

November 11, 2019

### Via Hand Delivery

Chairman and Members of South Orange Planning Board William Sullivan, Attorney Township of South Orange Village 76 South Orange Avenue South Orange, New Jersey 07079

Re: 356 Redmond Road, Block 1303 Lot 26, Margareta Freeman, Professional office in Residence for psychologist

Dear Chairman and Members of the Board and Mr. Sullivan,

Enclosed please find twenty (20) sets of the application and plans on behalf of Margareta Freeman, an owner resident of 356 Redmond Road, South Orange. Ms. Freeman is a professional psychologist practicing therapy under the name Counseling Care Specialties. We are seeking conditional use approval for a home professional office under South Orange Ordinance §185-186.

In support of our application, we are providing an architectural First Floor Plan by Appel Design Group showing the floor layout and location of the office. The plan shows that the office and its entry and bathroom comprise 15 percent of the area of the first floor, where the requirement under §185-6 is under 50 percent.

The enclosed Boundary Survey prepared by ABC Surveys, LLC, Andres B. Clarke, PLS, PE, shows the existing residential dwelling and driveway, and has drawn in two (2) parking spaces. The spaces partially block one side of the garage. As Ms. Freeman parks in her garage, she would not need to back out while she is with a client in her office.

Also enclosed please find two (2) checks, one for the application fee of \$100.00, and one for the escrow fee of \$750.00, made out to the Village of South Orange.

Margareta Freeman has been practicing therapy at her home for a number of years without knowledge that planning board approval is needed. As soon as she was made aware of this requirement, she retained me to prepare this application, and had the survey and floor plan prepared. She also has asked all her clients to use a secure, encrypted telemental health portal, which most have agreed to. However, as some clients are unable to do so, we would like to appear at the December 2, 2019 planning board meeting so as to avoid any interruption in therapy. We request that the planning board permit us to first present for completeness and have the hearing at the same meeting.

### LAVIN & ASSOCIATES, P.C.

If the timing suits the board, I will have notice published and sent shortly. Thank you for your attention to this matter.

Very truly yours,

Elaine Berkenwald

eberkenwald@lavinassociates.com

EB/sst Enclosures

### Affirmative Statement on Conditional Use of Professional Office in Residence

This application is fully complies with South Orange Ordinance §185-186.

South Orange Ordinance §185-186 (1) requires the office to be on the ground floor of the main existing residential structure and not occupy more than 50% of the total floor space. In this matter, the office, hallway and bathroom are approximately 340 square feet on a ground floor of 2499 square feet—under 20 percent.

South Orange Ordinance §185-186 (2) requires adequate parking spaces, and at least one space for each 200 square feet. As shown in the photographs, two vehicles may park to the side of the garage on the pervious pavers.

South Orange Ordinance §185-186 (3) requires no more than two office employees present at any one time and prohibits nonresident professionals. The use is solely for the owner occupant, Margareta Freeman, a psychotherapist licensed in the State of New Jersey.

South Orange Ordinance §185-186 (4) requires that the residential character of the neighborhood not be subordinated to the office use. As the bulk of the premises are residential, and Ms. Freeman's office will operate only from 1 P.M. to 9 P.M. three days a week, compliance is clear.

South Orange Ordinance §185-186 (5) requires safe and efficient vehicular circulation, parking and loading. There is no office "loading" for a therapist, and the use by one therapist seeing one patient at a time clearly is compliant.

South Orange Ordinance §185-186 (6) requires no more than 150 motor vehicle trips ends per week. At the most, Ms. Freeman could see 24 patients in the three days she works which would be 28 trip ends. However, Ms. Freeman usually works somewhat less, and does see some patients via doxy.me a secure, encrypted telemental health portal.

South Orange Ordinance §185-186 (7) requires the hours of operation not be before 8 or after 9 P.M. Ms. Freeman's hours are Tuesday, Wednesday and Thursday from 1 P.M. to 9 P.M.

South Orange Ordinance §185-186 (8) requires signs to meet requirements. No sign is used or proposed.

### 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

Da	te Filed			Арр	lication No	
Pla	nning Board	i				
Zoning Board of Adjustment			Applic	ation I	Fees	
			Escro	w Dep	osit	
	heduled for: Review for Completeness					
	To be Co		by Applicar		***************************************	
1.	APPLICANT:					
	Name(s) Margareta Freeman					_
	Address 356 Redmond Road					_
	Telephone Number ( 973) 220-	-9007				
	Applicant is a [ ] Corporation [	] Partn	ership [X]	Indivi	dual	
2.	OWNER:					
	Name(s) Margareta Freeman					<u>.</u>
	Address 356 Redmond Road					_
	Telephone Number (973) 220-	9007				
3.						
	Pursuant to N.J.S.A. 40:55D-48.1 and 40:55D-46.3, set forth on a separate sheet t names, addresses and telephone numbers of all persons who own ten percent (10%) more of the following: Stock of the Corporate Applicant; interest in the Partnersh Applicant, stock of a corporation owning ten percent (10%) or more of a corporate partnership Applicant; partnership owning ten percent (10%) or more of a partnersh Applicant.					nt (10%) or Partnership orporate or
AP OV	APPLICANTS OTHER THAN INDIVIDUALS, COMPLETE AND ATTACH "CERTIFICATE OF DWNERSHIP" FORM INCLUDED WITHIN THE APPLICATION PACKET.					
4.	SUBJECT PROPERTY:					
	Street Address 356 Redmond Road					
	Nearest Intersecting StreetWyoming					
	Tax Map Page Lot			ock	1303	
	Page Lot					

