

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

RECEIVED
APR 10 2018
BY: 

PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed 4/10/18 Application No. 264
Planning Board X
Zoning Board of Adjustment _____ Application Fees 2948.43
Escrow Deposit 5000.00
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) Orange Lawn Tennis Club c/o Woodmont Properties
Address 100 Passaic Avenue, Suite 240, Fairfield, NJ 07004
Telephone Number (973) 316-9400
Applicant is a ☐ Corporation ☐ Partnership ☐ Individual ☒ 501(c)3

2. OWNER:

Name(s) Orange Lawn Tennis Club c/o Woodmont Properties
Address 100 Passaic Avenue, Suite 240, Fairfield, NJ 07004
Telephone Number (973) 316-9400

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 305 Ridgewood Road North
Nearest Intersecting Street Forest Road
Tax Map Page _____ Lot 6 & 6.01 Block 1304
Page _____ Lot _____ Block _____

PROPERTY DIMENSIONS:

Frontage 80' (flag lot) Ft.

Depth 1112' Ft.

LOT AREA

Acreage 15.78 acres

Square Feet 687,358 sf

ZONE DISTRICT: Planned Residential Cluster B (PRCB)
Private Recreation Facilities District (PR) Redevelopment Zone

PRESENT USE: Private Recreation (Tennis Club)

5. Any existing or proposed restrictions, covenants, easements or association by-laws affecting the subject property X YES NO. (If yes, attach description of same.)
See Survey in Site Plan Set

6. APPLICANT'S ATTORNEY:

Name Stephen Santola

Firm Woodmont Properties

Address 100 Passaic Avenue, Suite 240, Fairfield, New Jersey 07004

Telephone Number (973) 316-9400

Fax Number (973) 316-5520

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name Michael Lanzafama, P.E., P.L.S

Firm Casey & Keller, Inc.

Professional License PE / PLS No. 30084

Telephone Number (973) 379-3280

Fax Number (973) 379-7993

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):

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

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

Items 11, 12, 14, 16, 17, 19, 20, 21, 23, 39, 42, 47, 52, 54, 55, 59, 60

(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:

Approved subdivision to create Block 1304, Lot 6.01 and approved site plans for
the construction of townhomes on lot 6.01 on or about October 2016.

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 two "bubble structures" to each cover and enclose two tennis
(four enclosed courts total) between October 15 and April 15. The courts to be
covered are located directly behind the clubhouse building to minimize visibility
to neighboring properties. No change or expansion in use is proposed.

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

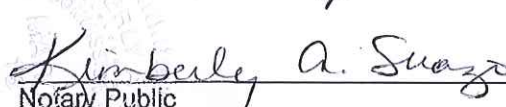
Eric Witmond for Orange Lawn Tennis Club

4/9/18

DATE

Sworn to and subscribed
before me this

9th day of April, 20 18



Notary Public

KIMBERLY A SUAZO

ID # 2054965

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires March 18, 2019

15. OWNER CERTIFICATION:

I certify that I am the Owner of the Property which is the subject Applicant 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 APPLICANT

Eric Witmond for Orange Lawn Tennis Club

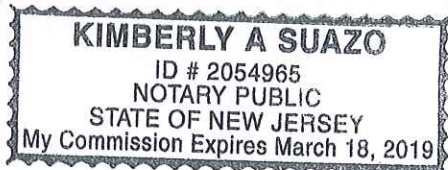
4/9/18

DATE

Sworn to and subscribed
before me this

9th day of April, 2018

Kimberly A Suazo
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. <u>Eric Witmond</u>	<u>267 Speer Ave., Englewood, NJ 07631</u>
2. <u>Bruce Schonbraun</u>	<u>12 Fawn Dr., Livingston, NJ 07039</u>
3. <u>Evan Ratner</u>	<u>54 Barnsdale Rd., Short Hills, NJ 07078</u>
4. <u>Ryan Schinman</u>	<u>45 Mountain Ave., Llewellyn Park, West Orange, NJ 07052</u>
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.

Eric Witmond, Manager for Orange Lawn Tennis Club
CORPORATION / PARTNERSHIP OFFICER

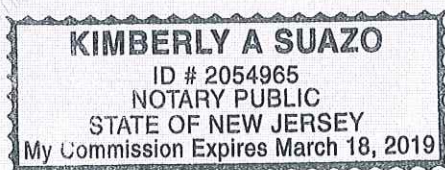
[Signature]
SIGNATURE

4/9/18
DATE

Sworn to and subscribed
before me this

9th day of April, 20 18

[Signature]
Notary Public



WOODMONT properties

Via Hand Delivery

April 10, 2018

Township of South Orange Village
76 S. Orange Avenue
South Orange, NJ 07079
Attn: Ojetti Davis
Planning Board Secretary



RE: Orange Lawn Tennis Club
Lot 6 and 6.01 in Block 1304
Site Plan Application for Two Temporary Tennis Court Enclosure Structures (Bubbles)

Dear Ms. Davis:

As a follow up to my phone conversation with Sal Renda, attached is a minor site plan application to install two temporary sports domes over four existing tennis courts at the above referenced property. Specifically, the following items are attached:

1. Original and 20 copies of the Site Plan Application
2. 2 copies of the completed checklist inclusive of submission waiver requests. Additional testimony to be provided regarding the waiver requests.
3. Application fee in the amount of \$2,949.43 (Check no. 556) with EIN #22-1173928. As noted in the application, we believe this to be a minor site plan application but have included the higher fees for preliminary and final in case it was determined to be necessary.
 - Preliminary 687,358 s.f. of lot area/5,000 sf x \$20 = \$2,749.43
 - Final=\$200
4. Technical Review Escrow Fee in the amount of \$5,000 (Check no. 555) with EIN #22-1173928. It is acknowledged that additional fees may be required. Please note that no floor area is proposed as these are temporary enclosures.
5. Escrow Agreement
6. W-9
7. Certification of Paid Taxes
8. Certified List of Property Owners
9. Deed as to ownership of property
10. Ownership Disclosure Affidavit
11. March 1, 2018 Can and Will Serve Letter for Electric and Gas service from PSE&G. No water, sanitary or telephone service is requested as part of this application
12. 20 sets of Site Plans and Manufacturers details prepared by Casey and Keller, Inc. and Arizon Building Systems
13. Digital copy of submission
14. 2 copies of the HEP Soil Conservation District application and check for the associated application fee

Building Excellence Since 1963

Township of South Orange
April 10, 2018
Page two

15. 20 sets of Photographs of the subject area for the proposed temporary tennis court enclosures

Certain improvements were approved in Resolution memorialized on January 5, 2017 (Planning Board application #256) for the subject property. This site plan application is separate and apart from those approved improvements.

