

**NICOLE M. MAGDZIAK**  
Attorney at Law

One Jefferson Road  
Parsippany, NJ 07054-2891  
T: (973) 966-8027 F: (973) 461-4608  
nmagdziak@daypitney.com

November 13, 2020

**VIA COURIER SERVICE**

Ojetti Davis, Board Secretary  
Planning Board  
Township of South Orange Village  
76 South Orange Ave., Suite 302  
South Orange, NJ 07079

Re: *206 Ampere Parkway LLC (the "Applicant")*  
201 and 167 Ridgewood Road North  
Block 1303, Lots 37 and 38

Dear Ms. Davis:

Please be advised that this firm represents the Applicant in connection with their application for minor subdivision approval for the above-referenced property (the "Property"). Accordingly, please find enclosed the following:

- Original and nineteen (19) sets of the Minor Subdivision Application, which includes:
  - Applicant Certification;
  - Owner Certification;
  - Certificate of Ownership;
  - Affidavit as to Ownership of the Property/Corporate Ownership;
  - Escrow Agreement;
  - Application Checklist; and
  - Proposal.
- Twenty (20) copies of the Deed of Ownership;
- Twenty (20) copies of the certified list of property owners within 200' of the Property;

Ms. Ojetti Davis  
November 13, 2020  
Page 2

- Twenty (20) copies of the certification of paid taxes;
- Twenty (20) copies of the proposed notice of public hearing and newspaper advertisement (same document);
- Twenty (20) copies of the Will Serve Letters;
- Twenty (20) copies of a letter from PK Environmental regarding on-site environmental conditions;
- Twenty (20) copies of the signed and sealed set of Minor Subdivision Development Plans, prepared by Fantina Engineering, dated November 5, 2020;
- Twenty (20) copies of the signed and sealed set of the Topographic Survey, prepared by Schmidt Surveying, dated August 12, 2020;
- Twenty (20) copies of the signed and sealed architectural plans;
- One (1) flash drive containing a digital copy of the submission documents;
- One (1) check in the amount of \$100.00 in payment of applicable application fees; and
- One (1) check in the amount of \$1,500.00 in payment of applicable escrow fees.

Upon your office's determination that the application is complete, kindly confirm when the matter will be scheduled for a public hearing. If you have any questions or require that further information be provided, please contact me.

Very truly yours,



Nicole M. Magdziak

Enclosures

cc: 206 Ampere Parkway LLC

**Request for Taxpayer  
Identification Number and Certification**

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

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above <b>206 AMPERE PARKWAY LLC</b>	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. <b>5014 15th Avenue</b>	Requester's name and address (optional)
	6 City, state, and ZIP code <b>Brooklyn, NY 11204</b>	
	7 List account number(s) here (optional)	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-					
or									
Employer identification number									
8	1	-	4	8	9	7	2	6	7

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► <b>11/10/2020</b>
-----------	---	-----------------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption 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 returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

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

**PLANNING BOARD and ZONING BOARD APPLICATION FORM**

To be completed by Township Staff Only

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_  
Planning Board \_\_\_\_\_  
Zoning Board of Adjustment \_\_\_\_\_ Application Fees \_\_\_\_\_  
Escrow Deposit \_\_\_\_\_  
Scheduled for: Review for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

---

To be Completed by Applicant

**1. APPLICANT:**

Name(s) 206 Ampere Parkway LLC  
Address c/o Mr. Isaac Lefkowitz, 5014 16th Avenue, Brooklyn, NY 11204  
Telephone Number ( ) 973-966-8027  
Applicant is a ☐ Corporation ☐ Partnership ☐ Individual ☒ The Applicant is an LLC.

**2. OWNER:**

Name(s) James Z and Margaret Cinberg  
Address 167 Ridgewood Road North, South Orange, NJ 07079  
Telephone Number ( ) \_\_\_\_\_

**3. CORPORATE DISCLOSURE:**

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

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

**4. SUBJECT PROPERTY:**

Street Address 167 and 201 Ridgewood Road North  
Nearest Intersecting Street Highland Road and Redmond Road  
Tax Map Page M13 Lot 38 Block 1303  
Page M13 Lot 37 Block 1303

PROPERTY DIMENSIONS:      **Proposed** Frontage 208.17ft    179.69ft Ft.  
    **Proposed** Depth 219.5ft      183.9ft Ft.

LOT AREA	<b>Proposed</b> Acreage	0.844AC	0.754AC
	<b>Proposed</b> Square Feet	36,770SF	32,834SF

PRESENT USE: Single-family home

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

Name Nicole M. Magdziak  
Firm Day Pitney LLP  
Address One Jefferson Road  
Telephone Number ( 973 ) 966-8027  
Fax Number (     ) 973-461-4608

Name	Andrew A. Schmidt	David E. Fantina, P.E.
Firm	Schmidt Surveying	Fantina Engineering
Professional License	24GS04330100	32395
Telephone Number (     )	201-403-5801	908-696-9598
Fax Number (     )	201-244-6163	

A. SUBDIVISION

- ☐ Informal Review  
☒ Minor Subdivision  
☐ Preliminary Major Subdivision  
☐ Final Major Subdivision

<input type="checkbox"/>	<input type="checkbox"/>	Informal Review
<input type="checkbox"/>	<input type="checkbox"/>	Minor Site Plan
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Site Plan
<input type="checkbox"/>	<input type="checkbox"/>	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: N/A

\_\_\_\_\_

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):

N/A

\_\_\_\_\_

\_\_\_\_\_

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

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

N/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):

Please see attached project proposal.