	PROPERTY DIMENSIONS:	Frontage <u>100</u>	<sub>≕.</sub> Ft.
		Depth132.65	_Ft.
	LOT AREA	Acreage	<u></u>
		Square Feet 13,265	
	ZONE DISTRICT: RA 100	_	
	PRESENT USE: Residential with ho	ome office	
5.	Any existing or proposed restrictions, cover	nants, easements or associat	ion by-laws affecting
•	the subject propertyYESX	NO. (If yes, attach description	n of same.)
6.	APPLICANT'S ATTORNEY:		
	Name Elaine Berkenwald		-
	Firm Lavin & Associates, PC		
	Address184 Main Street, Chester	, New Jersey 07930	
	Telephone Number ( 908) _ 888-2508	}	
	Fax Number ( 908) 955-7419		
7.	APPLICANT'S ENGINEER and/or SURVE	YOR:	
	Name Andrew B. Clarke, PLS, PE	,	
	Firm Andrew B. Clarke, PLS, PE		
	Professional License GB-04105600	)	
	Telephone Number (973) 635-0240		
	Fax Number (973) <u>635-0241</u>		
8.	TYPE OF APPLICATION: (Check applical	ole sections)	
	A. SUBDIVISION	·	
	[ ] Informal Revie	w	
	[ ] Informal Revie [ ] Minor Subdivis [ ] Preliminary Ma		
	[ ] Freilminary Ma [ ] Final Major Su	ajor Subdivision bdivision	
	B. SITE PLAN		
	[ ] Informal Revie	w	
	[ ] Minor Site Plar	1	
	[ ] Preliminary Sit [ ] Final Site Plan		

	VARIANCES
	<ul> <li>Appeal decision of Administrative Officer</li> <li>Map or Ordinance Interpretation</li> <li>Relief pursuant to NJSA 40:55D-70(c)</li> <li>Relief pursuant to NJSA 40:55D-70(d)</li> <li>Direct issuance of a permit for a lot not abutting an improvement street</li> <li>Direct issuance of a permit for a structure in bed of a mapped effect public drainage way or flood control basin</li> </ul>
	street, public drainage way or flood control basin.
D.	CONDITIONAL USE  Professional office in Residence for Homeowner, psychologist.
	Describe,
	Complies with South Orange Section 185-186.
sought and	nce is requested, list the section or sections of the ordinance from which relief is ad a brief statement as to the reason the variance is sought (attach additional pages
as needed	No variance, complies with South Orange Ordinance, Section 185
-	
	r from one or more design standards is requested, list the section(s) which are to be
waived:	r from one or more design standards is requested, list the section(s) which are to be Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.
a clinica	Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.
a clinica	Waivers are requested as no construction is proposed. Application is for
a clinical	Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.  Paivers of submission requirements requested along with the applicable section(s):
a clinical  a clinical  List any wa 10, 12, 1	Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.  Praivers of submission requirements requested along with the applicable section(s): 13, 14, 16, 17, 19, 21, 23, 24, 32, 35, 36, 38, 43, 49, 50, 51, 52, 53 & 55
a clinical  a clinical  List any wa 10, 12, 1	Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.  Praivers of submission requirements requested along with the applicable section(s): 13, 14, 16, 17, 19, 21, 23, 24, 32, 35, 36, 38, 43, 49, 50, 51, 52, 53 & 55  Instruction is proposed.
a clinical a clinical a clinical No con No con Have there involving of	Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.  Paivers of submission requirements requested along with the applicable section(s): 13, 14, 16, 17, 19, 21, 23, 24, 32, 35, 36, 38, 43, 49, 50, 51, 52, 53 & 55  Instruction is proposed.  The been any previous or are there any pending applications, appeals or subdivisions or affecting the subject property?  [X] YES [] NO  The bease provide type of application, date and disposition of same:
a clinical a clinical a clinical No con No con Have there involving of	Waivers are requested as no construction is proposed. Application is for all psychologist's use of existing room in dwelling.  Paivers of submission requirements requested along with the applicable section(s): 13, 14, 16, 17, 19, 21, 23, 24, 32, 35, 36, 38, 43, 49, 50, 51, 52, 53 & 55  Instruction is proposed.  The been any previous or are there any pending applications, appeals or subdivisions or affecting the subject property?  [X] YES [] NO

### 13. PROJECT DESCRIPTION

Notary Public

dwelling units, number of employed, etc. (atta  No change proposed.	e property including: proposed use, number of ach additional pages as needed):
APPLICANT CERTIFICATION:	
	no materials submitted are securety and two
	ne materials submitted are accurate and true.
	icant or that I am an Officer of the Corporate
Applicant and that I am authorized to sign th	ne Application for the Corporation or that I am a
General Partner of the partnership Applicant.	
I acknowledge that the Application Fee subm	nitted with the Application is non-refundable and
that I have been advised further the escro	ow review fee will be deposited in an escrow
account. The Escrow Fee is established to co	over the costs of professional services including
engineering, planning, legal and other exper	nses associated with the review of Application.
Monies not utilized in the review process sha	ll be returned in accordance with the applicable
Ordinances. If additional Application or Esc	crow Fees are deemed necessary, I agree to
furnish such sum(s) to the municipality with fift	teen (15) days of written notification.
	Margareta 1. freeman SIGNATURE OF APPLICANT AKA Margie Freema
	11-6-2019 DATE
Sworn to and subscribed before me this	

### **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.

Sworn to and subscribed

before me this

\_day of \_NOV

TOWNSHIP OF SOUTH ORANGE VILLAGE County of Essex State of New Jersey	Application No Date:
ESCROW AG	REEMENT
Complete the Following Information	

Margareta Freeman

\_\_\_\_Lot(s) \_

Applicant Name \_\_\_

Block \_\_\_\_1303

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

I understand that the sum of \$\frac{750^{\circ}}{\circ}\$ 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 lifteen (15) days.

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Signature

Margareta Freeman

Print Name

Owner

### PLEASE TAKE NOTICE

That the undersigned has filed an application with the Planning Board of the Township of South Orange Village.

The Application proposes to use a room on the first floor of her residence with a separate entry for her professional counseling practice. The applicant is a psychologist/licensed clinical social worker. She usually counsels one client at a time, sometimes a couple

The application meets the conditions in Ordinance 185-186. The application also meets the standards of 185-187 for home based business with the exception of §185-187(4) in that the use has an office, a separate entry and a bathroom.

The premises which is subject to this Application is known as 356 Redmond Road, South Orange, New Jersey and designated as Lot 26 of block 1303 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 Monday, December 2, 2019 at 7 P.M. in the Main Stage Room of the South Orange Performing Arts Center (SOPAC), 1 SOPAC Way, South Orange, NJ.

