

RECEIVED DEC 18 2020

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 12/18/20 Application No. 277
Planning Board X
Zoning Board of Adjustment _____
Application Fees 478.06
Escrow Deposit 1973.10
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) Tania Roddi
Address 256 Prospect St., South Orange, NJ 07079
Telephone Number () 646-884-1923
Applicant is a ☐ Corporation ☐ Partnership ☒ Individual

2. OWNER:

Name(s) Lourdes Navarro
Address 256 Prospect St., South Orange, NJ 07079
Telephone Number () 646-884-1923

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 468 Valley Road, South Orange NJ 07079
Nearest Intersecting Street Hixon Place
Tax Map Page _____ Lot 26 Block 2215
Page _____ Lot _____ Block _____

PROPERTY DIMENSIONS:

Frontage 90.90 / 72.25 Ft.

Depth _____ Ft.

LOT AREA

Acreage 0.136

Square Feet 5924.16

ZONE DISTRICT: B-2

PRESENT USE: vacant (formerly a sandwich shop)

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

6. APPLICANT'S ATTORNEY:

Name Jay B. Bohn

Firm Schiller, Pittenger & Galvin, P.C.

Address 1771 Front Street, Scotch Plains, NJ 07076

Telephone Number () (908) 490-0444

Fax Number () (908) 490-0425

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name JOSE I. CARBALLO, R.A., P.P.

Firm JOSE CARBALLO ARCHITECTURAL GROUP, P.C.

Professional License 21A10091740

Telephone Number () 201.678.1201

Fax Number () 201.678.1209

8. TYPE OF APPLICATION: (Check applicable sections)

A. SUBDIVISION

☐
☐
☐
☐

Informal Review
Minor Subdivision
Preliminary Major Subdivision
Final Major Subdivision

B. SITE PLAN

☐
☐
☒
☒

Informal Review
Minor Site Plan
Preliminary Site Plan
Final Site Plan

C. VARIANCES

- ☐ Appeal decision of Administrative Officer
- ☐ Map or Ordinance Interpretation
- ☒ Relief pursuant to NJSA 40:55D-70(c)
- ☐ Relief pursuant to NJSA 40:55D-70(d)
- ☐ Direct issuance of a permit for a lot not abutting an improvement street
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.

D. CONDITIONAL USE

Describe: 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):

see Statement

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):

see Request for 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:

none known to this applicant

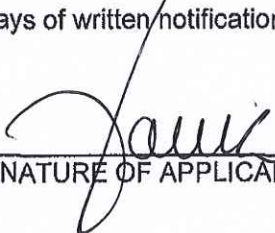
13. PROJECT DESCRIPTION:

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):
see Statement

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

December 18, 2020

DATE

Sworn to and subscribed
before me this

28th day of December, 2020


Notary Public

Jay B. Bohn
Attorney at Law of New Jersey

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.

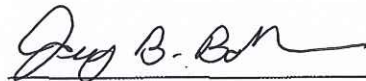


SIGNATURE OF OWNER

December 28, 2020

DATE

Sworn to and subscribed
before me this
28th day of December, 2020



Notary Public

Jay B. Bohn
Attorney at Law of New Jersey

Tania Roddi – Site Plan
Block 2215, Lot 26
468 Valley Road
South Orange NJ 07079

STATEMENT

The Applicant seeks preliminary and final site plan approval (and if deemed required variances for existing conditions) and any other required relief to permit the renovation of the existing building and use of the property as an indoor playground.

The property contains a building and existing parking lot. The building is currently vacant and was last used as a Blimpie's sandwich shop.

Variances Requested

The Applicant does not believe that the renovation of the building or the conduct of the proposed use will create any nonconformities with the zoning ordinance. However, there are a number of existing nonconforming conditions that would be continued as to which the Applicant requests variance relief if it is deemed that such relief is required in order for the Planning Board to grant site plan approval:

1. Lot area: 10,000 square feet required; 5,924.16 square feet existing and proposed.
2. Minimum side yard: 10 feet required; +/- 2 feet existing and proposed.
3. Minimum rear yard: 25 feet required; 1.3 feet existing and proposed.
4. Lot coverage: 75% permitted; 85.7% existing and proposed.

Tania Roddi – Site Plan

Block 2215, Lot 26

468 Valley Road

South Orange NJ 07079

WAIVER REQUEST

The Applicant requests the following waivers from the submission requirements as set forth on the checklist with respect to preliminary and final site plan approval:

No.	Item	Comment
6	Deed and affidavit of title for lands being conveyed	No lands proposed to be conveyed, but copy of vesting deed provided
8	Ownership Disclosure Affidavit	Because the Applicant is an individual, the disclosure requirement as to corporations and partnerships is not applicable. Applicant is submitting the form marked as not applicable.
10	Utility company “will serve” letters	Existing building has utilities available, no utility installation required
12	Essex County Health Department application	Waiver requested for completeness purposes only; form is not part of the Village application packet
14	New Jersey state approvals	No New Jersey State approvals required
17	Environmental Impact Assessment	Property has previously been developed; no increase to building footprint or impervious cover proposed
19	Traffic and Parking Impact Assessment	Property has previously been developed; no increase to building footprint or impervious cover proposed
20	Affirmative statement indicating how all conditional use standards are met	Not applicable - proposed use is not a conditional use
21	Engineer’s Cost Estimate	Applicant is not proposing any bondable improvements
22	Certification approving block and lot designations	Not applicable - the application does not seek subdivision approval
23	“As-built” plans	No construction has yet been undertaken
24	Certification approving road names and subdivision names	Not applicable - the application does not seek subdivision approval
31	Identification of historic site or district	Property does not involve any historic site or district
36	Existing trees	Not applicable - there are no trees on the property
37	Existing wells and septic system	Not applicable - property is served by public water and sewer
39	Developer’s agreement addressing affordable housing requirement	Development will not create an affordable housing requirement