Please note that time is of the essence in order to get the domes in place for this season. Accordingly, we herein respectfully request that we be heard for completeness and the formal hearing on May 7th.

If you require any additional information, please do not hesitate to contact me. Thank you for your assistance.

Very truly yours,
Woodmont Properties



Steven Varneckas
SVP & Director of Development

Enclosures

SV/ks

Cc: Mike Lanzafama, PE, PLS & PP
Bruce Schonbraun
Eric Fromm
Stephen Santola, Esq.
Chris Kok w/enclosures via overnight mail

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

Application No. _____
DATE: _____

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY

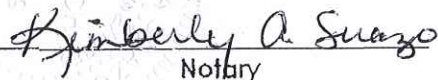
I, Eric Witmond, of full age, being duly sworn, upon my oath depose and say:

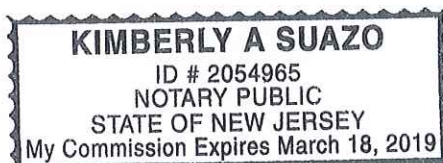
1. I am the owner of Lot(s) 6&601 in Block(s) 1304 on the tax assessment map of the Township of South Orange Village, the property affected by my application herein.
2. I, authorize Stephen Santola, Esq., _____, as my agent or as my attorney, to appear on my behalf in connection with my application filed herein.


(Signature)

Subscribed and sworn
before me this 9th day
of April, 20 18

Orange Lawn Tennis Club
Manager


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:

Eric Witmond 267 Speer Ave., Englewood, NJ 07631
Bruce Schonbraun 12 Fawn Dr., Livingston, NJ 07039
Evan Ratner 54 Barnsdale Rd., Short Hills, NJ 07078
Ryan Schinman 45 Mountain Ave., Llewellyn Park, West Orange, NJ 07052

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

Application No. _____
Date: _____

ESCROW AGREEMENT

Complete the Following Information

Applicant Name Orange Lawn Tennis Club

Application Number _____

Block 1304 Lot(s) 6 & 6.01

I understand that the sum of \$5,000. 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

Eric Wilmond
Print Name

Manager
Title

3/20/18



Township of South Orange Village

Village Hall (973) 378-7715
Fax (973) 761-1438
www.southorange.org

Tax Office Ext. 7732
Water Dept Ext. 7738

RETURN TO:

TAX COLLECTOR'S OFFICE
VILLAGE HALL
SOUTH ORANGE, NEW JERSEY 07079

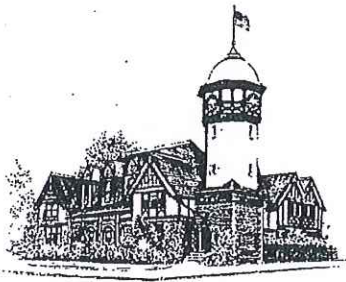
The enclosed check or bill is being returned for the following reason:

- ☐ The check was not enclosed.
- ☐ It lacks the signature.
- ☐ It is not payable to the Township of South Orange Village.
- ☐ The numerical amount differs from the written amount.
- ☐ It does not identify the account that is being paid.
- ☐ The check creates an overpayment.

☒ Other: Taxes are Current

The delinquent balance
was previously paid on
3/19/18

Thank You,
Tax Collector's Office
Aderonke Zaccheus - Tax Collector



Township of South Orange Village

Village Hall (973) 378-7715
Fax (973) 761-1438
www.southorange.org

Tax Office Ext: 7732
Water Dept Ext: 7738

CERTIFICATE OF PAID TAXES

Certificate from Tax Collector that all taxes are paid to date.

Owner ORANGE LAWN TENNIS CLUB

Mailing Address 305 RIDGEWOOD RD- NORTH

City, State, Zip Code SOUTH ORANGE, NJ 07079

Property Location 305 RIDGEWOOD RD. N.

Block 1304 Lot 06 & 06-01 Qualification _____

TAXES AS RECORDED FOR THE YEAR 2018

First Quarter PAID IN FULL Second Quarter _____
AS OF 3/19/18

Third Quarter _____ Fourth Quarter _____

The Tax Collector of the Township of South Orange Village

Aderonke Zaccheus, dated MARCH 20, 2018

Certifies that the above taxes are paid to date.

TAX DEPARTMENT

SOUTH ORANGE VILLAGE

03/20/18

ORANGE LAWN TENNIS CLUB
 305 RIDGEWOOD ROAD NORTH
 SOUTH ORANGE, N.J. 07079

Account	1939000	Loc	305 RIDGEWOOD	RD N
Blk 1304 Lot 06 Qual		2016 Tax	224,316.97	PrpCls 4A
Bank		2017 Tax	191,588.35	Deduc

Ld/Im/Net	1,496,400 / 4,740,200 / 6,236,600					[3/20/18 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE	TRAN.DATE
17.1.R	56,079.25	56,079.25	0.00	0.00	0.00	2/10/17
17.1.SS	7,695.00	7,695.00	0.00	0.00	0.00	7/28/17
17.2.R	56,079.24	56,079.24	0.00	0.00	0.00	5/01/17
17.3.R	39,652.00	39,652.00	0.00	0.00	0.00	8/01/17
17.4.R	39,777.86	39,777.86	0.00	0.00	0.00	11/01/17
✓18.1.R	47,897.09	47,897.09	0.00	0.00	0.00	3/19/18
18.1.SS	7,830.00	0.00	7,830.00	0.00	7,830.00	3/12/18
18.2.R	47,897.09	0.00	47,897.09	0.00	47,897.09	5/01/18
- LAST OPEN BALANCE -						

[7,830.00	0.00	7,830.00]	Cur Due
[NOTES EXIST]		[All Chgs]	