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

11/9/2020  
DATE

Sworn to and subscribed  
before me this

11<sup>th</sup> day of November, 2020

  
Notary Public

LINDA L. O'CONNELL  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2407758  
My Commission Expires 11/20/2021

**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.

Please see attached.

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
DATE

Sworn to and subscribed  
before me this

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

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



**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.

James C. C. Margaret C. C.  
SIGNATURE OF OWNER

SIGNATURE OF OWNER

11/12/2020  
DATE

DATE \_\_\_\_\_

Sworn to and subscribed before me this BY ZOOM REMOTE WITH ORIGINAL TO FOLLOW

12 day of NOVEMBER, 2020

Notary Public

**Luis R. Sánchez**  
Attorney at Law of New Jersey



# CERTIFICATE OF OWNERSHIP

Listed below are the names and addresses of all owners of ten percent (10%) or more of the stock / interest in the undersigned Applicant Corporation / Partnership:

NAME		ADDRESS	
1.	HENRY LEFKOWITZ	5014 16TH AVE SUITE 141	BROOKLYN NY 11204
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.

Henry Lefkowitz, Sole Member


CORPORATION/PARTNERSHIP OFFICER

SIGNATURE

DATE 11/6/2026

Sworn to and subscribed  
before me, this \_\_\_\_\_,

before me this 11<sup>th</sup> day of November, 2020

  
Notary Public

LINDA L. O'DONNELL  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2407758  
My Commission Expires 4/20/2021

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

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

### ESCROW AGREEMENT

Complete the Following Information

Applicant Name 206 Ampere Parkways LLC

Application Number To be provided by Board

Block 1303 Lot(s) 37 and 38

I understand that the sum of \$ 1,500.00 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

HENRY LEFKOWITZ  
Print Name

SOLE MEMBER  
Title

Name of Application 206 Ampere Parkway, LLC

Application No. \_\_\_\_\_

Block(s) 1303Lot (s) 37, 38

Date Filed \_\_\_\_\_

Application Submission Checklist

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments		
		Minor	Major		Minor	Major		(a) & (b)	(c)	(d)			Status	Complies	Waiver	Status		Complies	Waiver
			Preliminary	Final		Preliminary	Final												
1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	X						
2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	20	X						
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	X						
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	X						
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	X						
6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	X						
7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	X						

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70			Item Description	Quantities	Applicant		Township		Comments
		Minor	Major		Minor	Major		(a) & (b)	(c)	(d)			Status	Status			
			Preliminary	Final		Preliminary	Final										
8	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ownership Disclosure Affidavit (Form Attached)	1	X				
9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Public hearing notification (Form Attached)	1	X				
10	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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	X				Requests for will serve letters are still pending. Copies of the request letters are included herein
11	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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		X			Not applicable.
12	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed Essex County Health Department application. , including copy of a check made payable to Essex County.	1		X			Not applicable.
13	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	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		X			Not applicable.
14	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	New Jersey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	1		X			Not applicable.
15	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				A digital copy of the Site Plan in a format approved by the Township Engineer. Plan to show lot lines, easements, buffers, existing and proposed structures.	1	X				

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Major		Minor	Major		40:55D-70					Complies	Waiver	Complies	Waiver	
			Preliminary	Final		Preliminary	Final	(a) & (b)	(c)	(d)							
16	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>	A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set	1		X			See Proposal regarding waiver request explanation.
17	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				<b>Environmental Impact Assessment</b> – should include, at least, the following: <ul style="list-style-type: none"><li>• Map of the site</li><li>• Description of proposed development</li><li>• Inventory of existing conditions, to include:<ul style="list-style-type: none"><li>◦ Hydrology</li><li>◦ Geology</li><li>◦ Soils</li><li>◦ Topography &amp; Slope</li><li>◦ Drainage</li><li>◦ Vegetation</li><li>◦ Air quality</li><li>◦ Wildlife</li><li>◦ Noise</li></ul></li><li>• Required permits &amp; approvals</li><li>• Assessment of Impacts</li><li>• Impact mitigation steps</li><li>• Alternatives to development</li></ul>	1		X			Not applicable.
18					<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Photograph(s) of the subject premises</b> that may prove useful in helping the Board make a more informed decision on the application.	20		X			Not applicable.
19	<input type="radio"/>					<input type="radio"/>				<input type="radio"/>	<b>Traffic &amp; Parking Impact Assessment</b> – should include, at least, the following: <ul style="list-style-type: none"><li>• Peak traffic generation (AM/PM)</li><li>• Predicted future conditions (build/no-build)</li><li>• Level of Service impacts</li><li>• Mitigation requirements</li><li>• Parking generation</li><li>• Onsite &amp; offsite parking capacity</li><li>• Compliance with ordinance standards</li></ul>	1		X			Not applicable.

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70			Item Description	Quantities	Applicant		Township		Comments
		Minor	Major		Minor	Major		(a) & (b)	(c)	(d)			Status	Status			
			Preliminary	Final		Preliminary	Final										
20					<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	An affirmative statement in writing indicating how all applicable conditional use standards are met. (If for a Conditional Use)	1		X			Not applicable.
21				<input type="radio"/>		<input type="radio"/>					An engineer's cost estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed at the time of final plat.	1		X			Not applicable.
22		<input type="radio"/>		<input type="radio"/>							Certification from the Township of South Orange Village Tax Assessor approving the block and lot designations	1	X				
23				<input type="radio"/>		<input type="radio"/>					"As-Built" plans or final plats depicting all the proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. As applicable: 2 mylars, 2 vellums and 20 prints	2 2 20		X			Not applicable.
24				<input type="radio"/>							Certification from the Township of South Orange Village approving the road names and subdivision name.	1		X			Not applicable.