No.	Item	Comment
43	Utility systems	Existing building has utilities available, no utility installation required
49	Existing and proposed rights of way and easements	No existing or proposed rights of way or easements
51	Grading plan	No change to grading proposed
52	Storm water management plan	No change to impervious cover proposed
53	Circulation plan	No change to circulation proposed
57	Soil erosion and sediment control plan	Project exempt from certification requirement
58	Residential cluster details	Not a residential project
59	Engineer's certification of compliance with preliminary plan	Preliminary and final approval being sought simultaneously
60	Soil permeability logs	Not applicable - on-site sewerage disposal system not proposed

APPLICANT

Tania Roddi

TOWNSHIP OF SOUTH ORANGE VILLAGE

CERTIFICATE OF PAID TAXES

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

Owner: Lovredes Navarro / Tania Raddi Phone No. (646) 8841923

Address: 256 Prospect St

City/State: South Orange New Jersey Zip Code: 07079

TITLE and LOCATION OF PROPERTY: _____

408 Valley Street, South Orange New Jersey 07079

Block No. 2215 Lot No. 26 Zone No. B-2 No. of Lots _____

Tax Sheet No. _____

TAXES AS RECORDED FOR ~~2019~~ / 2020

First Quarter 1933.19 pd

Second Quarter 1933.19 pd

Third Quarter 2033.00 pd

Fourth Quarter 2031.66

The TAX COLLECTOR of the Township of South Orange Village

Alexandro Laccagny, dated October 29, 20 20,
(Name)

certifies that the above taxes are paid to date.

THE TOWNSHIP OF SOUTH ORANGE
THE VILLAGE OF SOUTH ORANGE

Date: Oct 29, 2020

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

Premises Affected:

468 Valley St South Orange

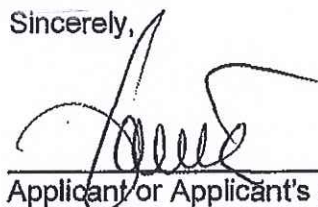
This is to certify that application has been filed for appearance before the
PLANNING BOARD / BOARD OF ADJUSTMENT (circle one) at its public hearing on

11/20

Request is hereby made for a certified list of names and addresses of property owners within 200 feet of property located at 468 Valley St South Orange to whom I am required to give notice of such hearing.

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

Sincerely,



Applicant or Applicant's Attorney

256 Prospect Street
Address

South Orange New Jersey

c: Salvatore Renda, Village Engineer

Tania Roddi

taniaroddi@hotmail.com

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
2215 1	454 VALLEY STREET	4A	454 REALTY MANAGEMENT, LLC 26 SOUTH VALLEY ROAD WEST ORANGE, NJ 07052
2215 2	60 ARNOLD TERRACE	2	HINES, JASMIN J & VICTORIA E HINES 60 ARNOLD TERRACE SOUTH ORANGE, NJ 07079
2215 3	62 ARNOLD TERRACE	2	PAINTERS PLACE REAL ESTATE LLC 62 ARNOLD TERRACE SOUTH ORANGE, NJ 07079
2215 4	64 ARNOLD TERRACE	2	CLARKE, DIONE 64 ARNOLD TERRACE SOUTH ORANGE, N.J. 07079
2215 5	68 ARNOLD TERRACE 2 FAMILY	2	CHEN, WEN SEN & LI, LING 68 ARNOLD TERR. SOUTH ORANGE, NJ 07079
2215 6	72 ARNOLD TERRACE	2	BLUE SKIES REAL ESTATE 15 LAKESHORE DRIVE ROCKAWAY, NJ 07866
2215 20	73 HIXON PLACE 2 FAMILY	2	MCCOURT, J A & W MROZEK 73 HIXON PL. SOUTH ORANGE, NJ 07079
2215 21	61 HIXON PLACE	2	CARPINIELLO, ANTHONY J PO BOX 756 MAPLEWOOD, N.J. 07040
2215 22	59 HIXON PLACE	2	HAYE, RYAN M. & LEANNA M. 59 HIXON PLACE SOUTH ORANGE, NJ 07079
2215 23	57 HIXON PLACE	2	STURMAN, JOSH & SHAW, JESSICA 57 HIXON PLACE SOUTH ORANGE, NJ 07079
2215 24	55 HIXON PLACE	2	GUIMONT, ALINE A & S M MASSARD 55 HIXON PLACE SOUTH ORANGE, N.J. 07079
2215 25	53 HIXON PLACE	2	HANNA, ANNETTA 53 HIXON PLACE SOUTH ORANGE, NJ 07079
2215 26	468 VALLEY ST	4A	SANCHEZ, LOURDES NAVARRO 256 PROSPECT STREET SOUTH ORANGE, NJ 07079
2215 27	456 VALLEY ST	2	GRASSO, GLADYS 5 COTTAGE STREET #4 SOUTH ORANGE, N. J. 07079

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
2218 4	76 HIXON PLACE	15A	SOUTH ORANGE BOARD OF EDUCATION 525 ACADEMY STREET MAPLEWOOD, N.J. 07040
2302 1	465 VALLEY STREET	4A	465 VALLEY, LLC 311 REYNOLDS TERRACE #1A ORANGE, N.J. 07050
2302 2	451 VALLEY STREET	4B	451 REALTY MANAGEMENT LLC. 26 SOUTH VALLEY RD WEST ORANGE, NJ 07052
2302 3	411 VALLEY STREET	4A	WEILL, M, TR/LEASE ADMIN POB 6500 CARLISLE, PA 17013