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, 9:00a.m.-4:00 p.m.

This Notice is sent to you on behalf of the Applicant, Margie Freeman. Elaine Berkenwald, Attorney
Lavin Associates
184 Main Street
Chester, New Jersey. 07930
(908)888-2508

Preparetty;

BEN JAMDER, ÉŠQ. An Attorney At Law of New Jersey

This Deed is made on October 8, 1997.

BETWEEN

ELLEN BROUNSTEIN, DONALD BROUNSTEIN, STEPHEN M. HIRSCH, RONI HIRSCH, RUTH HAAS and ZYGMUNT HAAS

whose address is: c/o Howard Hirsch, P.O. Box 681, South Orange, New Jersey 07079, referred to as the Grantor.

AND

### MARGARETA N. FREEMAN and LEONARD S. LEVIN.

whose post office address is about to be 356 Redmond Road, South Orange, New Jersey 07079, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00)

The Grantor acknowledges receipt of this money.

Tax map Reference. (N.J.S.A. 46:15-2.1) Municipality of SOUTH ORANGE VILLAGE TOWNSHIP

**Block 1303** 

Lot 26

**Property.** The property consists of the lot, piece or parcel of land, with all the buildings and improvements thereon erected, situate, lying and being in the SOUTH ORANGE VILLAGE TOWNSHIP, County of ESSEX, and State of New Jersey. The legal description is:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, 'SITUATE. LYING AND BEING IN THE TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, STATE OF NEW JERSEY:

BEGINNING at a point in the southwesterly side of Redmond Road, said point being distant 386.03 feet southeasterly, from the intersection of the same with the southeasterly side of Wyoming Road; thence

- (1) South 43 degrees 38 minutes West, a distance of 132.65 feet to a point; thence
- (2) South 44 degrees 46 minutes East, a distance of 100.04 feet to a point; thence
- (3) North 43 degrees 38 minutes East, a distance of 135.44 feet to a point; thence
- (4) Along the southwesterly side of Redmond Road, North 46 degrees 22 minutes West, a distance of 100.00 feet to the point and place of BEGINNING.

THE shove description is drawn in accordance with a current prepared by Hallard

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs thi	s Deed as of the date at the top of the first page.
by Arward Fund as atty in-fact	by Award Aunter as atty- n-fact
ELLEN BROUNSTEIN	DONALD BROUNSTEIN
By: HOWARD HIRSCH,	By: HOWARD HIRSCH,
Stephen Surlasaty in fait	Por His Attorney In Fact by Aproach Auril as atty in fact
STEPHEN M. HIRSCH	RONI HIRSCH
By: HOWARD HIRSCH,	By: HOWARD HIRSCH,
Ruch Hags In Fact	Her Attorney In Fact  2 4 grand Haas  by Howard Aiml as atty in face
RUTH HAAS	ZYGMUNT HAAS
By: HOWARD HIRSCH, Her Attorney In Fact	By: HOWARD HIRSCH, His Attorney In Fact
	<b>.</b>

Witnessed by:

Tara L. Phelan, Eso

STATE OF NEW JERSEY

: SS.:

COUNTY OF UNION

I CERTIFY that on October 8, 1997, from HOWARD A. HIRSCH personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is the attorney in fact named in and personally signed this Deed;

(b) signed, sealed and delivered this Deed as his or her act and deed; and

(c) made this Deed for \$280,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

TARA L. PHEZAN, ESQ. An Attorney At Law of New Jersey



### HALLARD AND ASSOCIATES

SURVEYORS - PLANNERS

Description of property situate in the Township of the Village of South Orange, Essex County, New Jersey.

BEGINNING at a point in the southwesterly side line of Redmond Road, said point being 386.03 feet southeasterly along said side line from the intersection of same with the easterly side line of Wyoming Avenue if both side lines were extended, and running

Thence (1) South 43 degrees 38 minutes West, 132.65 feet to a point,

Thence (2) South 44 degrees 46 minutes East, 100.04 feet to a point,

Thence (3) North 43 degrees 38 minutes East, 135.44 feet to a point in the above mentioned southwesterly side line of Redmond Road,

Thence (4) along said side line, North 46 degrees 22 minutes West, 100.00 feet to the point and place of BEGINNING.

This description is in accordance with a survey prepared by Hallard & Associates, Watchung, N.J., dated August 22, 1997.

# The Alfred Adler Institute of Chicago

on Recommendation of the Faculty has conferred The Degree of Master of Arts in Counseling Isychology

## Margareta N. Freeman

who has honorably fulfilled the requirements prescribed by the Institute for that degree

Siven in the City of Chicago in the State of Illinois in the United States of America this 21st day of October One Thousand Mine Hundred and seventy nine.

Harold H. Mosak Ph. D.



Eugene J. McClory, n.t.



### TOWNSHIP OF SOUTH ORANGE VILLAGE CERTIFICATE OF PAID TAXES

ARTICLE VI (n) Certificate from Tax Collector that all taxes are paid to date.				
Owner: MARGARETA FREENAN/LEUM Phone No. ()  Address: 356 REDMAND ROAD  City/State: SOUTH ORANGE Zip Code: 07079				
TITLE and LOCATION OF PROPERTY:				
356 Red mond Road				
Block No. 25 Lot No. 1303 Zone No. No. of Lots  Tax Sheet No				
Tax Slieet No.				
TAXES AS RECORDED FOR 2019				
First Quarter PAID Second Quarter PAID				
Third Quarter PAID Fourth Quarter PAID				
The TAX COLLECTOR of the Township of South Orange Village  Alexander Zacohara, dated Movember 151, 2019, (Name)				
certifies that the above taxes are paid to date.				



October 29, 2019

Send via Regular Mail

Township of South Orange Attn: Tax Assessor 76 South Orange Avenue, 3<sup>rd</sup> Floor South Orange, New Jersey 07079

Re:

Property known as 356 Redman Road, South Orange, New Jersey

Owned by Margherita Freeman and Levin

Lot 1303, Block 26

Dear Sir or Madam,

Enclosed please find check number 1751 in the amount of \$20.00. Kindly provide me with a list of property owners within 200 feet of 356 Redman Road, South Orange, New Jersey.