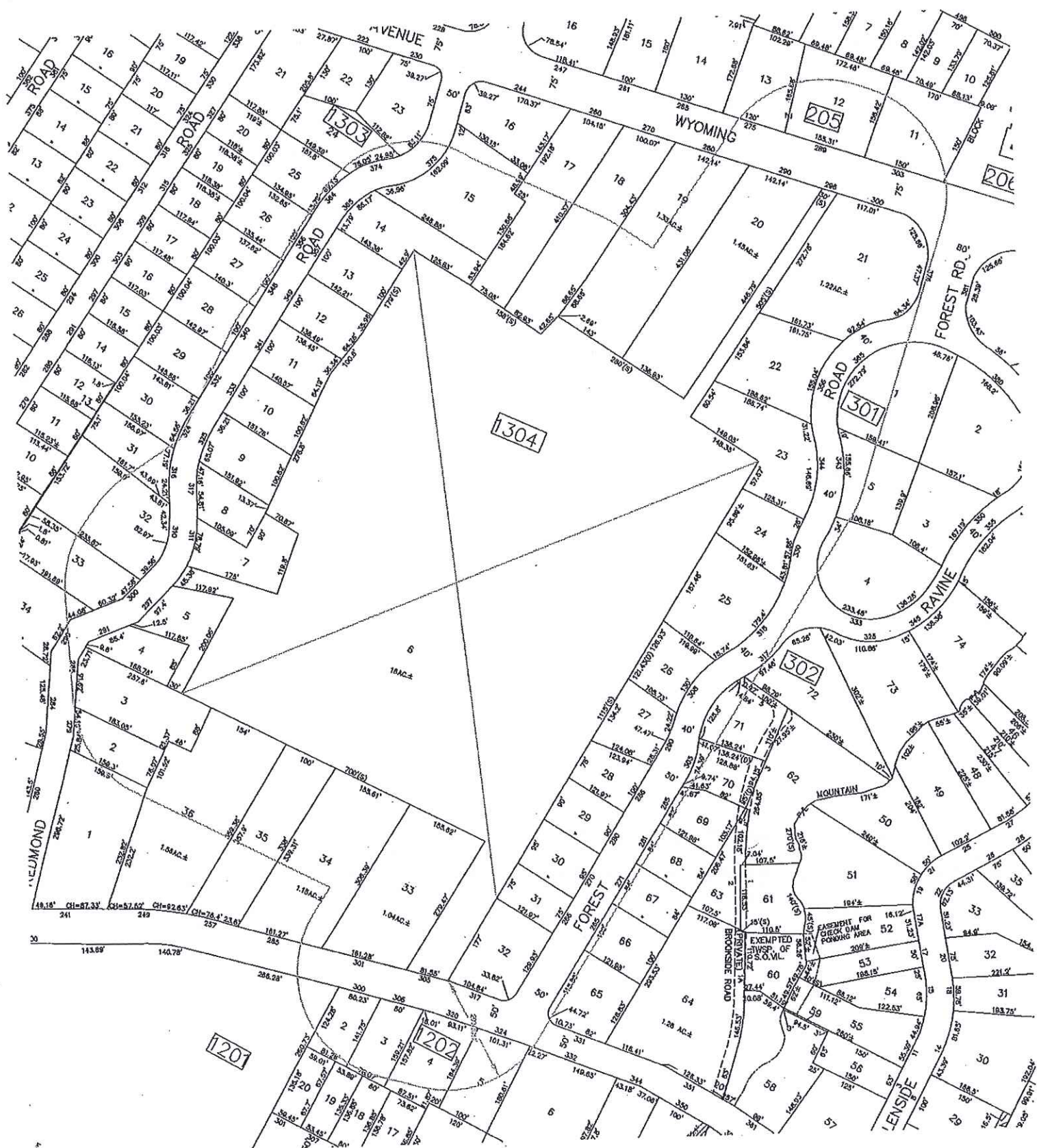
< NO MORTGAGE ON FILE >

[Cont'd Delq: No Since 2018 1 Acum.Prnc.Paid: 0.00]

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: 03/20/18 10:42:54 AM

USER: EN

TRANSACTION #: 160000

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

TOTAL

DATE DESCRIPTION

325 - OWNER OF PROPERTY

01-1920-08-1050-602

03/20/18 PROPERTY OWNER'S LIST

20.00

WOODMONT REALTY HOLDINGS, LLC - 305 RIDGEWOOD ROAD NORTH

CASH

0.00

CHECK

20.00

CREDIT CARD

0.00

TOTAL

20.00

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

ADJACENT PROPERTY LISTING APPLICANT: orangelawn
TAXING DISTRICT 19 SOUTH ORANGE TWP COUNTY 07 ESSEX

PAGE 1

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
205 11	303 WYOMING AVENUE	2	BRYANT, JEFFREY L & BARBARA T 303 WYOMING AVE SOUTH ORANGE NJ 07079
205 12	289 WYOMING AVENUE	1	SHEER, HOWARD M + ROBIN J 275 WYOMING AVENUE SOUTH ORANGE, N.J. 07079
205 13	275 WYOMING AVE	2	SHEER, HOWARD M + ROBIN J 275 WYOMING AVE SOUTH ORANGE, N. J. 07079
301 1	365 FOREST ROAD	2	HIRSCHBERG, CRAIG+HOSKIN, EILEEN 365 FOREST ROAD SOUTH ORANGE, N. J. 07079
301 4	333 FOREST ROAD	2	BRAUNS, RYAN & EFRAT AVIGDOR 333 FOREST RD SOUTH ORANGE, NJ 07079
301 5	343 FOREST ROAD	2	MECINSKI, MARK A & KRISTA J WERGELA 343 FOREST RD SOUTH ORANGE, NJ 07079
302 65	331 RIDGEWOOD ROAD NORTH	2	SANTOLIVIDO, JOSEPH C. & MARIA C. 331 NORTH RIDGEWOOD ROAD SOUTH ORANGE, NJ 07079
302 66	265 FOREST ROAD	2	RITTER, DONNA & LEVINSON, DR. BARRY 265 FOREST RD. SOUTH ORANGE, NJ 07079
302 67	271 FOREST ROAD	2	WRIGHT, DAVID & BRISTAH, PAMELA 271 FOREST ROAD SOUTH ORANGE, NJ 07079
302 68	281 FOREST ROAD	2	BRAININ, JONATHAN & GUAY, RAPHAEL 281 FOREST ROAD SOUTH ORANGE, N.J. 07079
302 69	285 FOREST ROAD	2	OLENDER, LISA H. 285 FOREST ROAD SOUTH ORANGE, NJ 07079
302 70	303 FOREST ROAD	2	RODINO, FRANK J + CAROL ANN M 303 FOREST ROAD SOUTH ORANGE, N.J. 07079
302 71	5 BROOKSIDE RD	2	KELLY, JONATHAN D & REBECCA S 5 BROOKSIDE RD SOUTH ORANGE, NJ 07079
302 72	317 FOREST ROAD	2	LIEBERMAN, ERIC & LOUIS PEARL 317 FOREST ROAD SOUTH ORANGE, N.J. 07079
1202 2	314 HILLSIDE PL	2	ASHFIELD, BENJAMIN L & TIRANASAR, T 314 HILLSIDE PLACE SOUTH ORANGE, NJ 07079
1202 3	318 HILLSIDE PLACE	2	MIDDLETON, JOHN R + JO ANN 318 HILLSIDE PLACE SOUTH ORANGE, N.J. 07079
1202 4	324 HILLSIDE PLACE	2	WENDT, ALLAN J. & JESSIE 324 HILLSIDE PLACE SOUTH ORANGE, NJ 07079
1202 5	350 HILLSIDE PLACE	2	KRAUS, MARTIN J. & LORRAINE M 350 HILLSIDE PLACE SOUTH ORANGE, NJ 07079