UTILITIES

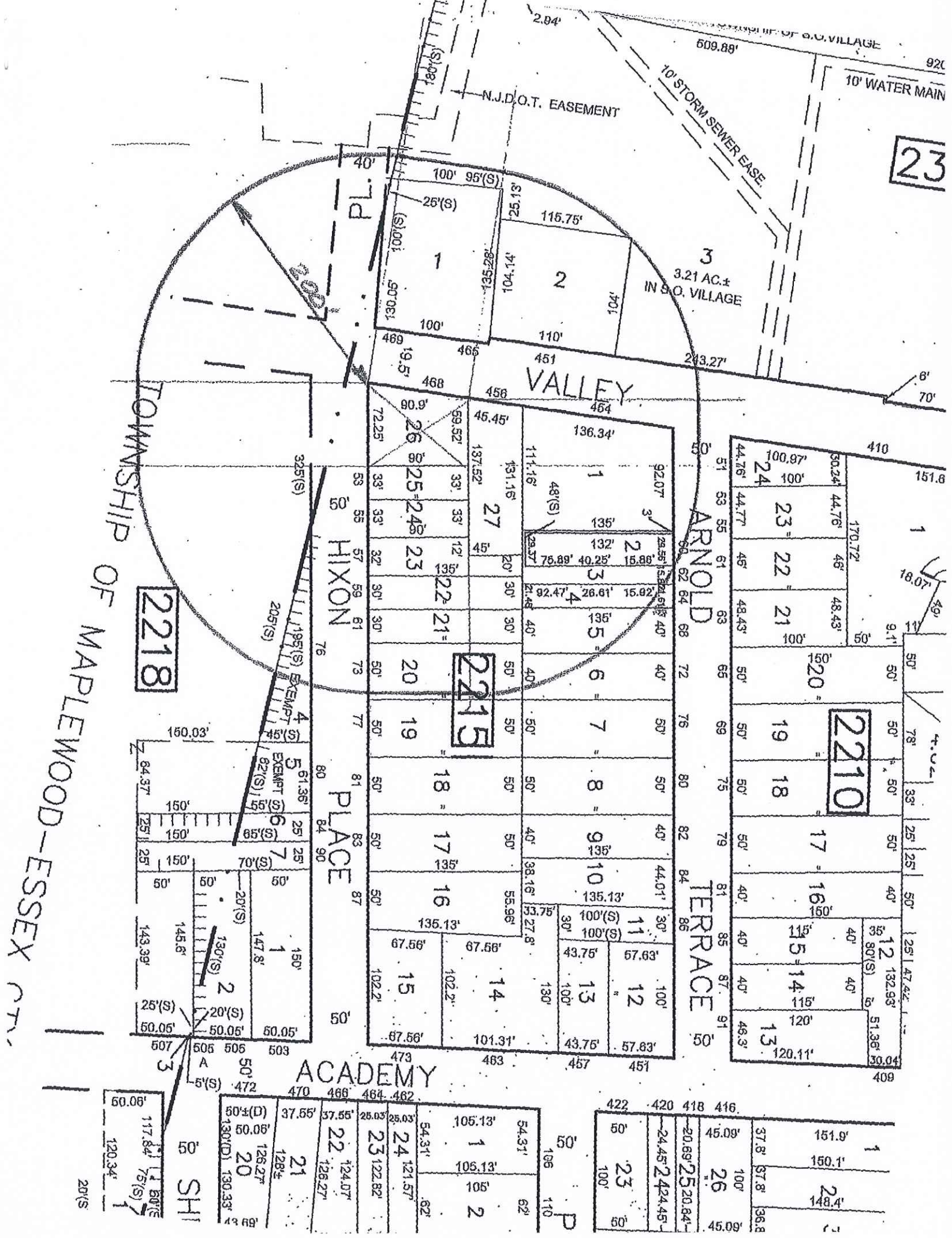
1. New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078
2. Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102
3. Verizon
540 Broad Street
Newark, New Jersey 07101
4. CABLEVISION
186 West Mark Street
Newark, New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

23



CUSTOMER RECEIPT

PRINTED: 10/29/20 01:51:58 PM

USER: CL

TRANSACTION #: 160000

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

DATE	DESCRIPTION	TOTAL
------	-------------	-------

325 - OWNER OF PROPERTY

01-1920-08-1050-602

10/29/20

PROPERTY OWNER'S LIST

20.00

TANIA RODDI - 468 VALLEY STREET

CASH 0.00

CHECK 0.00

CREDIT CARD 20.00

TOTAL 20.00

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



Township of Maplewood

**MUNICIPAL BUILDING, 574 VALLEY STREET
MAPLEWOOD, NJ 07040-2691**

TELEPHONE: (973) 762-8120

December 16, 2020

Ms. Tania Roddi

**RE: LIST OF NAMES
468 VALLEY STREET
SOUTH ORANGE**

Dear Ms. Roddi:

Attached is a certified list of property owners within 200' of the above referenced site located in the Township of Maplewood. This information is being provided on the basis of the map furnished by the Township of South Orange Village.

Do not hesitate to call me if you have any questions.