Thank you for your attention to this matter.

Very truly yours,

Elaine S. Berkenwald

Elino Calundal

eberkenwald@lavinassociates.com

ESB/gg Enclosure

CUSTOMER RECEIPT	PRINTED: 11/04/19 09:59:47 AM	
VILLAGE OF SOUTH ORANGE 101 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ 07079	USER: EN TRANSACTION #: 160000	
DATE DESCRIPTION	TC	TOTAL
325 - OWNER OF PROPERTY 01-1920-08-1050-602		
11/04/19 PROPERTY OWNER'S LIST		20.00
ELAINE BERKENWALD - 356 REDMOND ROAD - CK#1751	*1751	
	CASH	0.00
	CHECK	20.00
	CREDIT CARD	0.00
***PLEASE RETAIN RECEIPT FOR YOUR RECORDS AS PROOF OF PAYMENT.	F OF PAYMENT.	20.00

PAGE 1

TAXING DISTR	RICT 19 SOUTH ORANGE TWP		COUNTY 07 ESSEX
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1302 19	330 HIGHLAND ROAD	2	HOLMGREN, JOSEPH B & KRISTEN G 330 HIGHLAND ROAD SOUTH ORANGE, N.J. 07079
1302 20	324 HIGHLAND ROAD	2	PETERSON, EDWARD & JULIE 324 HIGHLAND ROAD SOUTH ORANGE, N. J. 07079
1302 21	318 HIGHLAND ROAD	2	VEAL JR., BENJAMIN 318 HIGHLAND ROAD SOUTH ORANGE, N.J. 07079
1302 22	312 HIGHLAND RD	2	CASTANEDA, JEFFREY & GENEVIEVE 312 HIGHLAND ROAD SOUTH ORANGE, NJ 07079
1302 23	306 HIGHLAND ROAD	2	WRIGHT, STEPHEN A. & MARILYN M. 306 HIGHLAND ROAD SOUTH ORANGE, N.J. 07079
1303 16	303 HIGHLAND ROAD	2	THIGPEN, NATALIE MONRO 303 HIGHLAND ROAD SOUTH ORANGE, N.J. 07079
1303 17	309 HIGHLAND ROAD	2	PACE, JESSICA L & JORDAN E 309 HIGHLAND ROAD SOUTH ORANGE, NJ 07079
1303 18	315 HIGHLAND ROAD	2	COOPER, SANFORD + CAROL B 315 HIGHLAND ROAD SOUTH ORANGE, N.J. 07079
1303 19	325 HIGHLAND RD	2	BITZER, JOHN & BRENDA 325 HIGHLAND ROAD SOUTH ORANGE, NJ 07079
1303 20	327 HIGHLAND ROAD	2	DI MAURO, LAWRENCE + JACQUELINE 327 HIGHLAND ROAD SOUTH ORANGE, N.J. 07079
1303 21	214 WYOMING AVENUE	2	WOODE, MICHELLE 214 WYOMING AVENUE SOUTH ORANGE, NJ 07079
1303 22	222 WYOMING AVENUE	2	GOODRICH, ANDREW & JESSICA C 222 N WYOMING AVE SOUTH ORANGE, NJ 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	PENCHANSKY, MICHAEL & JENNIFER 374 REDMOND ROAD SOUTH ORANGE, NJ 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

TAXING DISTRICT 19 SOUTH ORANGE TWP COUNTY 07 ESSEX					
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 11	341 REDMOND ROAD	2	PANZER, CHARLES N. & CLAUDIA TRU 341 REDMOND ROAD SOUTH ORANGE, N. J. 07079	IPP	
1304 12	349 REDMOND ROAD	2	COLON, J.M. & ZAHRAN, 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

ADJACENT PROPERTY LISTING APPLICANT: redmond

NELSON, DELON & TERRI 375 REDMOND ROAD SOUTH ORANGE, NJ

07079

PAGE 2

### UTILITIES

- New Jersey American Water
   167 John F Kennedy Pkwy Bldg A
   Short Hills New Jersey 07078
- Public Service Electric & Gas Co. Manager – Corporate Properties 80 Park Place, T6B Newark, New Jersey 07102
- Verizon540 Broad StreetNewark, New Jersey 07101
- 4. CABLEVISION186 West Mark StreetNewark, 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
Tax Assessor