ADJACENT PROPERTY LISTING APPLICANT: orangelawn
 TAXING DISTRICT 19 SOUTH ORANGE TWP COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1202 6	356 HILLSIDE PL	2	CINCOTTA, DAVID E & MARY D 356 HILLSIDE PL SOUTH ORANGE, N. J.	07079
1303 23	230 WYOMING AVENUE	2	WOOG, ROBERT & LIGAY M 230 NORTH WYOMING AVE SOUTH ORNAGE, NJ	07079
1303 24	374 REDMOND ROAD	2	ANBAR, DAN + SYBILLE 374 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1303 25	364 REDMOND ROAD	2	GRUENWALD, LAURENCE D + RENEE L 364 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1303 26	356 REDMOND ROAD	2	FREEMAN, MARGARETA & LEVIN, LEONARD 356 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1303 27	348 REDMOND RD	2	POSS, MICHAEL & FAYE 348 REDMOND RD SOUTH ORANGE, NJ	07079
1303 28	340 REDMOND ROAD	2	FRIEDMAN, EDWARD + VIVIAN 340 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1303 29	332 REDMOND RD	2	SHALOM, ALEXANDER & DELBANCO A. 332 REDMOND ROAD SOUTH ORANGE, NJ	07079
1303 30	324 REDMOND ROAD	2	WASSERMAN, MARC & AIMEE H 324 REDMOND ROAD SOUTH ORANGE, NJ	07079
1303 31	316 REDMOND ROAD	2	SHAPIRO, ADAM DANIEL & RENA LEE 316 REDMOND ROAD SOUTH ORANGE, NJ	07079
1303 32	310 REDMOND ROAD	2	DEPAOLI, FRANK P & KRISTY A 310 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1303 33	300 REDMOND ROAD	2	SAWYER, ADAM & MENZ, CAROLYN 300 REDMOND RD. SOUTH ORANGE, N. J.	07079
1303 34	290 REDMOND ROAD	2	BRITO, MIGUEL J. & AMY M ZIEBARTH 290 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 1	241 RIDGEWOOD RD NORTH	2	FITZHUGH, GERALD 241 RIDGEWOOD ROAD NORTH SOUTH ORANGE, N.J.	07079
1304 2	279 REDMOND ROAD	2	ESKENAZI, MICHAEL & LISA 279 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 3	285 REDMOND ROAD	2	AARTS, FELIX & CLAUDIA A 285 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 4	291 REDMOND ROAD	2	HOWARD, ROBERT & JENNIFER 291 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 5	297 REDMOND ROAD	2	DWYER, PATRICK J & ANNE M 297 REDMOND RD SOUTH ORANGE, NJ	07079

ADJACENT PROPERTY LISTING
TAXING DISTRICT 19 SOUTH ORANGE TWP

APPLICANT: orangelawn
COUNTY 07 ESSEX

PAGE 3

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1304 6	305 RIDGEWOOD ROAD NORTH	4A	ORANGE LAWN TENNIS CLUB 305 RIDGEWOOD ROAD NORTH SOUTH ORANGE, N.J.	07079
1304 6.01	305 RIDGEWOOD ROAD NORTH SUBDIVISION 2017	1	ORANGE LAWN TENNIS CLUB 305 RIDGEWOOD ROAD NORTH SOUTH ORANGE, NJ	07079
1304 7	311 REDMOND RD	2	WAREHIME, BENJAMIN & JURUENA 311 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 8	317 REDMOND ROAD	2	COLLURA, ALDO & JOHANNA P 317 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1304 9	325 REDMOND ROAD	2	AULETA, GREGORY & ALEXIS ET ALS 325 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 10	333 REDMOND ROAD	2	NEHER, LAWRENCE T + DEBORAH PRINZ 333 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1304 11	341 REDMOND ROAD	2	PANZER, CHARLES N. & CLAUDIA TRUPP 341 REDMOND ROAD SOUTH ORANGE, N. J.	07079
1304 12	349 REDMOND ROAD	2	COLON, J.M. & ZAHARAN, PATRICIA 349 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 13	357 REDMOND ROAD	2	ZAUBER, NEIL P + ANN G 357 REDMOND ROAD SOUTH ORANGE, N.J.	07079
1304 14	365 REDMOND ROAD	2	LEEPSON, SUSAN Z & BRIAN 365 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 15	375 REDMOND ROAD	2	MONK, GAIL 375 REDMOND ROAD SOUTH ORANGE, NJ	07079
1304 16	244 WYOMING AVENUE	2	LYNCH, KRISTIAN & AULESTIA B. 244 NO. WYOMING AVE SOUTH ORANGE, NJ	07079
1304 17	260 WYOMING AVENUE	2	KURSCHNER, MARC & JAMI 260 NO WYOMING AVE SOUTH ORANGE, NJ	07079
1304 18	270 WYOMING AVE	2	JEROW, JOHN G & JANNA M 270 N. WYOMING AVE SOUTH ORANGE, NJ	07079
1304 19	280 WYOMING AVENUE	2	TRAUB, MATTHEW & ADENA KANOFISKY 280 WYOMING AVE SOUTH ORANGE, NJ	07079
1304 20	290 WYOMING AVENUE	2	DUDA, LILLIAN J. 71 SOUTH ORANGE AVENUE SOUTH ORANGE, N.J.	07079
1304 21	376 FOREST ROAD	2	ROBINSON, BRUCE & TERESA 1883 HUAMU LU/REGENCY 37 SHANGHAI 201204	00000
1304 22	356 FOREST ROAD	2	BENSLIMANE, MOHAMMED & SUSAN L 356 FOREST ROAD SOUTH ORANGE, NJ	07079