Sincerely,

Len Mendola
RA

Len Mendola
Construction Official/Zoning Officer

Block 16.01 Lot 22 Qual.
MAPLE CORP.
85 WOODFIELD DRIVE
SHORT HILLS, N.J. 07078
Re: 451-457 VALLEY STREET

Block 24.05 Lot 1 Qual.
BD OF EDUCATION
525 ACADEMY STREET
MAPLEWOOD, N.J. 07040
Re: 17 PARKER AVE

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**

SIMPLICITY TITLE LLC
70 GROVE STREET
SOMERVILLE, NJ 08876

Instrument Number - 2019107685

Recorded On 11/14/2019 At 1:17:15 PM

*Instrument Type - DEED

Invoice Number - 324914 User ID: TA

*Grantor - DELIS, ELENE (ADMINISTRATRIX)

*Grantee - NAVARRO, LOURDES NAVARRO

*PARCEL IDENTIFICATION NUMBER

Block: 2215 Lot: 26 - SOUTH ORANGE VILLAGE

***Total Pages - 6**

***FEES**

COUNTY REALTY TAX	\$370.00
COUNTY REALTY TAX - PHPFA	\$185.00
NJ PRESERVATION ACCOUNT	\$35.00
REGISTER RECORDING FEE	\$45.00
STATE REALTY TAX	\$925.00
STATE REALTY TAX - EAA	\$451.00
STATE REALTY TAX - GENERAL PURPOSE	\$666.00
NJAHTF	\$330.00
HOMELESSNESS TRUST FUND	\$3.00
TOTAL PAID	\$3,010.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2019107685



Essex County Recording Data Page
Honorable Dana Rone
Essex County Register



Official Use Only

Official Use Only:

Date of Document:
9/28/2019

Type of Document:
Deed

First Party Name:
Elene Delis, Administratrix of the Estate of George Delis

Second Party Name:
Lourdes Navarro Sanchez

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 2215

Lot: 26

Qualifier:

Municipality: Township of South Orange Village

Consideration: \$370,000.00

Mailing Address of Grantee: 256 Prospect Street, South Orange, NJ 07079

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION
ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:

Original Page:

ESSEX COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

DEED

This Deed is made on September 28, 2019 *Reversed on October 25, 2019*

BETWEEN

Elene Delis, as Administratrix for the Estate of George Delis, whose address is 135 E. Nittany Avenue, Apt. 503, State College, Pennsylvania, 16801, referred to as Grantors,

AND

Lourdes Navarro Sanchez, unmarried, whose address is 256 Prospect Street, South Orange, New Jersey, 07079, referred to as Grantees.

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

1. Transfer of Ownership. The Grantors grant and convey (transfers ownership of) the Property (called the "Property") described below to the Grantees. This transfer is made for the sum of THREE HUNDRED SEVENTY THOUSAND and 00/100 DOLLARS (\$370,000.00). The Grantors acknowledge receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of South Orange Village,
Block No. 2215 Lot No. 26 Qualifier No.

☐ No Property tax identification number is available on the date of this Deed (Check box if applicable)

3. Property. The Property consists of the land in the Township of South Orange Village, County of Essex and State of New Jersey. The legal description is:

☒ Please see the attached Legal Description annexed hereto and made a part hereof. (Check box if applicable). See Attached Schedule A-5.

Being the same premises conveyed to:
Elene Delis, Administratrix DBNCTA of the Estate of George Delis.

Deed from Gabriel Palomino, divorced and Beatriz A. Bernal, married, formerly known as Beatriz A. Palomino, to George Delis, dated December 26, 2007, recorded January 3, 2008 in Deed Book 12109, Page 7496 with Essex County Recording Office.

George Delis died on March 23, 2016 a resident of Luzerne County, Pennsylvania. Exemplified copies of his Estate proceedings were filed in the Essex County Surrogate's Office under Docket No. 2017-16 on January 4, 2017, wherein it is shown that Elene Delis was appointed DBNCTA and Letters of Administration DBNCTA were issued on October 13, 2016.

The Street address of the Property is 468 Valley Street, South Orange, New Jersey.

4. Promises by Grantor. The Grantors promise that the Grantors have done no act to encumber the Property. This promise is called a "covenant as to Grantor's Act" (N.J.S.A. 46:4-6). This promise means that the Grantors have 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 Grantors). The property has never been the principal matrimonial residence of the Grantor.

Prepared by: Preparer signature no longer required per
NJS 46:26A-3

Francis D. McIntyre, Esq.

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. ST-13910

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 NJ:
Beginning at a point, said point being the intersection of the northeasterly R.O.W. line of Hixon Place (50' R.O.W.) with the southeasterly R.O.W. line of Valley Street (50' R.O.W.), and running; thence

- 1) Along said northeasterly R.O.W. line of Hixon Place, S56°06'05"E, a distance of 72.25 feet to a point therein; thence
- 2) N33°53'55"E, a distance of 90.00 feet to a point; thence
- 3) N56°06'05"W, a distance of 59.52 feet to a point marked by a monument found in said southeasterly R.O.W. line of Valley Street; thence
- 4) Along the same, S41°55'30"W, a distance of 90.90 feet to a point in said northeasterly R.O.W. line of Hixon Place, said point being the Point and Place of Beginning.


Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated August 16, 2019, marked project #19-08578.

FOR INFORMATION PURPOSES ONLY: BEING known as 468 Valley Street, South Orange, NJ 07079, Tax Lot No. 26, Tax Block 2215 on the Official Tax Map of Township of South Orange Village, County of Essex, NJ.

Signatures. The Grantors sign this Deed as of the date at the top of the first page

Witnessed by:

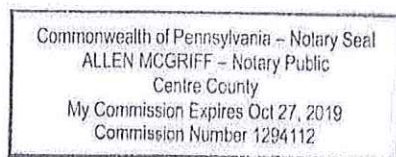



ELENE DELIS as Administratrix
of the Estate of George Delis

STATE OF PENNSYLVANIA :
COUNTY OF Centre : SS.

I certify that on September 28th, 2019, Elene Delis, personally came before me and stated to my satisfaction that she:

- (a.) is the maker of this Deed;
- (b.) executed this Deed;
- (c.) made this Deed for \$370,000.00 as 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).




