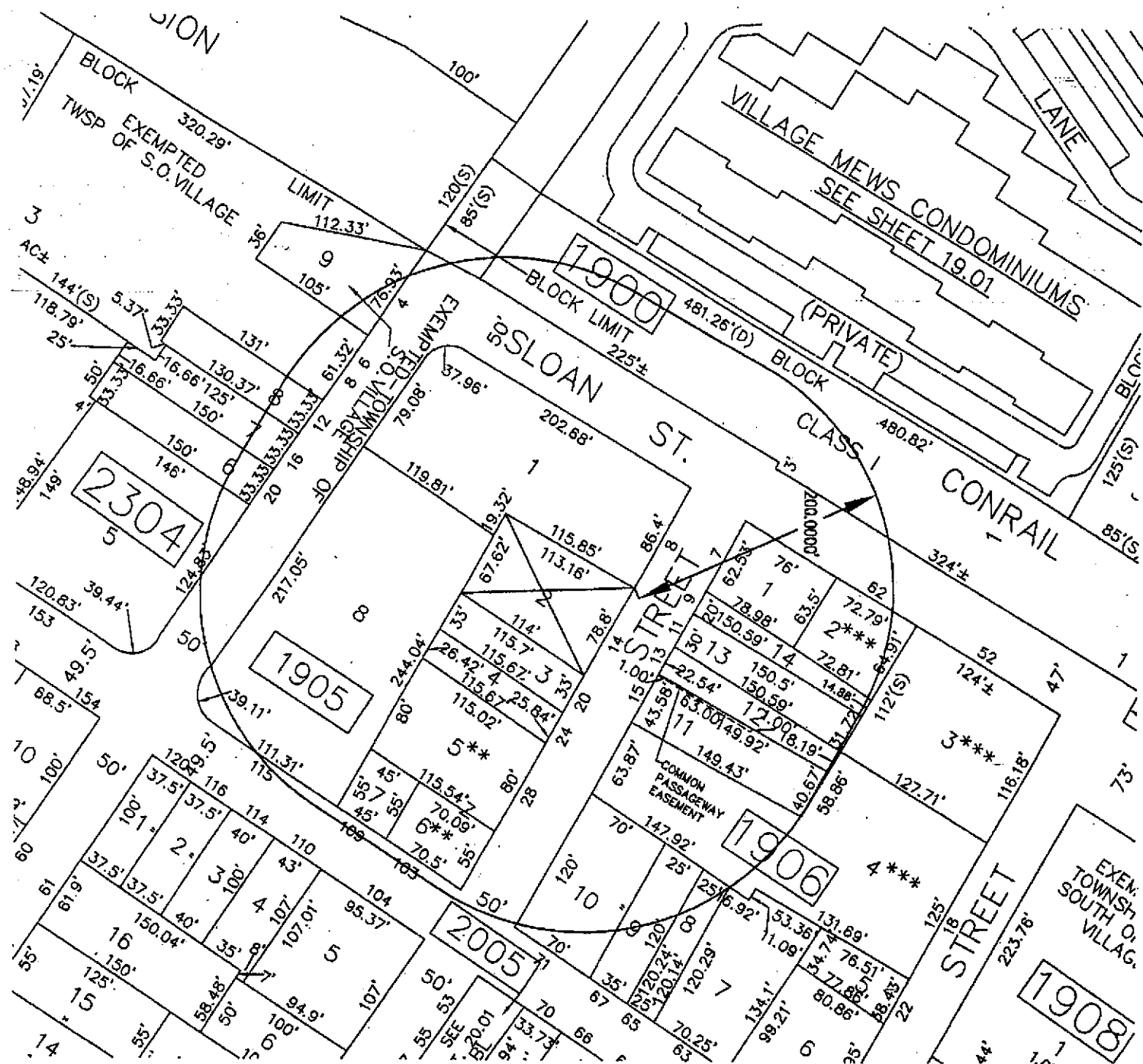
UTILITIES

1. New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078
2. Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102
3. Verizon
540 Broad Street
Newark, New Jersey 07101
4. CABLEVISION
186 West Mark Street
Newark, New Jersey 07103

I, Ellen Foye Malgieri, Village Tax Assessor, do hereby certify that this is an accurate and complete list of property owners and addresses. Said list has been prepared from the most recent tax rolls.

Ellen Foye Malgieri

Ellen Foye Malgieri
Tax Assessor



CUSTOMER RECEIPT

PRINTED: 03/15/17 01:49:56 PM

USER: EN

TRANSACTION #: 160000

**VILLAGE OF SOUTH ORANGE
101 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079**

DATE DESCRIPTION

TOTAL

325 - OWNER OF PROPERTY

01-1920-08-1050-602

03/15/17 PROPERTY OWNER'S LIST

10.00

CONNELL FOLEY LLP - BLOCK 1905 LOT 2 - 14 SECOND STREET

CASH

0.00

CHECK

10.00

CREDIT CARD

0.00

TOTAL

10.00

***PLEASE RETAIN RECEIPT FOR YOUR RECORDS AS PROOF OF PAYMENT.

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)

Construct a new mixed use building consisting of 557 square feet of retail space on the ground floor
and 8 residential units above with off-street parking.

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

92-196, Schedule 2, minimum rear yard: 10 feet required, 3.5 feet proposed

92-201.A, minimum parking spaces: 19 spaces required, 13 spaces proposed

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

14 Second Street

And designated as Lot 2 Block 1905 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

Allyson M. Kasetta, Esq.
Connell Foley LLP
Attorneys for the Applicant
The Y Group LLC