ADJACENT PROPERTY LISTING APPLICANT: orangelawn
TAXING DISTRICT 19 SOUTH ORANGE TWP COUNTY 07 ESSEX

PAGE 4

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1304 23	344 FOREST ROAD	2	SCHREIBER, HARLAN & LAURA 344 FOREST ROAD SOUTH ORANGE, N.J. 07079
1304 24	330 FOREST ROAD	2	BUGG LEVINE, ANTONY & MPINGO 330 FOREST ROAD SOUTH ORANGE, NJ 07079
1304 25	318 FOREST ROAD	2	BURNS, CHRISTOPHER & KATY 318 FOREST ROAD SOUTH ORANGE, NJ 07079
1304 26	308 FOREST ROAD	2	LAZARUS, ROBERT J + WENDY M 308 FOREST ROAD SOUTH ORANGE, N.J. 07079
1304 27	290 FOREST ROAD	2	WELCH, CRAIG E. & XIOMARA C. 290 FOREST ROAD SOUTH ORANGE, N.J. 07079
1304 28	286 FOREST ROAD	2	YOUELL, LAURENCE S + JOAN C 286 FOREST ROAD SOUTH ORANGE, N.J. 07079
1304 29	280 FOREST ROAD	2	FINKELMAN, ALAN A + LOUISE J 280 FOREST ROAD SOUTH ORANGE, N.J. 07079
1304 30	270 FOREST ROAD	2	LAUDER, JOHN W & ALESSANDRO, DEBORAH 270 FOREST ROAD SOUTH ORANGE, NJ 07079
1304 31	266 FOREST RD	2	BEHRENS, JAMES J & CHERYL E 266 FOREST ROAD SOUTH ORANGE, NJ 07079
1304 32	317 RIDGEWOOD ROAD NORTH	2	RETTINO, RAYMOND T & D K CALDWELL 317 N. RIDGEWOOD RD SOUTH ORANGE, NJ 07079
1304 33	301 RIDGEWOOD ROAD NORTH	2	JONES, THOMAS J. & BRIDGES, YVETTE A 301 NORTH RIDGEWOOD RD SOUTH ORANGE, NJ 07079
1304 34	285 RIDGEWOOD RD NORTH	2	TILLIM, STEVE M & RUTH M 285 NO RIDGEWOOD RD SOUTH ORANGE, NJ 07079
1304 35	257 RIDGEWOOD ROAD NORTH	2	BRADSHAW, ALFRED D JR & LONG, B.E. 257 NORTH RIDGEWOOD RD. SOUTH ORANGE, NEW JERSEY 07079
1304 36	249 RIDGEWOOD ROAD NORTH	2	HEADLEY, ANDREW M. & ALISON E 249 NO. RIDGEWOOD RD. SOUTH ORANGE, NJ 07079

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



100 Passaic Avenue, Suite 240
Fairfield, NJ 07004
T: 973-316-9400
F: 973-316-5520
www.woodmontproperties.com

March 16, 2018

Ms. Aderonke Zaccheus
Township of South Orange Village
76 South Orange Avenue
South Orange, New Jersey 07079

Re: Orange Lawn Tennis Club
200-foot Property Owners List
Block 1304, Lot 6 & 6.01
305 Ridgewood Road North

Dear Ms. Zaccheus,

Please accept this letter as my formal request for a certified list of property owners within 200 feet of Block 1304, Lots 6 and 6.01. If possible, can you please email me a copy of the owners list prior to mailing. If you have any questions, please do not hesitate to contact me at (973) 487-1794 or Matthew.Hainzl@WoodmontProperties.com. Thank you for your assistance with this project.

Very truly yours,

Matthew Hainzl, P.E.
Woodmont Properties

STATE OF NEW JERSEY BE IT REMEMBERED, That on this Thirteenth day of December, 1916, the year of Our Lord One Thousand nine Hundred and Sixteen, before me, the subscriber, A Notary Public of New Jersey, personally appears Fred W. C. Crane, who, being by me duly sworn doth depose and make proof to my satisfaction, that he well knows the corporate seal of The Arthur D. Crane Company, the grantor named in the foregoing deed, that the seal thereto affixed is the proper corporate seal of said company, that the same was so affixed thereto and the said deed signed and delivered by Arthur D. Crane, who was at the date and execution thereof, the President of said company, in the presence of the said deponent as the voluntary act and deed of the said company, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and subscribed before me
at the date aforesaid. Fred W. C. Crane
Julius Stein Notary Public of New Jersey
Received in the office December 14, A.D. 1916 at 9.04 A.M.

H. CHARLES E. HOOKIER & WIFE
TO
ORANGE LAWN TENNIS CLUB (A CORP.)

THIS INSTRUMENT, Made the Eighth day of November in the year of Our Lord One Thousand Nine Hundred and Sixteen, Between H. Charles E. Hookier and Harriet A. Hookier, his wife of the Village of South Orange in the County of Essex and State of New Jersey of the first part; And Orange Lawn Tennis Club, a corporation of the State of New Jersey, of the Village of South Orange in the County of Essex and State of New Jersey of the second part; WITNESSETH, That the said parties of the first part, for and in consideration of Forty Five Thousand Dollars (\$45000) lawful money of the United States of America, to them in hand well and truly paid, by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said parties of the first part therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm to the said party of the second part, and to successors and assigns forever, All that certain tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the Village of South Orange in the County of Essex and State of New Jersey.

BEGINNING at a point in the westerly side of Ridgewood Road at the southeast corner of lands formerly of Reuben Langdon; from thence (1) along the southerly line of lands formerly of said Langdon North forty seven degrees thirty three minutes west seven hundred and forty four feet and eight one-hundredths of a foot to a stake and corner of lands formerly of said Langdon and of Harriet A. Hookier; thence (2) continuing along lands of said Harriet A. Hookier North forty seven degrees thirty eight minutes West fourteen hundred and seventeen feet to a stake or monument in a corner of lands formerly of Thomas Hazard, now of the party