Plans shall show or include the following:

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70			Item Description	Quantities	Applicant		Township		Comments
		Minor	Major		Minor	Major		(a) & (b)	(c)	(d)			Status		Status		
			Preliminary	Final		Preliminary	Final						Complies	Waiver	Complies	Waiver	
25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Title block, including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)		X				
26	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Name, address and telephone number of record owner and applicant		X				
27	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	North arrow with reference (all sheets)		X				
28	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Drawn at a scale not less than 1 inch equals 50 feet		X				
29	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Professional Seals - All plans or plats prepared by a New Jersey licensed engineer or a licensed Land Surveyor. Each sheet must be signed and sealed by the appropriate professional.		X				
30	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Zoning compliance schedule, including notation as to any variances/waivers requested		X				
31	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Historic Site or District: Identification of any historic site or historic district shown on the Master Plan or in the Zoning Regulations involving the property.		X				
32	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	Boundary information, lot lines, both existing and proposed, with bearing and distance, including existing lot lines to be removed based upon a current survey. Original boundary survey used to prepare the plan should be provided with the application.		X				
33	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	Setback lines - All front, side and rear setback lines shall be shown in accord with the applicable zoning.		X				
34	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	Areas and dimensions of lots: All lot areas, existing and proposed to be shown in acres and square feet. The minimum lot area within 100 feet of the front property line should be identified if different from entire lot area.		X				



Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	Final	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
35	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 Proposal regarding waiver request explanation.
36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing wells and septic system on the property and within 100 feet of the property.	X					
38	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A developer's agreement with the Village that addresses the affordable housing requirements			X			The Applicant's obligation should be limited to the 1.5% fee. To be a condition of approval.
40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district	X					
41	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signature blocks for Board Chairperson, Secretary and Engineer			X			For completeness only; will be added as a condition of approval.
42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approvals Statement – Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same			X			For completeness only; will be provided as a condition of approval, as required

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	(a) & (b)	(c)	(d)			Complies	Waiver	Complies	Waiver		
			Final	Final		Final	Final											
43	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				<b>Utility systems</b> - 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.		X					Complies as applicable.

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Final	Minor	Preliminary	Final	(a) & (b)	(c)	(d)			Complies	Waiver	Complies	Waiver		
44	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	<b>Structure locations and use:</b> Identify the locations and use of all existing structures within 200 feet of the property. For buildings on site, that are: <b>a. Residential</b> - Include number of proposed apartments or family units <b>b. Office/Commercial/Industrial</b> – Include number of employees, total and in maximum shift <b>c. Require machinery operation or processes performed on site</b> - Include a description of any proposed machinery operation, products, by-products and processes to be contained on the site, including a description of raw materials from which products are to be manufactured.			X			Not applicable.
45	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	<b>Shortest distance</b> between any existing or proposed buildings and a proposed or existing lot line. Include a minimum of two (2) ties from proposed structures to property lines for site plans.			X			Not applicable.
46	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	<b>Architectural plans and elevations</b> of all sides for proposed building or structures, Elevations at the corners of all proposed buildings, paved areas and property corners, if new buildings or paved areas are proposed. All such plans shall be signed and sealed in accord with the applicable laws			X			Not applicable.
47	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					<b>Solid waste and recyclable material</b> – A statement and/or details identifying provisions for the collection, storage and disposal of such shall be shown on the plan.			X			Not applicable.
48	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>					<b>The entire tract on one sheet</b> at the same scale as the Tax Map sheet it appears on.			X			Not applicable.

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major	40:55D-70					Complies	Waiver	Complies	Waiver	
								(a) & (b)	(c)	(d)							
49	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>				Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown		X				
50	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				Current topographic survey with contours at 2-foot intervals within the tract and within 50 feet of the tract.			X			Not applicable.
51	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				Grading plan showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.			X			Not applicable.
52	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				Stormwater management plan - showing how stormwater will be controlled and in what manner it will be released; including pre- and post-development drainage area map, drainage calculations and water quality control methods			X			Not applicable.
53	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				Circulation plan showing proposed vehicular and pedestrian circulation systems, showing how the proposed ties into the existing system, including: a. Location of off-street parking and loading spaces with dimensions b. Width of traffic aisles c. Direction of traffic flow d. Profiles, and cross sections of all streets, common driveways or private roads e. Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets f. Specifications and construction details sheet of existing and proposed paving and curbing g. Dimensions, location and treatment of proposed entrances and gates to public rights of way h. Identify use of traffic control devices, signs and traffic signals, channelization and all other traffic alterations			X			Not applicable.

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70			Item Description	Quantities	Applicant		Township		Comments
		Minor	Major		Minor	Major		(a) & (b)	(c)	(d)			Complies	Waiver	Complies	Waiver	
			Preliminary	Final		Preliminary	Final										
54	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				<b>Parking Calculations:</b> a. Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures			X			Not applicable.
55			<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				<b>Lighting plan</b> clearly delineating all exterior lighting, including a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details			X			Not applicable.
56			<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				<b>Sign plans</b> showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.			X			Not applicable.
57			<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>				<b>Soil erosion and sediment control plan</b> designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto	2		X			Not applicable.
58	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>							<b>Residential cluster details</b> 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.			X			Not applicable.
59				<input type="radio"/>			<input type="radio"/>				<b>A certification from the applicant's engineer</b> stating that the final plat conforms to the preliminary plat as submitted and approved.			X			Not applicable.
60			<input type="radio"/>			<input type="radio"/>					<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.			X			Not applicable.