(Rev. October 2018) Department of the Treasury Internal Revenue Service

Margie Freeman, LCSW

Request for Taxpayer **Identification Number and Certification** 

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

T Name (as shown on your income tax return). Name is required on this li	e: do not leave this line blee!		
Margareta Freeman		•)	
2 Business name/disregarded entity name, if different from above			
COUNSELING CARE SAL	CIALTIES		
	name is entered on line 1. Cl	and and	1 - 2
3 Check appropriate box for federal tax classification of the person whose following seven boxes.  Individual/sole proprietor or □ C Corporation: □ S Corporat	mone is a resided but little 1. Ci	reck only one of the	4 Exemptions (codes apply only to certain entities, not individuals; see
5 Individual/sole proprietor or C Corporation S Corpora	. 🗖 .	_	instructions on page 3):
single-member LLC	ation L Partnership	Trust/estate	
Limited linklitusessess 5			Exempt payee code (if any)
Limited liability company. Enter the tax classification (C=C corporation)	n, S=S corporation, P≠Partne	rsnip) ▶	
Note: Check the appropriate box in the line above for the tax classified LLC if the LLC is classified as a single-member LLC that is disregard; another LLC that is not disregarded from the owner for U.S. ferteral to	Exemption from FATCA reporting		
another LLC that is not disregarded from the owner for U.S. federal is disregarded from the owner should check the anomarists have feet	o nom the owner unless the	owner of the LLC is	code (if any)
is disregarded from the owner should check the appropriate box for the	ne tax classification of its own	er.	
Other (see instructions) >			(Applies to accounts maintained outside the U.S.)
The state of the s	1.00	Requester's name a	nd address (optional)
356 Redmond Road			A CONTRACTOR OF THE CONTRACTOR
6 City, state, and ZIP code			
South Orange, New Jersey 07079			
7 List account number(s) here (optional)			
Taxpayer Identification Number (TIN)			
VOUR TIN in the appropriate how The Title	omo givos es lista da		
		Social sec	urity number
tent alien, sole proprietor, or disregarded entity, see the instructions for	or Part I, later. For other	" "	
es, it is your employer identification number (EIN). If you do not have ater.	a number, see How to get	a L	1711711
: If the account is in more than one name, see the instructions for line ther To Give the Requester for guidelines on whose number to enter.	1. Also see What Name a	and Employer is	dentification number
se de la militar de la composition della composi			
t II Certification		12121 -	[3 8 2 1 8 5 1]
penalties of perjury, I certify that:			
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rvice (IRS) that I am subject to backup withholding as a result of a fail longer subject to backup withholding; and	ure to report all interest of	dividends, or (c) th	ne IRS has notified me that I am
n a U.S. citizen or other U.S. person (defined below); and		• •	The man the that I will
FATCA code(s) entered on this form of			
FATCA code(s) entered on this form (if any) indicating that I am exer	npt from FATCA reporting	is correct.	
			t to backup withholding become
SIGOD Or abandonment of secured property	oraro dansactions, item 2	ides not apply. For i	mortgage interest paid
sition or abandonment of secured property, cancellation of debt, contribution interest and dividends, you are not required to sign the certification,	tions to an individual retire	ment arrangement (I	RA), and generally, payments
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La berson I a la l			
TOTAL IN THE PROPERTY.	<u>)</u> Da	ite► /0~3/	2-2019
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neral Instructions  references are to the Internal Revenue Code unless otherwise  developments. For the latest information about developments	<ul> <li>Form 1099-DIV (dividunds)</li> <li>Form 1099-MISC (vaproceeds)</li> </ul>	dends, including th	ose from stocks or mutual me, prizes, awards, or gross
references are to the Internal Revenue Code unless otherwise  developments. For the latest information about developments to Form W-9 and its instructions such as forigination contains	<ul> <li>Form 1099-DIV (dividends)</li> <li>Form 1099-MISC (vaproceeds)</li> <li>Form 1099-B (stock</li> </ul>	dends, including th irlous types of Inco or mutual fund sale	ose from stocks or mutual me, prizes, awards, or gross
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Form 1099-C (canceled debt)

alien), to provide your correct TiN.

Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident

be subject to backup withholding. See What is backup withholding,

If you do not return Form W-9 to the requester with a TIN, you might

identification number (TIN) which may be your social security number

taxpayer identification number (ATIN), or employer identification number

(EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information

(SSN), individual taxpayer identification number (ITIN), adoption

returns include, but are not limited to, the following.

Form 1099-INT (interest earned or paid)

### RESOLUTION SOUTH ORANGE BOARD OF ADJUSTMENT

Decided:

December 2, 2008

Memorialized: January 6, 2009

### LEONARD LEVIN and MARGARETA FREEMAN APPLICATION FOR "C" VARIANCE RELIEF 356 REDMOND ROAD BLOCK 1303, LOT 26 Case # ZBA-08-974

WHEREAS Leonard Levin and Margareta Freeman (the "Applicant") having an address at 356 Redmond Road, South Orange, NJ 07079 have made application for "c" variance relief pursuant to Municipal Land Use Law 40:55D-70(c) regarding premises at 356 Redmond Road, South Orange, NJ also known as Block 1303, Lot 26 on the tax map (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on December 2, 2008 after notice; and

WHEREAS the Applicant having submitted plans by Appel Design Group Architects consisting of 4 pages bearing a last revision date of August 20, 2008, and a Lot Grading Plan by Andrew B. Clarke, PLS, PE bearing date November 6, 2008; and

WHEREAS the Applicant having appeared and offered testimony from Leonard Levin and Margareta Freeman and from Lawrence Appel, R.A, and introduced exhibits and the Board having granted an opportunity for public comment;

### IT IS HEREBY RESOLVED:

### **EVIDENCE CONSIDERED**

- 1. The premises are located in the RA-100 zone and are currently improved with a single family home and a detached garage structure. The house was severely damaged by fire in January, 2008.
- 2. The lot contains approximately 13,404 sq. ft. and is located on a side street within a residential area.
- 3. As part of the post-fire renovations Applicant proposes to add a one-story addition to the rear of the house which will enable Applicant to redesign the 1<sup>st</sup> floor living area. The addition will increase lot coverage from 32% to 36.1% which requires a variance. Applicant also proposes to add a 2<sup>nd</sup> story

to the one-story portion of the house located on the easterly side.

Applicant stated that the existing lot coverage which already exceeds the 30% 4. maximum is caused in part by the fact that there is a detached garage, which is standard in the area, which requires extra driveway and turn around pavement, thereby resulting in an excess of impervious coverage.

5. The proposed addition is intended to create a living quarters for Margareta Freeman's mother who has been living with them since 2000. The addition would create a living and sleeping area on the 1st floor. Now there is only a

living room which she uses as a sleeping area.

In order to offset the increase in impervious coverage Applicant proposes to 6. (i) install a drywell to redirect surface and roof runoff, and (ii) install pervious pavers to make a portion of the driveway more permeable. Lawrence Appel, R.A. explained that with pervious pavers the joints between the pavers are not waterproof and water seeps through. Applicant will install a bed of 12" of crushed stone beneath the pavers which will drain to the drywell. The addition will have roof leaders which will also drain to the drywell.

7. As a result of the drywell and pervious pavers drainage on the site will improve so that it will exceed the requirements for not only the existing

conditions but also for the proposed addition.

8. In response to questions from the Board the Board Engineer Sal Renda opined that the proposed dry well was an effective design which would more than

offset the increase in impervious coverage.

9. Applicant contends that the variance is warranted by reason of the existing detached driveway and turn around areas which increase lot coverage. Applicant stated that the house itself was not excessively large and was in keeping with the neighborhood. Applicant also argues that the proposed drainage improvements will offset the increase in coverage.

10. The Board questioned whether the Applicant was creating an opportunity for separate living quarters which might be used as a separate dwelling unit in the future. Applicant testified that there are no kitchen or cooking facilities included in the proposed improvements. In response to Board concerns Applicant agreed to relocate the proposed rear door so that it is centered on the back wall and to remove the interior wall so as to extend the family room and decrease the opportunity to create a separate dwelling unit.