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of the first part hereto; thence (3) along the southerly side of lands formerly of Hazard north forty-seven degrees forty-one minutes west eight hundred and thirty three feet and fifty-five one-hundredths of a foot to a stake or monument; thence (4) south fifty-one degrees twenty seven minutes west one hundred and forty-two feet and fifty-two one hundredths of a foot to a stake or monument; thence (5) south eighteen degrees seven minutes west two hundred and ten feet and seven one-hundredths of a foot to a stake or monument in a corner of lands heretofore conveyed by said party of the first part to one Carrie B. Frank by deed dated April 28, 1908 and recorded in Essex County Register's Office in Book 1143 of Deeds page 410 etc; thence continuing along line of lands heretofore conveyed to said Carrie B. Frank as aforesaid, the following courses and distances (6) south fifty-seven degrees thirty minutes west two hundred and ninety-nine feet and eighty-five one-hundredths of a foot; thence (7) south fifty-four degrees thirty-nine minutes east three hundred and eighty-five feet and sixty-six one-hundredths of a foot; thence (8) south forty-four degrees thirty one minutes east one hundred and sixty-one feet and ten one hundredths of a foot; thence (9) south fifty-seven degrees forty-nine minutes east one hundred and one feet and sixty-five one-hundredths of a foot; thence (10) south sixty-nine degrees twenty-four minutes east two hundred and thirty-five feet and eighty five one-hundredths of a foot; thence (11) north forty degrees nine minutes east fifty feet; thence (12) south forty-six degrees thirty minutes east nine hundred and eighteen feet and fifty one-hundredths of a foot; thence (13) south forty-three degrees six minutes east eighty eight feet and sixty-five one-hundredths of a foot; thence (14) south twenty eight fifty-one minutes east forty-two feet and sixty-five one-hundredths of a foot; thence (15) south forty-two degrees sixteen minutes west three hundred and twenty-three feet and thirty one-hundredths of a foot; thence (16) south sixty-nine degrees fifty-seven minutes east one hundred and sixteen feet and seventy one-hundredths of a foot; thence (17) south fifty-four degrees forty-five minutes east sixty-eight feet and ninety one-hundredths of a foot; thence (18) south forty-one degrees thirty six minutes east one hundred feet and sixty one-hundredths of a foot; thence (19) south fifty-two degrees forty-five minutes east two hundred and seventy-eight feet and eighty one-hundredths of a foot; thence (20) south forty-nine degrees three minutes east seventy feet; thence (21) south forty-one degrees sixteen minutes west two hundred and seven feet and forty one-hundredths of a foot to a stake and corner in line of lands conveyed by said party of the first part to one Mary Redmond Martin by deed dated August 3, 1906, and recorded in Essex County Register's Office in Book V. 40 of Deeds page 476, etc; thence continuing along line of lands of said Mary Redmond Martin the following courses and distances-(22) south forty-four degrees fifteen minutes east one hundred and seventeen feet and forty-five one-hundredths of a foot; thence (23) on an arc of a circle the chord line of which runs south fifteen degrees forty seven minutes west one hundred and nine feet and twenty-five one-hundredths of a foot; thence (24) on an arc of a circle the chord line of which runs south twenty six degrees forty minutes east seventy-five feet and twenty five one-hundredths of a foot to an angle; thence (25) north fifty one degrees fourteen minutes east one hundred and nine feet and ninety-five one-hundredths of a foot; thence (26) south fifty three degrees thirty seven minutes east fifty-four feet and ten one-hundredths of a foot; thence (27) south seventy five degrees six minutes east one hundred and eighty five feet and forty-six one-hundredths of a foot; thence (28) south sixty-six degrees eight minutes east two hundred

and sixteen feet; thence (29) north twenty-three degrees fifty-two minutes east
fourteen feet and fifty one-hundredths of a foot; thence (30) south sixty-six degrees
twenty-one minutes east one hundred and nine feet and forty two one-hundredths of
a foot to the westerly side of Ridgewood Road; thence (31) along said westerly side of
Ridgewood Road north thirteen degrees twelve minutes east thirty-five feet and six
one-hundredths of a foot to the southeast corner of lands now or formerly of said
Firth; thence continuing along said lands of said Firth (32) north sixty-six degrees
eight minutes west three hundred and forty eight feet; thence (33) north seventy-five
degrees six minutes west one hundred and forty-five feet and seventy-eight one-hun-
dredths of a foot; thence (34) north forty-seven degrees twenty-two minutes west
twenty three feet and seventy-one one-hundredths of a foot; thence (35) along line
of said Firth and one now or formerly Van Vachtan north thirty-five degrees twenty
one minutes east five hundred and twelve feet and thirty one-hundredths of a foot;
thence (36) along line of lands now or formerly of said Van Vachtan south forty-one
degrees twenty-three minutes east three hundred and sixty-six feet and forty-one
hundredths of a foot to said westerly side of Ridgewood Road; and thence (37) along
westerly side of Ridgewood Road north twenty six degrees eighteen minutes east
one hundred and four feet and fifty one-hundredths of a foot to the point or place of
Beginning. Containing ---acres more or less. The foregoing description being taken
from surveys made by J.L. Bauer, Civil Engineer, Elizabeth, New Jersey, February
and April 6, 1908.

Together with all the right, title and interest of said party of the first
part, of, in and to the public highway known as Ridgewood Road in front of the
described premises, subject to the use thereof by the public. Being all of the
lands conveyed to said party of the first part by Redmond Land Company by deed
dated June 27, 1906, and recorded in Essex County Register's Office in Book L, of
Deeds at page 569, etc., excepting therefrom the parcel conveyed to Mary Redmond
Martin by deed dated August 2, 1906, and recorded in Essex County Register's Office
in Book V- 40 of Deeds page 476, and the tract conveyed to Carrie B. Frank by deed
dated April 22, 1908, and recorded in Essex County Register's Office in Book I
410. This conveyance is made expressly subject to the rights of said Carrie B.
to use in common with the said party of the first part hereto, his heirs and assigns
a private right of way over and upon a portion of the premises above described
located and described at length in the deed from said Hookier to said Frank, dated
April 22, 1908 and recorded in Essex County Register's Office in Book I 43 of
page 410. Excepting from the above described premises such part thereof as
has been taken by the Village of South Orange for a new street, known as Wyoming Ave.
running across said premises, and this conveyance is made subject to any and all
assessments for the opening or laying out of said street, assessed or to be assessed
against said premises.