## **PROPOSAL**

206 Ampere Parkway LLC (the “Applicant”) is seeking minor subdivision approval to effectuate a lot line adjustment of properties located at 201 and 167 Ridgewood Road North, designated as Block 1303, Lots 37 and 38, respectively, on the official tax map of the Township of South Orange Village (collectively, the “Property”). The Property is located in the Residence A-100 zoning district.

The Applicant is proposing a lot line adjustment between Lot 37 and Lot 38 so as to create two lots that are approximately rectangular in shape. Lot 37 currently consists of approximately 20,193 square feet and Lot 38 currently consists of approximately 49,411 square feet. As a result of the lot line adjustment, Lot 37 will consist of approximately 32,834 square feet and Lot 38 will consist of approximately 36,770 square feet. The Applicant is proposing to remove the existing dwelling, detached garage and related site improvements on Lot 38 and driveway on Lot 37. The Applicant is proposing to construct a single-family dwelling on each newly configured lot.

We are hereby requesting waivers from the following items in Land Use Ordinance Checklist:

1. Item #16: Because the lots will be filed by deed, and not by plat, as permitted by the Municipal Land Use Law, a plat complying with the provisions of the map filing law is not necessary.
2. Item #35: Topographic information is shown within the boundaries of the site and along North Ridgewood Road. However, we are requesting a waiver from the requirement of showing topographic information within 50 feet of the site because we cannot obtain this information without trespassing onto neighboring properties. It is my professional opinion that topographic information beyond the boundaries of the property is not necessary in this case because no disturbance is taking place anywhere near the property lines.
3. Other waivers are addressed directly in the comment section of the checklist.

**PLANNING BOARD  
TOWNSHIP OF SOUTH ORANGE VILLAGE  
NOTICE OF HEARING**

PLEASE TAKE NOTICE that on [REDACTED], 2020 at [REDACTED], 206 Ampere Parkway LLC (the “Applicant”) will appear before the Township of South Orange Village Planning Board (the “Board”), by virtual meeting, which can be accessed using the instructions provided below, for a public hearing concerning its application for minor subdivision approval, as described below, on property located at 201 and 167 Ridgewood Road North, designated as Block 1303, Lots 37 and 38, respectively, on the official tax map of the Township of South Orange Village (collectively, the “Property”). The Property is located in the Residence A-100 zoning district.

The Applicant is proposing a lot line adjustment between Lot 37 and Lot 38 so as to create two lots that are approximately rectangular in shape. Lot 37 currently consists of approximately 20,193 square feet and Lot 38 currently consists of approximately 49,411 square feet. As a result of the lot line adjustment, Lot 37 will consist of approximately 32,834 square feet and Lot 38 will consist of approximately 36,770 square feet. The Applicant is proposing to remove the existing dwelling, detached garage and related site improvements on Lot 38 and driveway on Lot 37. The Applicant is proposing to construct a single-family dwelling on each newly configured lot.

The Applicant will also seek such variances, exceptions and/or design waivers that may be required upon an analysis of the plans and the testimony at the public hearing.

In recognition of the declared COVID-19 public health emergency, the Board is utilizing the [REDACTED] program, a cloud platform for video and audio conferencing across mobile devices, desktop computers, laptop computers and telephones, to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. During the public hearing, any interested party, or its attorney, will have an opportunity to view the hearing in its entirety and be heard (ask questions, provide comments or offer evidence) by logging in to the virtual meeting. To log into the meeting, please use the following website link: [REDACTED]. The meeting identification number is [REDACTED]. You may also participate in the virtual meeting telephonically by dialing the following number at the time of the meeting: [REDACTED]. Participating via online/virtual means or telephonically is free of charge to the public.

Members of the public interested in asking questions, providing comments, or offering evidence concerning the application can do so during the public hearing. The application, documents, maps and plans for which approval is being sought are available for public inspection on the Township of South Orange Village website at the following web address: **[www.southorange.org](http://www.southorange.org)**. In addition, all exhibits (pre-marked) which will be relied upon during the public hearing, together with the review letters of the Board’s consultants received to date, will be available for inspection before the public hearing on the Township of South Orange Village website at the following web address: **[www.southorange.org](http://www.southorange.org)**.

Individuals lacking the resources or know-how for technological access to the application, plans and other documents or access to the virtual meeting should contact the

Planning Board Secretary, Ojetti Davis, by telephone at (973) 378-7715 ext. 7626, or by e-mail at [odavis@southorange.org](mailto:odavis@southorange.org) for assistance. Copies of the application, documents, map and plans are on file with the Planning Board Secretary, Ojetti Davis, who can be reached during current business hours, Monday through Friday, in the Municipal Offices, located at 76 South Orange Avenue, Suite 302, South Orange, New Jersey. In the event the virtual meeting information provided above in this notice does not work on the evening of the public hearing, please refer to the Township of South Orange Village website, [www.southorange.org](http://www.southorange.org), for new virtual meeting access information. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

**DAY PITNEY LLP**  
**Attorneys for Applicant**



# DEED

Prepared by: (Print signer's name below signature)

*Karen Allen*

KAREN ALLEN, Paralegal

This Deed is made on October 3, 1989

BETWEEN

M.  
MARGARET MARTIN, widow

whose address is 167 N. Ridgewood Road, South Orange, New Jersey

AND

JAMES Z. CINBERG and MARGARET CINBERG, husband and wife

whose post office address is about to be: 167 N. Ridgewood Road, South Orange, New Jersey  
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 Four Hundred Thousand and 00/100-----

-----(\$400,000.00)----- The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of South Orange

Block No.