No neighbors appeared at the meeting. Applicant testified that they had 11. spoken with neighbors about the proposed improvements and none had

opposed them.

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

12. The Applicant has satisfied notice requirements and the Board has jurisdiction over the application.

The proposed improvements will exacerbate an already non-conforming lot 13. coverage condition, increasing it from 32% to 36.1% in a zone where the maximum lot coverage permitted is 30%. However, the Applicant also

- proposes to alleviate the drainage issue by installing a drywell and pervious pavers in the driveway. The result will be an overall improvement in drainage for the site notwithstanding the increase in lot coverage.
- 14. The increase in building size will increase bulk but the majority of the increase is in the addition at the rear of the existing house which will not affect the visual impact from the street. The Board also notes that even with the addition the rear yard setback will be 45.9 ft. when only 27 ft. is required, and the rear addition will only be one story in height. As for adding a second story to the room on the easterly side of the house, according to the plans the design will be keeping with the Spanish architecture of the existing structure and will not look inappropriate.
- 15. As for the Board's concerns about creating a possible separate dwelling unit in the house, the Applicant agreed to make changes to the plans which will help avoid that possibility, namely, (i) extending the exterior wall on the rear of the one story addition between the family room and the east side of the house, (ii) removing walls inside the new addition to avoid creating a separate foyer and also moving the new exterior door farther to the west and more in the center of the new additions.
- 16. The application for a "c" variance to exceed permissible lot coverage is warranted because the benefits of the proposal outweigh the detriments. The proposed alterations will improve drainage for the site and promote the general welfare by accommodating elder/parent housing. The design changes requested by the Board noted above will discourage conversion to a 2 family home. Further, the proposal does not pose a substantial detriment to the public good nor substantially impair the zoning plan or ordinance for these same reasons.

### THE DECISION

WHEREAS, the Board, having reviewed the application for "c" variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of South Orange Village and the Municipal Land Use Law; hereby concludes that good cause has been shown to approve the application for a variance.

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of South Orange Village that the application for "c" variance relief as set forth in the application, plans, reports, representations, testimony, stipulations and/or Exhibits offered by the Applicant is hereby approved subject to the following conditions:

1. The Applicant shall comply with all applicable Township, County and State laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local and state approvals and/or permits.

- 2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.
- 3. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all Exhibits introduced by the Applicant, and all terms and conditions of this resolution.
- 4. The Applicant shall pay all outstanding taxes, application fees, technical review fees, inspection fees and performance guarantees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.
- 5. Applicant shall revise its plans as follows: (i) extending the exterior wall on the rear of the one story addition between the family room and the east side of the house, (ii) removing walls inside the addition to avoid creating a separate foyer and also moving the new exterior door farther to the west and more in the center of the new additions. These revisions are intended to discourage creating a separate dwelling unit in the home and shall be subject to the review and approval of the Board Engineer.
- 6. Applicant shall comply and conform with any and all low and/or moderate income housing obligations i.e. COAH obligations generated by this application and approval.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Chairman and Secretary on the 6th day of January, 2009.

Donald Reeves Chairman

acomment

### Voting to Approve the Application

Motion to Approve by: Todd DiScala

Seconded by: Michael Grohman

Members voting in favor of action taken: William Dahn, Todd DiScala, Michael

Grohman, Donald Reeves, Michael Parlapiano, Robert Adler, Sam Joseph

Members voting against action taken: None

Members abstaining: Linwood Tindall

### Voting to Approve the Memorializing Resolution

Motion to Approve by: Todd DiScala

Seconded by: Michael Grohman

Members voting in favor of action taken: William Dahn, Todd DiScala, Michael

Grohman, Donald Reeves, Michael Parlapiano, Robert Adler, Sam Joseph

Members voting against action taken: None

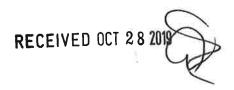
Members abstaining: Linwood Tindall

Certified to be a true copy of the Resolution adopted on the 6th day of January, 2009.

Donald Reeves, Chairman

atricia Wolf, Board Secretary





### Township of South Orange Village 76 South Orange Avenue, Third Floor, South Orange, N.J. 07079

Village Hall (973) 378-7715 Fax (973) 378-5830

Engineering & Zoning Office (973) 378-7715 ext. 3990

USE PERMIT APPLICATION - \$50 FEE NOTE: UPON APPROVAL, APPLICANT MUST APPLY FOR OCCUPANCY AND BUILDING PERMITS FROM THE BUILDING DEPT.							
	ECEIVED BY: STATE OF THIS APPLICATION	N EORM & RET	DATE: October 28, 2019				
1.	Name, Current Address & Phone Number of Applic Margareta Freeman - (973) 220-9007 - 356 Redm	ant (Tenant):					
2.	Business Address, Tax Block & Lot Number & Zoning District of building intended to be occupied:  356 Redmond Road, South Orange, New Jersey						
	BLOCK 26 LOT 1303 ZONE	Residential	2A-100				
3.	Mailing Address (if different from Business Address	):					
4.	Name, Address & Telephone Number of the Buildin Margareta Freeman - owner/applicant	g Owner/Landlo	rd:				
356 Redmond Road, South Orange, New Jersey							
5.	Approximate size of entire building:	4,000 +	Square Feet				
6.	Size of space within building to be occupied:	340	Square Feet (including hallway)				
7	Attach either: COPY OF LEASE ( ) or LETTER	OF INTENT TO	DIDCHASE ( ) OWNER				

(OVER)