TOGETHER with all and singular the houses, buildings, trees, ways,
waters, profits, privileges, and advantages, with the appurtenances to the same be-
ing or in anywise appertaining; also, all the estate, right, title, interest, claims
and demand whatsoever, of the said parties of the first part, of, in and to the
same, and of, in and to every part and parcel thereof, To Have and To Hold, all

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singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; and the said Charles E. Hoskier and Harriet A. Hoskier, his wife, do for themselves, their heirs, executors and administrators covenant and grant to and with the said party of the second part, its successors and assigns, that he the said Charles E. Hoskier, is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever; except as aforesaid. And Also, that the said parties of the first part now have good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid. And Also, that he the said Charles E. Hoskier will Warrant, secure and forever defend the said land and premises unto the said Orange Lawn Tennis Club, a corporation, its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrances whatsoever, except as aforesaid.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

In the presence of
William P. Stockley

Charles E. Hoskier Seal
Harriet A. Hoskier Seal

REPUBLIC OF FRANCE
CONSULATE OF THE UNITED STATES
OF AMERICA AT BORDEAUX

BE IT REMEMBERED, That on this Eighth day of November
in the year of Our Lord One Thousand Nine Hundred and
Sixteen, before me, the subscriber, William P. Stockley
Vice Consul of the United States of America at Bordeaux

France, personally appeared, Charles E. Hoskier and Harriet A. Hoskier, his wife, who I am satisfied are the Grantors in the within Deed of Conveyance named, and I having first made known to them the contents thereof, they did thereupon acknowledge that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed, And the said Harriet A. Hoskier, wife as aforesaid, being by me, privately examined, separate and apart from her husband, did further acknowledge that she signed, sealed and delivered the same as her voluntary act and deed, freely, without any fear, threats or compulsion of her said husband.

(U.S.) American
Consular Service \$2
Fee Stamp
William P. Stockley, American Vice Consul, Fee No. 662, Fee \$2.00-11.00 PM.

Received in the office December 14, A.D. 1916 at 9:46 A.M.

RALPH D. SCHMIDT, SHERIFF
TO
THE SECURITIES COMPANY

SO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME,
or whom they may concern: I, Ralph D. Schmidt,
Sheriff of the County of Essex, in the State of



PSE&G

March 1, 2018

Day Pitney LLP
Attn: Nicole M. Magdziak
1 Jefferson Rd
Parsippany, NJ 07054

Re: Block 1304, Lots 6 & 6.01
305 Ridgewood Road North
Village of South Orange Twp.
Essex County, New Jersey

To Whom It May Concern:

Gas and Electric service can be made available for the above project consistent with service requirements and the PSE&G tariffs for gas and electric services.

Please feel free to give this office a call at 1-800-832-0076 if you need additional information.

Sincerely,
PSE&G Construction Inquiry Department



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 251, P.L. 1975 as amended (NJSA 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 Orange Lawn Tennis Club		Project Location: Municipality South Orange Village	
Project Street Address 305 Ridgewood Road North		Block 1304	Lot 6 & 6.01
Project Owner(s) Name Orange Lawn Tennis Club C/O Woodmont Properties		Email svarneckas@woodmontproperties.com	Phone # 973-316-9400 Fax # 973-316-5520
Project Owner(s) Street Address (No P.O. Box Numbers) 100 Passaic Avenue, Suite 240		City Fairfield	State NJ Zip 07004
Total Area of Project (Acres) 15.78 acres	Total Area or Land to be Disturbed (Acres) 0.8 Acres	No. Dwelling or other Units 2 Temporary Tennis Court Enclosures	Fee \$925 \$
Plans Prepared by* Casey & Keller, Inc			Phone # 973-379-3280 Fax # 973-379-7993
Street Address 258 Main Street, P.O. Box 191		City Millburn	State NJ Zip 07041

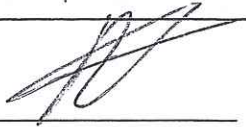
*(Engineering related items of the Soil Erosion and Sediment Control Plan **MUST** be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction Woodmont Properties		Email svarneckas@woodmontproperties.com	
Street Address 100 Passaic Avenue, Suite 240			
City Fairfield	State NJ	Zip 070004	Phone 973-316-9400 Fax # 973-316-5520

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 4-9-18 Applicant Name (Print) Eric Witmond for Orange Lawn Tennis Club	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

**SOIL CONSERVATION DISTRICT
ADDENDUM TO APPLICATION**

APPLICATION BY CORPORATION, PARTNERSHIP OR ORGANIZATION

OWNERSHIP DISCLOSURE AFFIDAVIT

Soil Conservation District requests that all applicants submit a complete list of ownership for purposes of determining conflicts of interest between the applicant and the board of members or their professionals. Attach Rider if necessary.

Disclosure of owners of organization and property subject to application. Any organization making an application for development under this act shall list the names and addresses of all members, stockholders, or individual partners (collectively, "interest holders"), including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property.

Listing of names and addresses of interest holders of applicant and owner organization.

If an organization owns an interest equivalent to 10% or more of another organization, subject to the disclosure requirements hereinabove described, that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the organization.

Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application of development under this act shall list the names and addresses of all officers and trustees of the non-profit organization.

This disclosure requirement is continuing during the Certification period and transfer of ownership of more than 10% must be disclosed.

Organization or non-profit organization failing to disclose: fine. Any organization or non-profit organization failing to disclose in accordance with this act shall be subject to a fine of \$1,000 to \$10,000, which shall be recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.)

Name and Address of Applicant: Orange Lawn Tennis Club C/O Woodmont Properties
100 Passaic Avenue, Suite 240
Fairfield, New Jersey 07004

(If Corporation, Name and Address of Registered Agent and Officers, Trustees):

Stockholders / Members / Partners: Eric Witmond, 267 Speer Ave, Englewood, NJ 07631
Bruce Schonbraun, 12 Fawn Drive, Livingston, NJ 07039
Evan Ratner, 54 Barnsdale Road, Short Hills, NJ 07078
Ryan Schinman, 45 Mountain Ave, West Orange, NJ 07052

I certify that the above statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Eric Witmond, Manager
Print Name of Authorized Signatory & Title

Authorized Signature

4-9-18

Date

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Woodmont Realty Holdings, LLC

100 Passaic Avenue, Suite 240
Fairfield, New Jersey 07004

Valley National Bank

800 Route 46 West
Parsippany, NJ 07054

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**** NINE HUNDRED TWENTY FIVE AND 00/100 DOLLARS

TO THE
ORDER OF

Hudson Essex Passaic Soil
Conservation District
80 Orchard Street
Bloomfield, NJ 07003

04/06/2018

\$925.00****



MEMO: Orange Lawn Tennis Club: SCD Application Fee

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000000558⑈ ⑆021201383⑆ 41647561⑈

LAND DEVELOPMENT

Name of Application Orange Lawn Tennis Club - Tennis Court Enclosures Application No. _____
 Block(s) 1304 Lot(s) 6 & 6.01 Date Filed _____