Lot No.

Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the Village of South Orange  
County of Essex and State of New Jersey. The legal description is:

## TRACT ONE:

BEGINNING at a point formed by the intersection of the Westerly line of Ridgewood Road with the Northerly line of land formerly owned by Elizabeth L. Woodhouse; running thence along the Westerly line of Ridgewood Road North 23 degrees 33 minutes East two hundred and three and thirty-six one-hundredths (203.36) feet to a stake; running thence still along the Westerly line of Ridgewood Road North 11 degrees 42 minutes East sixty and sixty-four one-hundredths feet to the Southerly line of land conveyed to Charles Jackson Martin and Franklin Martin by Deed recorded in the office of the Register of Essex County in Book T84 of Deed on Pages 186-187; running thence along said Southerly line North 71 degrees 1 minute West one hundred sixty-nine and fifty-six one hundredths (169.56) feet to the Easterly line of land conveyed to Charles Jackson Martin by deed recorded in the Register's Office of Essex County in Book T84 of Deeds on Pages 185-186; running thence along said Easterly line South 29 degrees 7 minutes West one hundred eighty-five and seventy-one one-hundredths (185.71) feet to the said Northerly line of land formerly owned by Elizabeth L. Woodhouse; running thence along said line South 48 degrees 15 minutes East two hundred and ten and seventy-four one-hundredths (210.74) feet to the point or place of BEGINNING. Being the same premises conveyed to the party of the first part by deed recorded in the Office of the Register of Essex County in Book M98 of Deeds on pages 34-36.

## TRACT TWO:

BEGINNING at a point in the Northerly line of the land above described where said Northerly line meets the Easterly line of the land conveyed to Charles Jackson Martin by Deed recorded in the Office of the Register of Essex County in Book T-84 of Deeds on pages 185-186; running thence along said Northerly line South 71 degrees 1 minute East one hundred sixty-nine and fifty-six one-hundredths (169.56) feet to the westerly line of Ridgewood Road; running thence Northeasterly along the Westerly line of Ridgewood Road twenty-two (22) feet; running thence North 71 degrees 1 minute West one hundred sixty-nine and fifty-six one-hundredths (169.56) feet more or less to the aforesaid Easterly line of said land conveyed to Charles Jackson Martin; running thence along said Easterly line South 29 degrees 7 minutes West twenty-two (22) feet more or less to the point or place of BEGINNING.

8K5098P6 873

TRACT THREE:

BEGINNING in the Westerly line of Ridgewood Road at the Northeast corner of land conveyed by Mary Redmond Martin, widow, to Sabina Redmond Bartow by Deed recorded in Book T 55 of Deeds for Essex County, page 435; running thence along the Northerly line of land conveyed to Bartow as aforesaid, North seventy-one degrees one minute West one hundred and sixty-nine feet and fifty-six hundredths of a foot; thence North twenty-nine degrees seven minutes East and along the line of land conveyed to Charles Jackson Martin by Deed recorded in Book B80 of Deeds for Essex County, page 345, one hundred and fifty-six feet more or less to the Southerly line of Redmond Road; thence South sixty-six degrees eight minutes East along the Southerly line of Redmond Road, one hundred and twenty-four feet, more or less to the Westerly side of Ridgewood Road; and thence along the Westerly side of Ridgewood Road South thirteen degrees twelve minutes West one hundred and twenty-five feet more or less to the place of BEGINNING.

EXCEPTING from tract three herein so much thereof as was conveyed by Mary Redmond Martin, widow, to Franklin Martin in the second tract of a certain deed dated May 5, 1942 and recorded May 7, 1942 in Deed Book Z-99 Page 497.

TRACT FOUR:

BEGINNING at a point two hundred and ten feet and seventy-four hundredths of a foot westerly from Ridgewood Road, in a line drawn on a course of north forty-six degrees forty-two minutes west from the westerly line of Ridgewood Road along the southerly line of land conveyed to Marty Redmond Martin, widow, by Herman C. E. Hoskier and wife by Deed recorded in Book V40 of Deeds for Essex County, on page 476; and running thence along line of land conveyed by said Mary Redmond Martin to Sabina Redmond Bartow by Deed recorded in Book T55 of Deeds for Essex County on page 435; and continuing on the same course of north twenty-nine degrees seven minutes east three hundred and forty feet, more or less, to the southerly line of Redmond Road; thence along said line of Redmond Road north sixty-six degrees eight minutes west one hundred and sixty feet; thence south twenty-nine degrees seven minutes west parallel with the first course herein, three hundred and fifteen feet, more or less, to the southerly line of the whole tract in Deed recorded in Book V40 of Deeds for Essex County, on page 476; thence along that line south forty-six degrees forty-two minutes east one hundred and sixty feet, more or less to the place of BEGINNING.

Together with all and singular the houses, buildings, trees, ways, waters.

