

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

RECEIVED MAY 22 2019

PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed 5/22/19 Application No. 270  
Planning Board \_\_\_\_\_  
Zoning Board of Adjustment \_\_\_\_\_ Application Fees Waived  
Escrow Deposit Waived  
Scheduled for: Review for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

To be Completed by Applicant

1. APPLICANT:

Name(s) S.T.E.M. Academy Orange School District  
Address 445 Scotland Road, South Orange, NJ  
Telephone Number (973) 677-4212  
Applicant is a ☐ Corporation ☐ Partnership ☐ Individual

2. OWNER:

Name(s) Orange Education Foundation  
Address 451 Lincoln Avenue, Orange, NJ 07050  
Telephone Number (973) 677-4212

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 445 Scotland Road, South Orange, NJ 07079  
Nearest Intersecting Street Montrose Avenue  
Tax Map Page \_\_\_\_\_ Lot 8 Block 416  
Page \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

PROPERTY DIMENSIONS:

Frontage \_\_\_\_\_ Ft.

Depth \_\_\_\_\_ Ft.

LOT AREA

Acreage \_\_\_\_\_

Square Feet \_\_\_\_\_

ZONE DISTRICT: RA-100 Residential Single Family

PRESENT USE: High School + Gym

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

6. APPLICANT'S ATTORNEY:

Name Robert C. Shea, Esquire

Firm R.C. Shea & Associates

Address 244 Main Street, P.O. Box 2627 Toms River, NJ 08754-2627

Telephone Number ( 732 ) 505-1212

Fax Number ( 732 ) 505-5468

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name Massimo Yezzi

Firm Yezzi Associates

Professional License C 7475

Telephone Number (732) 240-3433

Fax Number (732) 240-3463

8. TYPE OF APPLICATION: (Check applicable sections)

A. SUBDIVISION

- [ ] Informal Review  
[ ] Minor Subdivision  
[ ] Preliminary Major Subdivision  
[ ] Final Major Subdivision

B. SITE PLAN

- [ ] Informal Review  
[ X ] 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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

Resolution of Approval dated January 5, 2017 - PB Case No. 257

See attached as Schedule "A"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


13. PROJECT DESCRIPTION:

Explain in detail the proposed changes to the property including: proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed):  
Applicant is proposing new signage at the corner of West Montrose Avenue  
and Scotland and a one story Greenhouse.

14. APPLICANT CERTIFICATION:

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

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

  
SIGNATURE OF APPLICANT

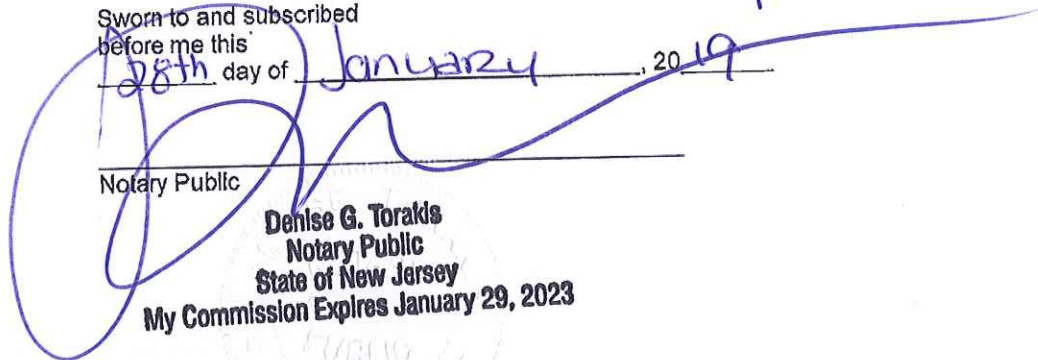
DATE

1/28/2019

Sworn to and subscribed  
before me this

28th day of January, 2019

Notary Public

  
**Denise G. Torakis**  
**Notary Public**  
**State of New Jersey**  
**My Commission Expires January 29, 2023**



**RESOLUTION OF THE PLANNING BOARD**

**TOWNSHIP OF SOUTH ORANGE VILLAGE**

Decided: December 5, 2016  
Memorialized: January 5, 2017

**ORANGE EDUCATION FOUNDATION, INC.  
COURTESY REVIEW PURSUANT TO N.J.S.A. 18A:18A-16  
AND NJAC 6A:26-3.2(c)  
PREMISES AT 405-445 SCOTLAND ROAD  
BLOCK 416, LOTS 3, 4, 8 & 9  
PB CASE NO. 257**

WHEREAS, the Board having received a request for courtesy review from the Orange Education Foundation, Inc. and the Board having accepted jurisdiction pursuant to Education Law N.J.S.A 18A:18A-16 and N.J.A.C. 6A:26-3.2(c) and

WHEREAS a public hearing having been conducted at a meeting held on December 5, 2016 and the Applicant having appeared by its attorney Robert Shea, Esq.; and

WHEREAS, the Board having heard the testimony of Applicant's witness Massimo Yezzi, Jr., RA , and the Board having considered the exhibits and expert testimony submitted by Applicant, and considered the comments of all members of the public desiring to be heard, and having deliberated;

NOW, BE IT RESOLVED AS FOLLOWS:

1. Applicant seeks to readapt and reuse the former Marylawn School of the Oranges for use by the City of Orange Board of Education. Orange Education Foundation, Inc. will purchase and lease the site to the Orange BOE. The premises will be used for gifted middle school students from January 1, 2017 through June 30, 2017, and for a Science Technology Engineering and Mathematics ("STEM") program for high school students starting September 1, 2017 and thereafter. Two (2) thirty (30) passenger school buses will be used from January 1, 2017 through June 30, 2017 only. There will be no school buses accessing the site thereafter.