Application Submission Checklist
 [Amended 3-28-1994 by Ord. No. 94-8; 11-26-2001 by Ord. No. 01-18;
 10-11-2006 by Ord. No. 06-17; 4-25-2011 by Ord. No. 2011-04]

Item Number	Gen. Dev. Plan			Site Plan		Variance 40:SSD-70	Item Description	Quantities	Applicant		Village		Comments
	Major	Minor	Final	Major	Minor				Status	Complies	Status	Complies	
1	☐	☐	☐	☒	☒	☐	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	2	☒				
2	☐	☐	☐	☒	☒	☐	Application Form – Village: 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 Village and 2) the review escrow fee. Each check shall include the applicants 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	☒				

SOUTH ORANGE VILLAGE CODE

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Village		Comments
		Minor	Major	Minor	Major	40:55D-70	Final	Preliminary			Complies	Status	Complies	Status	
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	☒				
8	☐	☐	☐	☐	☐	☐	☐	☐	Ownership Disclosure Affidavit (Form Attached)	1	☒				
9	☐	☐	☐	☐	☐	☐	☐	☐	Public hearing notification (Form Attached)	1	☒				TO BE PROVIDED ONCE MEETING DATE IS CONFIRMED
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	☒				GAS & ELECTRIC HAVE BEEN PROVIDED. NO WATER, SANITARY OR TELECOMMUNICATIONS ARE PROPOSED.
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		☒			N/A
12	☐	☐	☐	☐	☐	☐	☐	☐	Completed Essex County Health Department application., including copy of a check made payable to Essex County	1		☒			N/A
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	☒				

LAND DEVELOPMENT

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Village		Comments		
		Minor	Major	Minor	Major	40:55D-70	(a) and (b)			(c)	(d)	Complies	Status		Complies	Status
14	☐	☐	☐	☐	☐	☐	☐	☐	1	☒				N/A		
15	☐	☐	☐	☐	☐	☐	☐	☐	1	☒						
16	☐	☐	☐	☐	☐	☐	☐	☐	1	☒				N/A		
17	☐	☐	☐	☐	☐	☐	☐	☐	1	☒				SITE PLAN IS A MINOR APPLICATION FOR TWO TEMPORARY TENNIS COURT ENCLOSURES		

SOUTH ORANGE VILLAGE CODE

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Quantities	Applicant		Village		Comments
		Minor	Major	Minor	Major	40:55D-70	(a) and (b)		Status	Complies	Status	Complies	
18				●	●	○	○	20	X				
19	○			●	●	○		1		X			IMPROVEMENTS WILL NOT GENERATE ANY NEW TRAFFIC. WHEN THE TEMPORARY BUBBLES ARE IN USE, THE MAJORITY OF THE OTHER FACILITIES WILL NOT BE OPERATIONAL.
20				●	●	○		1		X			N/A
21			○		●			1		X			TO BE PROVIDED IF APPROVED
22		○	○					1					
23			○		●			2 2 20		X			TO BE PROVIDED UPON COMPLETION OF CONSTRUCTION
24			○					1					

LAND DEVELOPMENT

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Village		Comments	
		Minor	Major	Minor	Major	40:55D-70	(a) and (b)	(c)			(d)	Complies	Status	Complies		Status
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			SEE NOTE #5 ON SHEET #3	
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				

SOUTH ORANGE VILLAGE CODE

Item Number	Gen. Dev. Plan		Subdivision		Site Plan			Variance 40:55D-70		Item Description	Quantities	Applicant		Village		Comments
	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Final			Complies	Waiver	Status	Complies	Waiver
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					
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.	X					SEE NOTE #6 ON SHEET #3
36	☐	☐	☐	☐	☒	☒	☒	☐	☐	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					
37	☐	☐	☐	☐	☒	☒	☒	☐	☐	Existing wells and septic system on the property and within 100 feet of the property.	X					SEE NOTE #8 ON SHEET #3
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	X					
39	☐	☐	☐	☐	☒	☒	☒	☐	☐	A developer's agreement with the Village that addresses the affordable housing requirements		X				N/A
40	☐	☐	☐	☐	☒	☒	☒	☐	☐	Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district	X					

LAND DEVELOPMENT

Item Number	Subdivision			Site Plan		Variance 40:55D-70	Item Description	Quantities		Applicant		Village		Comments
	Major	Minor	Final	Major	Minor			Complies	Waiver	Status	Complies	Status	Waiver	
41	○	○	○	●	●	(a) and (b)	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 IF APPROVED
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. 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.	×						

SOUTH ORANGE VILLAGE CODE

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Village		Comments
		Minor	Major	Minor	Major	(a) and (b)	40:55D-70			Complies	Status	Complies	Status	
44	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	ORANGE LAWN TENNIS CLUB HAS A TOTAL OF 18 EMPLOYEES AND 15-16 AS THE MAXIMUM NUMBER OF EMPLOYEES IN THRI BUSIEST SHIFT.
45	☐	☐	☐	☒	☒	☐	☐	☐	☐	☒	☐	☐	☐	
46	☐	☐	☐	☒	☒	☐	☐	☐	☐	☒	☐	☐	☐	
47	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☒	☐	☐	N/A
48	☐	☐	☐	☒	☒	☐	☐	☐	☐	☒	☐	☐	☐	

LAND DEVELOPMENT

Item Number	Gen. Dev. Plan	Subdivision			Site Plan		Variance			Item Description	Quantities	Applicant		Village		Comments		
		Minor	Major	Final	Minor	Major	Final	40:55D-70	(a) and (b)			(c)	(d)	Status	Complies		Complies	Waiver
49	○	○	○	●		●			Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown		×							
50	○	○	○		●	●			Current topographic survey with contours at 2-foot intervals within the tract and within 50 feet of the tract.		×							
51	○	○	○		●	●			Grading plan showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.		×							
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			×				MINIMAL INCREASE IN IMPERVIOUS COVERAGE		

SOUTH ORANGE VILLAGE CODE

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Quantities		Applicant		Village		Comments
		Major	Minor	Major	Minor	Major	Final	Major	Minor	Status	Complies	Status	Complies	
53														
54														N/A

Item Description

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

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

LAND DEVELOPMENT

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		Major	Minor	Major	Minor	Major	Minor			Status	Complies	Status	Complies	
								(d)						
								(c)						
								(a) and (b)						
								Final						
								Preliminary						
								Minor						
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