(DO NOT SIGN LEASE OR LETTER OF INTENT UNTIL 'USE PERMIT' IS APPROVED)

	lature of present use of premises or if vacant, use immediately prior to intended use by applicant:  Residential
<b>)</b> .	Intended use of Premises (TYPE OF BUSINESS) be specific:185 - 186 - Therapist, professional office in residence
١.	Will cooking be done on premises: YES X NO For residence only  Name of Business: Counseling Care Specialties
	Number of Rooms & Offices contained in premises: 3 Story Dwelling  Nature of Proposed alterations intended, if any, be specific: None
	Number of Employees that will occupy the premises:  1 - professional therapist - owner/occupant  Number of Parking spaces required for employees:  none (owner - therapist in garage)
7. 3.	Number of Parking spaces required for visitors: 1 - have 2 spaces near garage  Total number of parking spaces provided for in lease: no lease, owner  Number of parking spaces to be designated on site: 2 garage, 2 outdoor spaces next to garage  Total number of parking spaces on site: 4 +
D. I. <u>M</u> a	Will any signs be required by applicant: YES NO _X  If YES, when will sign permit application be submitted:N/A  argareta Freeman  EASE PRINT) APPLICANT  SIGNATURE OF APPLICANT
y	NATURE OF OWNER / LANDLORD CONSENTING TO APPLICATION
	Use Permitted / Application Granted with the following CONDITION(S):    Use Permitted / Application Granted with the following CONDITION(S):
	Date: 10/31/19.  Christopher Rok, Village Zoning Officer

ORSEN PATRAS

### 185-186 Professional Office In Residence

A professional office in residence, as defined in § 185-3, is a permitted conditional use, provided that the Planning Board shall determine, by resolution, that the following standards have been met:

- 1. Such office shall be located on the first floor or ground floor of the main existing residential structure on the premises and shall not occupy more than 50% of the total area of the floor where located, excluding space used for a private garage. In no case shall it exceed 900 square feet, exclusive of parking spaces.
- 2. Adequate parking spaces shall be provided in accordance with requirements of Article XXXI so that no parking related to the office shall occur on the street. At least one space shall be provided for each 200 square feet or fraction thereof of office space.
- 3. No more than two office employees shall be present at any one time. Nonresident professionals shall not be permitted to use the office. Use of the office by groups of other persons shall not be permitted.
- 4. The residential character of the neighborhood and the premises shall not be subordinated to the office use.
- 5. Safe and efficient vehicular and pedestrian circulations, parking and loading in the vicinity of the office in residence shall not be impaired.
- 6. No more than 150 motor vehicle trip ends per week shall be generated, one arrival and one departure being considered two trip ends.
- 7. The hours of operation shall be not before 8:00 a.m. and not after 9:00 p.m., Monday through Saturday, exclusive of holidays.
- 8. Sign requirements as permitted in this chapter for professional office in a residential zone must be observed.

[Added 2-22-1982 by Ord. No. 82-1]

### 185-187 Home-Based Businesses

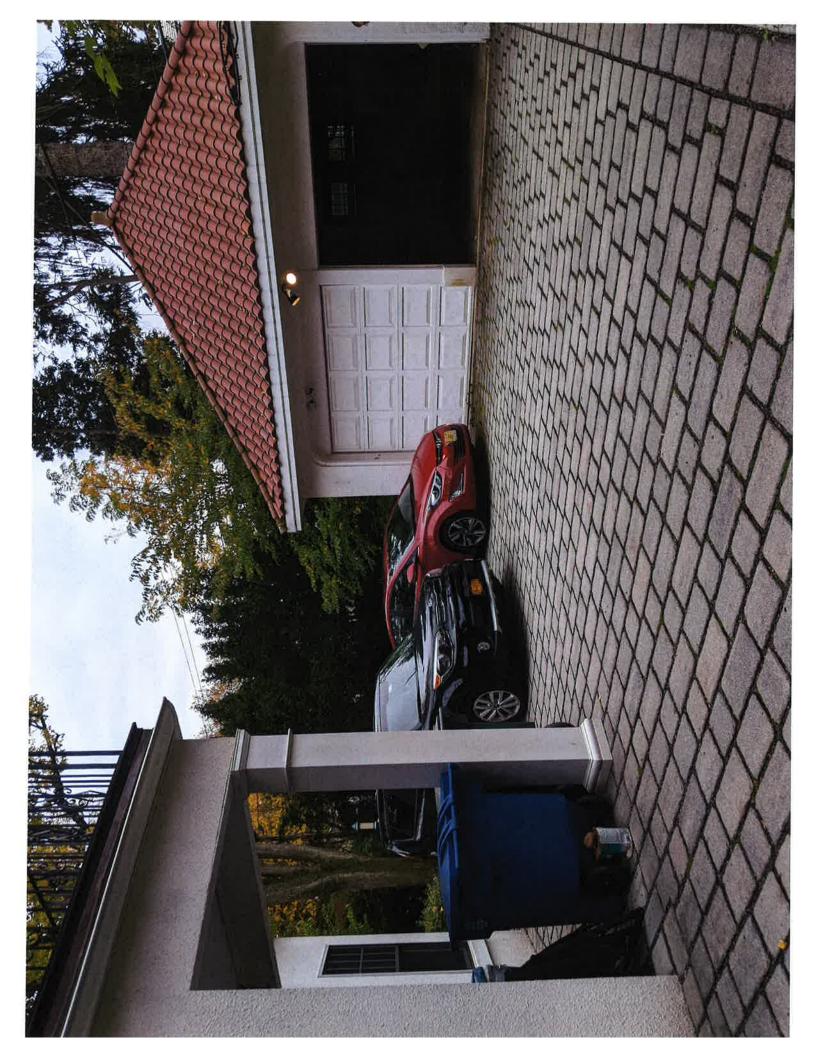
A home-based business, as defined in § 185-3, shall be a permitted accessory use in residential zone districts, provided that:

- 1. The use is limited solely to office use.
- 2. The use is operated by or employs in the residence only a resident or residents who are permanent full-time residents of the dwelling unit and no other persons.
- 3. No nonresident employees, customers, or business invitees or guests shall visit the dwelling unit for business purposes.
- 4. The use shall be located in only one room of the dwelling unit which shall not be served by an entrance separate from the household.
- 5. Interior storage of materials shall only consist of office supplies.
- There shall be no change to the exterior of buildings or structures because of the use and no outside appearance of a business use, including, but not limited to, parking, storage, signs or lights.
- 7. The use operates no equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents.
- 8. The use does not require any increased or enhanced electrical or water supply.
- 9. The quantity and type of solid waste disposal is the same as other residential uses in the zone district.