2. The Board notes that its review is limited pursuant to applicable law and that primary approval is needed from the State Department of Education.

3. The Board makes the following comments and recommendations to the State Board of Education and requests that they be incorporated as conditions of any approval granted:

Schedule "A"

- (i) Applicant has agreed to comply with the comments set forth in the review letter from the South Orange Historic Preservation Commission dated November 15, 2016. (copy attached)
- (ii) Applicant stipulated that there would be no buses servicing the site after September 1, 2017.
- (iii) Applicant stipulated that it would discourage students from driving vehicles to the site. The plan detailing how this policy will be implemented should be clarified.
- (iv) Applicant agreed to liaise with the neighbors, including members of the West Montrose Neighborhood Association.
- (v) Applicant agreed to examine the traffic and parking impact of the proposed use so as to minimize negative impacts upon the neighborhood.
- (vi) In the event there are any changes to the site plan Applicant has agreed to reapply for courtesy review by the Board.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 5th day of January, 2017.

  
Ojetta Davis, Secretary

Vote on Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
ALLEN						
BUSCH-VOGEL			X			
CHAMBERS						
COLLUM						
COLTON-MAX (Ch.)	X		X			
HARRIS (1st Alt.)			X			
LERMAN			X			
LOEHNER						
MILLER (V. Ch.)		X	X			
ROSNER			X			
WILSON						

Vote on Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
ALLEN						
BUSCH-VOGEL			X			
CHAMBERS						
COLLUM						
COLTON-MAX (Ch.)			X			
HARRIS (1st Alt.)			X			
LERMAN		X	X			
LOEHNER						
MILLER (V. Ch.)	X		X			
ROSNER			X			
WILSON						

**15. OWNER CERTIFICATION:**

I certify that I am the Owner of the Property which is the subject of this application and if I am not the Applicant in this matter, that I have authorized the Applicant to make this application.

I further understand that the Applicant has deposited Application and Escrow Fees in connection with this Application. I am furthermore aware that if additional fees are required by the municipality pursuant to the applicant's certification (Item 14 above) and said fees are not paid by the Applicant, it is understood that I, as the property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification.

Gail Veloso  
SIGNATURE OF OWNER

January 28, 2019  
DATE

Sworn to and subscribed  
before me this

28th day of January, 20 19

[Signature]  
Notary Public

**Denise G. Torakis**  
**Notary Public**  
**State of New Jersey**  
**My Commission Expires January 29, 2023**



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.	None _____	_____
2.	_____	_____
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.

\_\_\_\_\_  
CORPORATION/PARTNERSHIP OFFICER

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

Sworn to and subscribed  
before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public



Date: 1/28/2019

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

Premises Affected:


\_\_\_\_\_

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

Request is hereby made for a certified list of names and addresses of property  
owners within 200 feet of property located at 445 Scotland Road to  
whom I am required to give notice of such hearing.

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

Sincerely,

  
\_\_\_\_\_  
Applicant or Applicant's Attorney  
Robert C. Shea, Esq.

244 Main Street, P.O. Box 2627  
Address

Toms River, NJ 08754-2627

c: Salvatore Renda, Village Engineer

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

Application No. \_\_\_\_\_  
DATE: \_\_\_\_\_

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY

I, S.T.E.M Academy, of full age, being duly sworn, upon my oath depose and say:

1. I am the owner of Lot(s) 8 in Block(s) 716 on the tax assessment map of the Township of South Orange Village, the property affected by my application herein.
2. I authorize \_\_\_\_\_, as my agent or as my attorney, to appear on my behalf in connection with my application filed herein.

Gail DeLoe  
(Signature)

Subscribed and sworn  
before me this 28th day  
of January, 2019

Notary

Denise G. Toraks  
Notary Public  
State of New Jersey

My Commission Expires January 29, 2023

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



To be supplied under separate cover

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

Application No. \_\_\_\_\_  
Date: \_\_\_\_\_

### NOTICE OF HEARING

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
(Signature)

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

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

\_\_\_\_\_  
(Signature)

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

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

Application No. \_\_\_\_\_  
Date: \_\_\_\_\_

ESCROW AGREEMENT

Complete the Following Information

Applicant Name S.T.E.M. Academy

Application Number \_\_\_\_\_

Block 416 Lot(s) 8

I understand that the sum of \$ 1,500 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

Gail Velox  
\_\_\_\_\_

Print Name

President  
\_\_\_\_\_

Title



**WORRALL COMMUNITY NEWSPAPERS**

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

May 5, 2008

**IMPORTANT - PLEASE READ!**

**NEW DEADLINES!**

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

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

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

Sincerely,

Lee E. Wollenberg  
Manager  
Public Notice Advertising

NOTICE TO PROPERTY OWNERS

TO: \_\_\_\_\_  
\_\_\_\_\_

PLEASE TAKE NOTICE:

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

- ☐ Zoning Board of Adjustment  
☐ Planning Board

of the Township of South Orange Village.

The Application proposes to (erect, alter or construct)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

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

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

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

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

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

Respectfully,

  
Applicant's Signature



NOTICE TO BE PUBLISHED IN THE  
**SOUTH ORANGE MAPLEWOOD NEWS RECORD**

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

\_\_\_\_\_  
Name of Applicant

Publication Date: \_\_\_\_\_

SOUTH ORANGE PLANNING BOARD

Village Hall, South Orange, New Jersey

To be supplied under separate cover

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY:

:SS

COUNTY OF ESSEX :

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

Sworn to Before Me this \_\_\_\_\_ Day

Of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
(Notary Public)

\_\_\_\_\_  
L.S.

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