NOTARY PUBLIC
(Print Name and Title Below Signature)

RECORD AND RETURN TO:
Simplicity Title, LLC
70 Grove Street,
Somerville, N.J. 08876



GIT/REP-1
(12-15)

State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

ELENE DELIS as Administratrix for the Estate of George Delis

Current Street Address:

135 E. Nittany Avenue, Apt. 503

City, Town, Post Office Box

State

Zip Code

STATE COLLEGE

PA

16801

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

2215

26

Street Address:

468 Valley Street

City, Town, Post Office Box

State

Zip Code

South Orange

NJ

07079

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$370,000.00

\$370,000.00

10/25/19

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Sept-28-2019

Date

Elene Delis

Signature (Seller)

Please indicate if Power of Attorney or Attorney in Fact

ELENE DELIS - Admin.

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

(Please cut along dotted line)

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

Application No. _____
Date: 12/18/2020

ESCROW AGREEMENT

Complete the Following Information

Applicant Name Tania Roddi

Application Number _____

Block 2215 Lot(s) 26

I understand that the sum of \$ 1,973.10 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



Tania Roddi

Print Name

Applicant

Title

CERTIFICATE OF OWNERSHIP

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

	<u>NAME</u>	<u>ADDRESS</u>
1.	_____	_____
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.

NOT APPLICABLE
APPLICANT IS AN INDIVIDUAL
NOT A CORPORATION OR PARTNERSHIP

CORPORATION/PARTNERSHIP OFFICER

SIGNATURE

DATE

Sworn to and subscribed
before me this

_____ day of _____, 20____

Notary Public

TOWNSHIP OF SOUTH ORANGE VILLAGE ZONING BOARD

NOTICE TO PROPERTY OWNERS AND NEWSPAPER OF RECORD

PLEASE TAKE NOTICE that Tania Roddi has filed an application for development with the South Orange Planning Board seeking site plan approval and variance relief. The application seeks permission to renovate an existing building located at 468 Valley Road, South Orange, NJ 07079 and also known as Block 2215, Lot 26, on the Tax Map of the Township of South Orange Village. The variances being sought (if deemed required) are for the following existing conditions:

1. Lot area: 10,000 square feet required; 5,924.16 square feet existing and proposed.
2. Minimum side yard: 10 feet required; +/- 2 feet existing and proposed.
3. Minimum rear yard: 25 feet required; 1.3 feet existing and proposed.
4. Lot coverage: 75% permitted; 85.7% existing and proposed.

In addition to the above, Applicant requests that the application be deemed amended to include any additional approvals, variances, exceptions or waivers determined to be necessary in the review or processing of this application, whether requested by the Board or otherwise.

A virtual public hearing has been scheduled for **?????, 2021 at 7:00 p.m.**, at which time you may appear, either in person or by attorney, and present any objections or comments you may have regarding this matter.

The virtual meeting will be held online by video-conference. In order to view the meeting please log on to:
<https://southorange.webex.com/southorange/onstage/g.php?MTID=eca0fbbd1eccd953f83c8106174f2f259> . This link can be found on the South Orange Village website in the calendar section. The event number is 719 976 943. You must log on to the above website and pre-register in order to view the meeting. If you wish to only listen to the hearing but not participate please call (408) 418-9388 and enter passcode 719 976 943.

While the hearing is taking place you may ask questions, comment on the application or introduce exhibits by either (i) submitting an email to Ojetti Davis, Board Secretary at ZBAquestion@southorange.org or (ii) if you are on the video-conference, by clicking on the "raise your hand" button. If you wish to submit exhibits regarding the application, please email them to Board Secretary Ojetti Davis at odavis@southorange.org at least 72 hours in advance of the meeting.

The plans for this application will be available for inspection ten (10) days in advance of the meeting by either (i) logging on to the Village Zoning Board website at <http://southorange.no-ip.org/weblink8/0/fol/158615/Row1.aspx> , or (ii) by examining a physical copy of the plans at the Municipal Offices, 76 South Orange Avenue, 3rd Floor, Conference Room, South Orange, NJ by prior appointment made by calling Board Secretary Ojetti Davis at (973) 378-7715 extension 7726.

If you will be unable to participate in the meeting due to a lack of access to a telephone or the internet, or you are unable to submit your exhibits for any reason, please contact Board Secretary Ojetti Davis at odavis@southorange.org. or call (973) 378-7715 extension 3990.

DATED: ?????, 2021

Schiller, Pittenger & Galvin, P.C.
Attorney for applicant Tania Roddi

By: _____
Jay B. Bohn

SAMPLE

SOUTH ORANGE DISPOSAL COMPANY

PO Box 179

South Orange, NJ 07079

Phone : 973-762-3880

Fax : 973-763-1237

www.Southorangedisposal.com

customerservice@southorangedisposal.com

Attn: Tania Roddi

Re: 468 Valley St. South Orange NJ

South Orange Disposal is providing an estimate for garbage+ recyclable services for 468 Valley St, South Orange NJ.

-Trash will be picked up 2 times per week (up to 3 32 gallon cans will be permitted) \$75.00

-Recyclables will be picked up 1 time per week (up to 32 gallon cans will be permitted) \$50.00

Please let us know if you have any questions.



ESSEX COUNTY PLANNING BOARD

900 Bloomfield Avenue
Verona, NJ 07044
(973) 224-8506 Ext. 647-262

SITE PLAN APPLICATION

COUNTY EXECUTIVE

Date Received _____ Application # _____

FILING FEE: Make Check Payable To The ESSEX COUNTY PLANNING BOARD

Site Plan Fee Schedule

Residential \$150.00 plus \$10/dwelling unit
Non-residential \$150.00 plus \$5/parking space

PLEASE SUBMIT FOUR (4) COPIES OF PLAN

SEE ATTACHED SHEET FOR ADDITIONAL FEE INFORMATION

Applicant Tania Roddi

Address 256 Prospect St., South Orange, NJ 07079

Telephone No. () 646-884-1923

Owner Lourdes Navarro

Architect/Engineer JOSE I. CARBALLO, R.A., P.P.