EXCEPTING FROM TRACT FOUR HEREIN so much hereof as was conveyed to Miriam T. Miller by Deed dated September 5, 1975 and recorded September 22, 1975 in Deed Book 4515 Page 837, and described as follows:

BEGINNING at a point on the southerly side of Redmond Road therein distant westerly 156.01 feet from where the same would intersect the westerly side of Ridgewood Road, thence running:

1. South 31 degrees 08 minutes East 307.73 feet; thence
2. North 46 degrees 42 minutes West 136.24 feet; thence
3. North 29 degrees 07 minutes East 261.02 feet to the said southerly side of Redmond Road; thence
4. Along the same South 66 degrees 08 minutes East 143.50 feet to the point and place of BEGINNING.

TRACTS ONE, TWO, THREE & FOUR: Franklin Martin died December 17, 1959 leaving a Last Will and Testament filed in the Essex County Surrogate's Office on December 30, 1959 in Will Book L-34 Page 497 whereby under the terms thereof his interest vested in his widow, Margaret M. Martin.

Being further described as indicated in Schedule C attached.



FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. H-36482-T

SCHEDULE C

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of the Village of South Orange, County of Essex, State of New Jersey;

Being more particularly described in accordance with a survey prepared by Paul J. Rinaldi, L.S., dated September 25, 1989:

BEGINNING at the point of intersection of the southerly side line of Redmond Road, 50 feet wide, with the westerly side line of North Ridgewood Road, 50 feet wide, and running thence,

- (1) along the westerly side line of North Ridgewood Road South 13 degrees 20 minutes West 179.69 feet to a point; thence,
- (2) continuing along the same South 24 degrees 30 minutes West 203.17 feet to a point, being the intersection of the westerly side line of North Ridgewood Road and the northerly side line of Highland Road; thence,
- (3) along line of lands now or formerly of Chester Lee and Helen Chiu [Lot 1], and along line of lands now or formerly of Steven and Myra Friedland [Lot 2], North 46 degrees 42 minutes West 239.14 feet to a point marked by an iron pipe; thence,
- (4) along line of lands now or formerly of Stephen Mackay and Susan Cathcart as described in Deed Book 4994 Page 360, North 31 degrees 03 minutes East 307.73 feet to a point marked by an iron pipe found in the southerly side line of Redmond Road; thence,
- (5) along the same South 66 degrees 08 minutes East 156.01 feet to the point and place of beginning.

BK5098Pg 875

**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 this Deed as of the date at the top of the first page.

Witnessed by:

JOHN W. COOPER

MARGARET MARTIN

M.

(Seal)

STATE OF NEW JERSEY, COUNTY OF UNION

SS.:

I CERTIFY that on October 3, 19 89

M.  
MARGARET MARTIN

personally came before me

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is 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 \$ 400,000.00 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.)

(Print name and title below signature)

JOHN W. COOPER  
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07016  
G R V S T-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }  
COUNTY OF UNION } ss.

FOR RECORDER'S USE ONLY

Consideration \$ 400,000  
Realty Transfer Fee \$ 775-- \*  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, MARGARET M. MARTIN, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)  
in a deed dated October 3, 1989, transferring real property identified as Block No. 1303  
Lot No. 38 located at 167 N. Ridgewood Road, South Orange,  
(Street Address, Municipality, County)  
Essex County and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 400,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☒ Grantor(s) 62 yrs. of age or over. \* ☐ Owned and occupied by grantor(s) at time of sale.  
☐ One or two-family residential premises ☒ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind. \* ☐ Owned and occupied by grantor(s) at time of sale.  
☐ One or two-family residential premises. ☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled. \* ☐ Owned and occupied by grantor(s) at time of sale.  
☐ One or two-family residential premises. ☐ Not gainfully employed.  
☐ Receiving disability payments. ☐ No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards. ☐ Reserved for Occupancy.  
☐ Meets Income Requirements of Region. ☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 3rd day of October, 1989

Margaret M. Martin  
Name of Deponent (type above line)  
167 N. Ridgewood Road  
South Orange, New Jersey