### Section 185-3

PROFESSIONAL OFFICE IN RESIDENCE — A professional office of a doctor, dentist, psychologist, architect, accountant, attorney or engineer located in a dwelling owned and occupied by the doctor, dentist, psychologist, architect, accountant, attorney or engineer.

PROFESSIONAL PERSON — A physician, dentist, engineer, architect, lawyer and other professional persons as the approving authority may determine to be of similar character.



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

below have been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the All pages of this checklist must be submitted. An application shall not be considered complete until all the materials and information specified 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 Fownship 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.

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 chmments field. The applicant will provide a Title Block on the plans submitted as indicated by 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 the x in the Complies column.

		Comments	Applicant seeks temporary waiver and will submit final plat following approval,	
Applicant Township	Status	Complies		MAN FE
T tur	1	Waiver	×	1000
pplice	Status	Complies		×
+	<u></u>	Quantities		
		Item Description	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	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)
Ce	-70	(p)		0
Site Plan Variance	40:55D-70	(c)	0	0
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7.

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₹			Applicant	Status	Complies				>	>	>	>
			¥		Quantities	2	8	2	-	-	-	_
Freeman, Margarets	Lot (s) 26				Item Description	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	Application Form – Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	Individual checks made out to the Township of South Orange Village for 1) any application fees, as calculated by the Township and 2) the review escrow fee. Each check shall include the applicants Federal ID number.	Tax Collector Certification from the Township of South Orange Village Tax Collector that all taxes and assessments on the property are paid in full.	Certified list of property owners within 200' of the property as prepared by the Township of South Orange Village Tax Assessor.	Deed(s) and affidavit Title for lands being conveyed for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	Completed escrow agreement signed by owner and applicant (Form Attached)
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	Comments	N/A		N/A	N/A	N/A	N/A	N/A	
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Applicant	Complies square de Maiver			>	>				>
₹ A	Quantities (4)	_	_		-	-	-	-	-
	Item Description	Ownership Disclosure Affidavit (Form Attached)	Public hearing notification (Form Attached)	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.	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.	Completed Essex County Health Department application., including copy of a check made payable to Essex County.	Hudson-Essex-Passaic Soil Conservation District application and submitted soil erosion and sediment control plan, including copy of a check made payable to "HEPSCD".		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.
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Site Plan	Minor	0	0	0	0	0	0	0	0
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Subdivision	Preliminary S	0	0	0	0	0	0	0	0
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	Gen. Dev. Plan	0	0	0	0	0	0	0	0
Γ	Item Number	۵	6	10	1	12	55	4	15

					4.1	
		Comments	N/A	N/A	photograph showing parking	
dhs	55	.Mojver				
Township	Stafus	səllqmo2		A STATE OF THE STA	F 19 9 1 7 1 1	Substantial State Comments
	1	Waiver	>	>	$\neg$	
Applicant	Status	Complies			50	-
		Quantities	_	7		
		ltem Description	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	Environmental Impact Assessment – should include, at least, the following:  • Map of the site • Description of proposed development • Irventory of existing conditions, to include: • Hydrology • Geology • Geology • Soils • Topography & Slope • Drainage • Asie quality • Wildlife • Alignment of Impacts • Required permits & approvals • Assessment of Impacts • Impact mitigation steps		traffic & Parking Impact Assessment – should include, at least, the following:  • Peak traffic generation (AM/PM)  • Predicted future conditions (build/no-build)  • Level of Service impacts  • Mitigation requirements  • Parking generation  • Onsite & offsite parking capacity  • Compliance with ordinance standards
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		Comments		N/A	N/A	As-built provided	N/A
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tup	2	Waiver					
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	×1	Item Description	An affirmative statement in writing indicating how all applicable conditional use standards are met. (If for a Conditional Use)	An engineer's cost estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed at the time of final plat.	Certification from the Township of South Orange Village Tax Assessor approving the block and lot designations	"As-Built" plans or final plats depicting all the proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. As applicable: 2 mylars, 2 vellums and 20 prints	Certification from the Township of South Orange Village approving the road names and subdivision name.
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Plans shall show or include the following:

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	Item Description	<b>Title block</b> , including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)	Name, address and telephone number of record owner and applicant	North arrow with reference (all sheets)	Drawn at a scale not less than 1 inch equals 50 feet	<b>Professional Seals</b> - 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.	<b>Zoning compliance schedule</b> , including notation as to any variances/waivers requested	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.	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.	<b>Setback lines -</b> All front, side and rear setback lines shall be shown in accord with the applicable zoning.	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.
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	Item Number	25	26	27	78	29	30	31	32	33	34

		Comments	N/A	N/A	None	No change	N/A			N/A
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		Item Description	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.	1	<b>Existing wells and septic system</b> on the property and within 100 feet of the property.	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	A developer's agreement with the Village that addresses the affordable housing requirements	<b>Key map</b> at a scale of not less than 1 inch equals 400 feet showing street names and zone district	<b>Signature blocks</b> for Board Chairperson, Secretary and Engineer	Approvals Statement – Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same
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			Item Description	Utility systems - showing connections to existing	and proposed systems including, but not limited to:	a. Plans and profiles of storm drainage facilities		,	<b>b.</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		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.
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Applicant	Complies sal		****			>
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	ltem Description	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.	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.	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	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.	<b>The entire tract on one sheet</b> at the same scale as the Tax Map sheet it appears on.
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	Item Description	Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown	<b>Current topographic survey</b> with contours at 2-foot intervals within the tract and within 50 feet of the tract.	<b>Grading plan</b> showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.	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	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 if. 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
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	ltem Description	<ul> <li>king Calculations:</li> <li>a. Number of required parking spaces</li> <li>b. Number of proposed parking spaces</li> <li>c. Location of the parking area</li> <li>d. Dimensions from parking spaces to the property lines, street and structures</li> </ul>	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	Sign plans showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.	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	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.	A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.	<b>Soil Permeability Logs,</b> a minimum of two (2), with the permeability test results for each proposed lot or use if on-site sewerage disposal system proposed.
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Application Incomplete pending the Board's determination regarding the following written waiver requests:	By:
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