Address 256 Prospect St.

Address 171 Main Street, Suite 301

South Orange, NJ 07079

Hackensack, New Jersey 07601

Telephone No. () 646-884-1923

Telephone No. () 201.678.1201

SITE INFORMATION

MUNICIPALITY South Orange NJ 07079

Block No. 2215 Lot No. 26

Street Address 468 Valley Road

Bd. of Adjustment Action, if any _____ Date _____

Acreage of Tract 0.136 Sq. Ft. of Building or Addition 1,359

Description of Construction _____

Type of Construction: Commercial ☒ Industrial ☐ Residential ☐
Multi-Family ☐ Mixed Use ☐ Other ☐

Specify - New ☐ Addition ☐ Renovation ☒

Proposed Use of Site and/or Facility indoor playground

Is proposed site in Flood Plain? No (If yes, enclose approved permit).

No. of Dwelling Units - Existing 0 New 0 Total 0

No. of Parking Spaces - Existing 8 New 0 Total 8

Interest of Applicant, if other than Owner prospective tenant

Tania Roddi
SIGNATURE OF APPLICANT

SITE - PLAN

EACH APPLICATION MUST BE COMPLETED AND ACCOMPANIED BY FOUR (4) SIGNED AND SEALED PRINTS OF THE PLAT PLANS CONTAINING THESE MINIMUM REQUIREMENTS:

- a) Key map, North arrow and scale.
- b) The municipal tax map, lot and block numbers of the lot or lots, tax sheet number.
- c) The name and address of the applicant and the owner, and the name, address and title of the person preparing the plan.
- d) The existing and proposed principal building or structure and all accessory buildings or structures.
- e) Existing topography based upon U.C.S. & G. datum and proposed grading with a maximum of two foot contour intervals.
- f) The location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities, plus all required design data supporting the adequacy of the existing or proposed facility to handle future storm flows.
- g) The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas.
- h) The location, name and widths of all existing and proposed streets including Right-of Ways, cross sections and profiles abutting the lot or lots in question and within 200 feet of said lot.
- i) The number of driveways provided from a site directly to any one County road, shall be recommended as follows: 100 feet of frontage 1, 100 to 800 feet of frontage 2.
- j) Where a site occupies a corner of two intersecting roads, no driveway entrance or exit may be located within a minimum of 10 feet of the tangent of the existing or proposed curb radius of that site. However, the 10 feet minimum required distance between the driveway and the tangent of the curb radius may be reduced to 5 feet if no other driveway is located at the adjacent side of the intersection within 10 feet of the tangent of the curb.
- k) No part of any driveway may be located within 10 feet of a side property line, however, there are exceptions where a driveway serves two or more sites.
- l) Drainage Calculations required.

Planning Board Consultant's Fees

After filing, the Planning Board at its discretion, may submit an application for development to such consultants as it may deem appropriate at the applicant's expense. The Planning Board shall inform the applicant of the amount of the consultant fee and the applicant shall have the option of withdrawing the applicant.

Within seven (7) days from receipt of notice of the amount of the proposed consultant fee, applicant may notify the Board in writing of applicant's objection to the reasonableness of the fee, in which event, Planning Board staff will arrange a meeting among the Board's consultant, applicant and Board staff at which time the consultant's fee will be discussed. After such meeting, applicant shall have the option of paying said fee (or such adjusted fee as may result from said meeting) and advising the Board by notice to proceed or of withdrawing the applicant, or the applicant may, by written notice request a hearing before the Planning Board with regard to the reasonableness of the consultant fees. Unless either a notice to proceed or request for Board review of the fee is received within fifteen (15) days from the date the meeting was held, (or within fifteen (15) days from the date applicant was notified of the amount of said fee, where a meeting is not requested) the applicant for development will be considered to have been withdrawn.

SITE PLAN FEE SCHEDULE

Preliminary/Final Site Plan Review

Residential	\$150 plus \$10/dwelling unit
Nonresidential	\$150 plus \$5/parking space
Nonresidential storage use contiguous or appurtenant to existing facilities	\$150 plus \$5/1,000 sq. ft. of floor area

When site plan and subdivision plans are revised the following revision fee schedule shall apply:

1st Revision:	25 % of Original Fee
2nd Revision:	33.3 % of Original Fee
3rd Revision:	50 % of Original Fee
(and each subsequent revision):	

Fees charged for review by the Essex County Planning Board of plans submitted by state, county, municipal governments and public agencies, churches, hospitals and non-profit institutions which are exempt from payment of local application fees, shall be 75 % of the applicable fee which would be charged to said entity if same were not exempt from such local application fee. Any such entity which is not exempt from payment of local application fees shall pay the full fees required to be paid hereunder.

The maximum fee charged for review shall not exceed \$5,000 for site plans having less than 1,000 off-street parking spaces nor more than \$10,000 for site plans having more than 1,000 off-street parking spaces.

Planning Board Consultant's Fee

After filing, the Planning Board, at its discretion, may submit an application for development to such consultants as it may deem appropriate at the applicant's expense. The Planning Board shall inform applicant of the amount of the consultant fee and the applicant shall have the option of withdrawing the application.