Margaret M. Martin

8975 Old Indian Hill Road  
Cincinnati, Ohio  
Name of Grantor (type above line)  
Address of Grantor at Time of Sale

JOHN W. COOPER  
ATTORNEY AT LAW OF  
NEW JERSEY

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

BK 5098 PG 877

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1201 1	100 RIDGEWOOD ROAD NORTH	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J.      07079
1302 34	228 HIGHLAND RD	2	COLTON-MAX, HAROLD & NOMI 228 HIGHLAND ROAD SOUTH ORANGE, N.J.      07079
1302 35	224 HIGHLAND RD	2	FORDE, PATRICK T & SHANNON 224 HIGHLAND ROAD SOUTH ORANGE, NJ      07079
1302 36	210 HIGHLAND ROAD	2	HOLT, DEBORAH & JOSEPH 210 HIGHLAND ROAD SOUTH ORANGE, NJ      07079
1302 37	115 RIDGEWOOD RD NORTH	2	RITOTA, THEODORE P. POB 830 SOUTH ORANGE, N.J.      07079
1303 1	205 HIGHLAND ROAD	2	STOLLER, MOSES & JACKIE 205 HIGHLAND RD SOUTH ORANGE, NJ      07079
1303 2	221 HIGHLAND RD	2	FRIEDLAND, MYRA 221 HIGHLAND RD SOUTH ORANGE, NJ      07079
1303 3	229 HIGHLAND ROAD	2	VOGEL, JONATHAN R. & ALLISON BUSCH 229 HIGHLAND ROAD SOUTH ORANGE, NJ      07079
1303 4	237 HIGHLAND ROAD	2	MITCHELL, DAVID J. & APRIL 237 HIGHLAND ROAD SOUTH OTANGE, NJ      07079
1303 35	284 REDMOND RD	2	SCHREIBER, DALE A & LOIS S 284 REDMOND RD SOUTH ORANGE, NJ      07079
1303 36	280 REDMOND ROAD	2	MACKAY, STEPHEN + SUSAN J CATHCART 280 REDMOND ROAD SOUTH ORANGE, N.J.      07079
1303 37	201 RIDGEWOOD ROAD NORTH	1	CINBERG, JAMES Z + MARGARET 167 RIDGEWOOD ROAD NORTH SOUTH ORANGE, N.J.      07079
1303 38	167 RIDGEWOOD ROAD NORTH	2	CINBERG, JAMES Z + MARGARET 167 RIDGEWOOD ROAD NORTH SOUTH ORANGE, N.J.      07079
1304 1	241 RIDGEWOOD RD NORTH	2	FITZHUGH, GERALD 241 RIDGEWOOD ROAD NORTH SOUTH ORANGE, N.J.      07079

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1304 2	279 REDMOND ROAD	2	ESKENAZI, MICHAEL & LISA 279 REDMOND ROAD SOUTH ORANGE, NJ      07079
1904 4	82 RIDGEWOOD ROAD NORTH	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J.      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



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

4  
EXEMPT

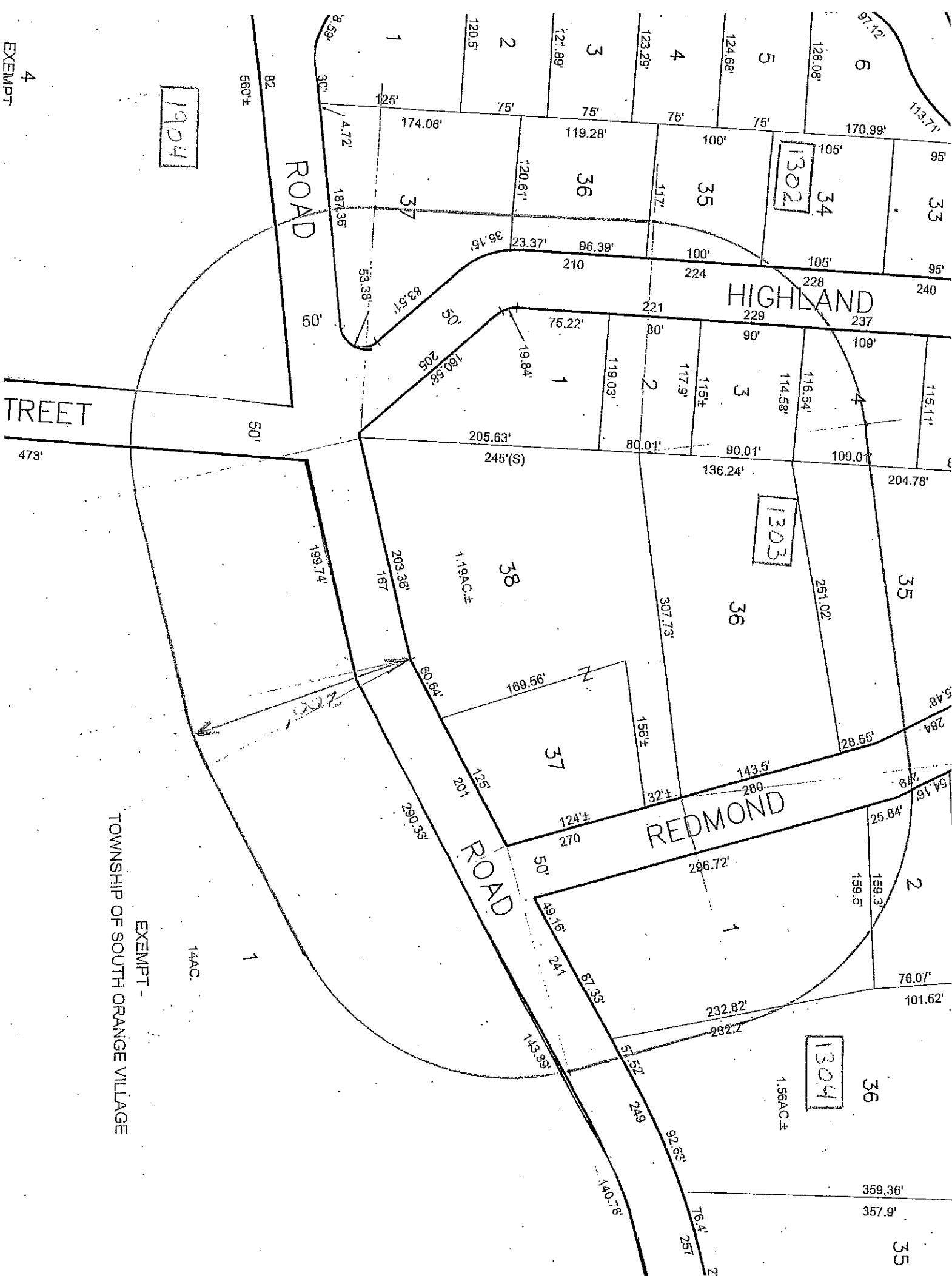
1904

TREET

TOWNSHIP OF SOUTH ORANGE VILLAGE

EXEMPT -

14AC.



**TOWNSHIP OF SOUTH ORANGE VILLAGE**

**CERTIFICATE OF PAID TAXES**

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

Owner: James Z and Margaret Cinberg Phone No. (973 ) 966-8027 c/o Attorney for Applicant (Nicole Magdziak)  
Address: 167 Ridgewood Road North  
City/State: South Orange, NJ Zip Code: 07079

**TITLE and LOCATION OF PROPERTY:** 167 Ridgewood Road North

Block No. 1303 Lot No. 38 Zone No. R100 No. of Lots 2  
Tax Sheet No. M13

**TAXES AS RECORDED FOR 20**

First Quarter 7536.09 pd Second Quarter 7536.09 pd  
Third Quarter 7927.00 pd Fourth Quarter 8420.82 pd

The TAX COLLECTOR of the Township of South Orange Village

Nicole Magdziak, dated October 29, 20 20  
(Name)

certifies that the above taxes are paid to date.

**THE VILLAGE OF SOUTH ORANGE**

**TOWNSHIP OF SOUTH ORANGE VILLAGE**

**CERTIFICATE OF PAID TAXES**

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

Owner: James Z and Margaret Cinberg Phone No. ( 973 ) 966-8027 c/o Attorney for Applicant (Nicole Magdziak)  
Address: 167 Ridgewood Road North  
City/State: South Orange, NJ Zip Code: 07079

**TITLE and LOCATION OF PROPERTY:** 201 Ridgewood Road North

Block No. 1303 Lot No. 37 Zone No. R100 No. of Lots 1  
Tax Sheet No. M13

**TAXES AS RECORDED FOR 2020**

First Quarter 2392.91 pd. Second Quarter 2392.90 pd.  
Third Quarter 2517.00 pd. Fourth Quarter 2514.23

The TAX COLLECTOR of the Township of South Orange Village

Aderonke Zacheus, dated October 29, 2020  
(Name)

certifies that the above taxes are paid to date.

**THE VILLAGE OF SOUTH ORANGE**

**FANTINA ENGINEERING, LLC  
15 SUNSET DRIVE  
BERNARDSVILLE, NJ 07924  
(908) 696-9598  
dfantina@fantinaengineering.com**

November 3, 2020

CABLEVISION  
186 West Mark Street  
Newark, NJ 07103

Re: 167 North Ridgewood Road, South Orange, NJ (Lots 37 & 38 Block 1303)

Dear CABLEVISION:

The owner of the above-referenced properties is applying to the South Orange Planning Board for a lot line adjustment/minor subdivision in order to demolish the existing house and construct two new single family dwellings. Please provide a "will-serve" letter for this project, as required by the planning board.

Thank you for your attention in this matter.

Yours truly,



David E. Fantina, PE

CC: Nicole Magdziak, Esq.

**FANTINA ENGINEERING, LLC  
15 SUNSET DRIVE  
BERNARDSVILLE, NJ 07924  
(908) 696-9598  
dfantina@fantinaengineering.com**

November 3, 2020

Verizon  
540 Broad Street  
Newark, NJ 07101

Re: 167 North Ridgewood Road, South Orange, NJ (Lots 37 & 38 Block 1303)

Dear Verizon:

The owner of the above-referenced properties is applying to the South Orange Planning Board for a lot line adjustment/minor subdivision in order to demolish the existing house and construct two new single family dwellings. Please provide a "will-serve" letter for this project, as required by the planning board.

Thank you for your attention in this matter.

Yours truly,



David E. Fantina, PE

CC: Nicole Magdziak, Esq.

**FANTINA ENGINEERING, LLC**  
**15 SUNSET DRIVE**  
**BERNARDSVILLE, NJ 07924**  
**(908) 696-9598**  
**dfantina@fantinaengineering.com**

November 3, 2020

Public Service Electric & Gas Co.  
Manager – Corporate Properties  
80 Park place, T6B  
Newark, NJ 07102

Re: 167 North Ridgewood Road, South Orange, NJ (Lots 37 & 38 Block 1303)

Dear Manager:

The owner of the above-referenced properties is applying to the South Orange Planning Board for a lot line adjustment/minor subdivision in order to demolish the existing house and construct two new single family dwellings. Please provide a “will-serve” letter for this project, as required by the planning board.

Thank you for your attention in this matter.

Yours truly,



David E. Fantina, PE

CC: Nicole Magdziak, Esq.

**FANTINA ENGINEERING, LLC  
15 SUNSET DRIVE  
BERNARDSVILLE, NJ 07924  
(908) 696-9598  
dfantina@fantinaengineering.com**

November 3, 2020

NJ American Water Company  
167 John F. Kennedy Pkwy – Bldg A  
Short Hills, NJ 07078

Attn: Kia S. Solomon

Re: 167 North Ridgewood Road, South Orange, NJ (Lots 37 & 38 Block 1303)

Dear Ms. Solomon:

The owner of the above-referenced properties is applying to the South Orange Planning Board for a lot line adjustment/minor subdivision in order to demolish the existing house and construct two new single family dwellings. Please provide a “will-serve” letter for this project, as required by the planning board.  
Thank you for your attention in this matter.

Yours truly,

A handwritten signature in blue ink, appearing to read 'David E. Fantina', is written over the printed name.

David E. Fantina, PE

CC: Nicole Magdziak, Esq.