Within 7 days from receipt of notice of the amount of the proposed consultants fee, applicant may notify the Board in writing of applicant's objection to the reasonableness of the fee. In which event, Planning Board staff will arrange a meeting among the Board's consultant, applicant and Board Staff at which time the consultant's fee will be discussed. After such meeting, applicant shall have the option of paying said fee (or such adjusted fees as may result from said meeting) and advising the Board by notice to proceed, or of withdrawing the application, or the applicant may, by written notice request a hearing before the Planning Board with regard to the reasonableness of the consultant fees. Unless either a notice to proceed or request for Board review of the fee is received within 15 days from the date the meeting was held, (or within 15 days from the date applicant was notified of the amount of said fee, where a meeting is not requested) the application for development will be considered to have been withdrawn.

TANIA DIAZ
256 PROSPECT STREET
SOUTH ORANGE, NJ 07079

63-8413/2670

694

DATE Dec 18, 2020

PAY TO THE
ORDER OF

Essex County Planning Board

\$ 190

One hundred and ninety -

DOLLARS



Security Features
Included.
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Tania Diaz MP

⑆ 267084131⑆

3571833934⑈0694



HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

80 ORCHARD STREET
BLOOMFIELD, NJ 07003-5104
Telephone: (862) 333-4505
Fax: (862) 333-4507
www.hepsolnj.org

REQUEST FOR DETERMINATION OF CH.251 NON-APPLICABILITY

Submit with a photocopy of a SURVEY, PLOT, OR SITE PLAN showing the work

Allow 3-5 days for Processing

I request that the subject land disturbance activity be reviewed for a written determination of non-applicability of the NJ Soil Erosion & Sediment Control Act (N.J.S.A. 4:24-et seq.). I understand that the fee for this review is \$50 by check or money order made payable to HEPSCD and that should the activity be deemed a project as defined by the Act, I will need to submit a formal application, a signed & sealed site plan to include a Soil Erosion & Sediment Control Plan, and the appropriate fee. I agree that if the proposed activity changes from the site plan submitted with this application, it will render this determination, if granted, void, and will require a reassessment of the land disturbance by the District. Non-applicability means the subject land disturbance does not meet the definition of a project under the Act and as such does not require formal SESC plan certification. The applicant will assume responsibility for determining the need for any appropriate soil erosion control measures.

<u>Lourdes Navarro</u>	<u>646-884-1923</u>		
Property Owner's Name	Telephone	Fax	Email
<u>256 Prospect St.</u>	<u>South Orange</u>	<u>NJ</u>	<u>07079</u>
Mailing address	Town	State	Zip Code
<u>468 Valley Road</u>	<u>South Orange</u>	<u>2215</u>	<u>26</u>
Street Address of Project	Town	Tax Block(s)	Tax Lot(s)
<u>Lourdes Navarro</u>			
Applicant Name (if different)	<u>Company Name</u>		
<u>[Signature]</u>	<u>646-884-1923</u>		
Applicant Signature	Telephone	Fax	Email

Project Description (check all that apply): ☐ Demolition ☐ New Construction ☐ Grading ☐ Excavation
☒ Renovation and/or Addition ☐ Stockpiles ☐ Utilities Trenching ☐ Farm Conservation Plan
☐ Other: _____

Total estimated disturbance (include building footprint, drives, walks, utilities, filling, grading, machinery access, etc): _____

→NOTE: If your total disturbance is more than 5000 s.f., use the Ch. 251 Application for SESC Plan Certification

For District Use Only

Received by _____ on _____
District Staff Date Check # Check Date

District Determination:

_____ Regulated _____ Not Regulated Verified by: _____ Date: _____
Authorized by: _____ Date: _____

District Comments: _____

TANIA DIAZ
256 PROSPECT STREET
SOUTH ORANGE, NJ 07079

63-8413/2670

695

DATE Dec 18, 2020

PAY TO THE
ORDER OF

HEPSCD

\$ 50

50

DOLLARS



Security Features
Included
Details on Back

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Tania Diaz

MP

⑆ 267084131⑆

3571833934⑈0695

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

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

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

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

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

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

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant Status		Township Status		Comments
		Minor	Preliminary	Minor	Preliminary	(a) & (b)	(c)			(d)	Complies	Waiver	Complies	
16	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set			X			Applicant seeks temporary waiver and will submit final plat following approval.
25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Title block, including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)		X				

Name of Application _____

Application No. _____

Block(s) 2215

Lot (s) 26

Date Filed _____

Application Submission Checklist

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance				Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	(a) & (b)	(c)	(d)	Status			Waiver	Status	Waiver			
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"/>	<input type="radio"/>	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	2	X				
2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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 - Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	20	X				
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Individual checks made out to the Township of South Orange Village for 1) any application fees, as calculated by the Township and 2) the review escrow fee. Each check shall include the applicant's Federal ID number.	2	X				
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Tax Collector Certification from the Township of South Orange Village Tax Collector that all taxes and assessments on the property are paid in full.	1	X				
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Certified list of property owners within 200' of the property as prepared by the Township of South Orange Village Tax Assessor.	1	X				
6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Deed(s) and affidavit Title for lands being conveyed for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	1	X	X			No lands proposed to be conveyed, but copy of vesting deed provided
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"/>	<input type="radio"/>	Completed escrow agreement signed by owner and applicant (Form Attached)	1	X				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance				Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Final	Minor	Preliminary	Major	Final			(a) & (b)	(c)	(d)	Complies		Waiver
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable.
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing building has utilities available, no utility installation required
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Waiver requested for completeness purposes only
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	No New Jersey State approvals required
15	<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"/>	<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.

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Minor	Preliminary	(a) & (b)	(c)			(d)	Status	Waiver	Status	
16	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p>A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set</p> <p>Environmental Impact Assessment – should include, at least, the following:</p> <ul style="list-style-type: none"> • Map of the site • Description of proposed development • Inventory of existing conditions, to include: <ul style="list-style-type: none"> ◦ Hydrology ◦ Geology ◦ Soils ◦ Topography & Slope ◦ Drainage ◦ Vegetation ◦ Air quality ◦ Wildlife ◦ Noise • Required permits & approvals • Assessment of impacts • Impact mitigation steps • Alternatives to development 	1	X		X		Property has previously been developed; no increase to building footprint or impervious cover proposed
17	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p>Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.</p>	20	X			Included on site plan	
18	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p>Traffic & Parking Impact Assessment – should include, at least, the following:</p> <ul style="list-style-type: none"> • Peak traffic generation (AM/PM) • Predicted future conditions (build/no-build) • Level of Service impacts • Mitigation requirements • Parking generation • Onsite & offsite parking capacity • Compliance with ordinance standards 	1		X		Property has previously been developed; no increase to building footprint or impervious cover proposed	
19	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							

Item Number	Gen. Dev. Plan	Subdivision			Site Plan	Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major		Minor	Preliminary	Major			Status	Complies	Status	Complies	
20						<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 - proposed use is not a conditional use
21							<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				Applicant is not proposing any bondable improvements
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				Not applicable - the application does not seek subdivision approval
23							<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				No construction has yet been undertaken
24				<input type="radio"/>					Certification from the Township of South Orange Village approving the road names and subdivision name.	1	X				Not applicable - the application does not seek subdivision approval

Plans shall show or include the following:

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance				Item Description	Quantities	Applicant Status		Township Status		Comments
		Major	Minor	Major	Minor	(a) & (b)	(c)	(d)	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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Property does not involve any historic site or district
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	Final	Minor	Preliminary			Major	Final	Complies	Waiver		Complies
35	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
36	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable - there are no trees on the property
37	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable - property is served by public water and sewer
38	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
39	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Development will not create an affordable housing requirement
40	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
41	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
42	<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"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Approvals Statement - Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance				Item Description	Quantities	Applicant Status		Township Status		Comments			
		Minor	Preliminary	Major	Minor	Preliminary	Major	Final	(a) & (b)	(c)	(d)			Complies	Waiver	Complies	Waiver				
43	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>						<p>Utility systems - showing connections to existing and proposed systems including, but not limited to:</p> <p>a. Plans and profiles of storm drainage facilities (ditches, pipes, detention facilities, etc.) showing</p> <p>b. Materials, sizes, and elevations.</p> <p>c. Drainage area map and drainage calculations</p> <p>d. Plans and profiles of existing and proposed sanitary sewers and appurtenant facilities.</p> <p>e. Existing and proposed water mains, showing sizes and materials.</p> <p>f. Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health.</p> <p>g. Existing electric and natural gas lines and proposed connections thereto</p> <p>h. Location of existing and proposed water wells.</p> <p>i. Letter of intent to serve the property from utilities (gas, electric, telephone, etc.)</p> <p>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.</p>			X					

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	Final	40:55D-70	(a) & (b)			(c)	(d)	Complies	Waiver		Complies
44	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		Structure locations and use: Identify the locations and use of all existing structures within 200 feet of the property. For buildings on site, that are: a. Residential - Include number of proposed apartments or family units b. Office/Commercial/Industrial - Include number of employees, total and in maximum shift c. Require machinery operation or processes performed on site - Include a description of any proposed machinery operation, products, by-products and processes to be contained on the site, including a description of raw materials from which products are to be manufactured.	X					
45	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		Shortest distance between any existing or proposed buildings and a proposed or existing lot line. Include a minimum of two (2) ties from proposed structures to property lines for site plans.	X					
46	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		Architectural plans and elevations of all sides for proposed building or structures, Elevations at the corners of all proposed buildings, paved areas and property corners, if new buildings or paved areas are proposed. All such plans shall be signed and sealed in accord with the applicable laws	X					
47	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		Solid waste and recyclable material - A statement and/or details identifying provisions for the collection, storage and disposal of such shall be shown on the plan.	X					
48	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		The entire tract on one sheet of the same scale as the Tax Map sheet it appears on.	X					

Item Number	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments		
	Gen. Dev. Plan	Minor	Major	Preliminary	Minor	Major	Final	Preliminary	Major			Final	(a) & (b)	(c)	(d)		Complies	Waiver
49	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>		<input type="radio"/>		<input type="radio"/>					X				No existing or proposed rights of way or easements
50	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>					X				
51	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>					X				No change to grading proposed
52	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>					X				No change to impervious cover proposed
53	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input type="radio"/>									No change to circulation proposed

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Ownership		Comments
		Minor	Major	Minor	Major	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver	
54	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				Parking Calculations: a. Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures	X					
55			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				Lighting plan clearly delineating all exterior lighting, including a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details	X					
56			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				Sign plans showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.	X					
57			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				Soil erosion and sediment control plan designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto	2		X			Project exempt from certification requirement
58	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>					Residential cluster details including amount (SF and acres) and location of common open space to be provided, location and description of the organization to be established for the ownership and maintenance of any common space.			X			Not a residential project
59			<input type="radio"/>		<input type="radio"/>				A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.			X			Preliminary and final approval being sought simultaneously
60			<input type="radio"/>		<input type="radio"/>				Soil Permeability Logs , a minimum of two (2), with the permeability test results for each proposed lot or use if on-site sewerage disposal system proposed.		X				Not applicable - on-site sewerage disposal system not proposed

Application Incomplete pending the Board's determination regarding the following written waiver requests:

By: _____

Date: _____

Application Incomplete with the following information to be submitted or written waiver requests provided:

By: _____

Date: _____