ORANGE PLANNING BOARD
29 North Day Street
Orange, New Jersey 07050
(973) 266-4063

APPLICATION FOR DEVELOPMENT

I. Type of Application (check as many as appropriate)

I/we hereby apply for approval of:
• Site Plan Review X
  Preliminary X Final X
• Residential X Non-Residential 
• Subdivision __
  Major ___ Minor ___
• Conditional Use Variance ___

I/we also request the following relief, as applicable:
• A “Hardship” variance [N.J.S.A. 40:55D-70c(1)] ___
• A “Deviance” variance [N.J.S.A. 40:55D-70c(2)] ___

Please describe the nature of the relief requested above, in detail, including the section from the Zoning Ordinance from which the relief should be granted (attach additional sheets if necessary).

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

II. General Information

A. Applicant Russo Acquisitions, LLC
B. Name Edward Russo, Manager
C. Address 570 Commerce Boulevard, Carlstadt, NJ 07072
D. Telephone 201-487-5657
E. Applicant is:
  Corporation ___ Partnership ___ Individual ___ Other Limited Liability Corp.
F. If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership. (This list is also known as the “10% Disclosure Statement”. Any corporation or partnership must be represented by an attorney at law in New Jersey.
G. The relationship of the applicant to the property in question is:
  Owner ___ Lessee ___ Contract Purchaser X X Other ___________________
H. If the applicant is other than the owner, please complete the following statement:
I/we hereby authorize Russo Acquisitions, LLC to act as my agent in processing this application.

OWNERS SIGNATURE  See Rider #1
Owner’s Name  See Rider #1
Owner’s Address  See Rider #1
Owner’s Phone Number  See Rider #1
Owner’s E-Mail address:  See Rider #1

I. Engineer/Surveyor (complete if applies)
Name Douglas G. Bartels, P.E.
Address 570 Commerce Boulevard, Carlstadt, NJ 07072
Phone Number 201-487-5657 Fax Number 201-487-6440
E-mail address: dbartels@russodevelopment.com

J. Attorney (complete if applies)
Name Christopher H. Minks, Esq.
Address 570 Commerce Boulevard, Carlstadt, NJ 07072
Phone Number 201-487-5657 Fax Number 201-487-6440
E-mail address: cminks@russodevelopment.com

K. List below any other experts who were used in the preparation of this development application (Architect, Planner, etc).
Traffic Engineer: Chuck Olivo, PE, PP, PTOE, 92 Park Avenue, Rutherford, NJ 07070
Architect: Lance Blake, R.A., A.I.A., 16 Microlab Rd #B, Livingston, NN 07039
Planning Consultant: Chuck Olivo, PE, PP, PTOE, 92 Park Avenue, Rutherford, NJ 07070
Surveyor: Gregory S. Gallas, PLS, 2865 U.S. Route 1, North Brunswick, NJ 08902

III. Information Regarding the Property (fill in where applicable)

A. Street address of the property: 33, 43 & 51 Lincoln Avenue & 60 Scotland Road

B. The location of the property is approximately 310 feet from the intersection of
Main Street and Scotland Road

C. The property is located at:
Block(s) 2603 Lot(s) 2, 3, 4, 14 & 15

D. Existing use of property: Automotive Retail & Service uses Warehouse & Hair Salon
Proposed use of property: Mid-rise apartment building over first & second floor parking levels

E. Zone in which the property is located is: Main Street Redevelopment Plan Area B

F. Acreage of the entire site is: Main Street Redevelopment Plan Area B

G. Is the subject property located on a county road? Yes X No
On a state road? Yes No X
Is the subject property within 200 feet of a municipal boundary? Yes No X

H. The name of the business or activity (if any) is:
Existing: Al’s Auto Parts, Greg’s Service Station,
Bank’s Media, Lucky 13 Auto & Truck Repair,
John’s Transmissions, Ismael and Son (auto repair)
Liv Motorsports, PuroClean Property Paramedics
& Greg David Salon
Proposed: Multi-Family Apartments (Name TBD)
I. The type of improvement is:
   New structure _X_
   Expanded area ___
   Improved parking area ___
   Alteration to structure ___
   Expansion of structure ___
   Other (specify) ____________________________

J. Are there any existing or proposed deed restrictions, easements, right-of-ways, or other dedications? Yes _X_ No ___ (if yes, please attach a copy)

ANSWER K-N FOR SUBDIVISION APPLICATIONS ONLY  N/A

K. The acreage of the entire tract to be subdivided is: ____________________________

L. The number of proposed lots is: ____________________________

M. Was the property subject to a prior subdivision? Yes ___ No ___
   If yes, list the date(s) of prior subdivision(s) and attach the resolutions:
   ____________________________

N. The number of lots created on the tract prior to this application is: ____________

O. List all proposed on-site utility improvements and off-tract improvements:
   Storm drainage collection systems, gravity sanitary sewer conveyance, domestic and
   fire water service connections, and electric & gas service connections are all proposed
   within the site and along the properties' frontage.

P. List all maps and other exhibits accompanying this application:
   ALTA survey, Architectural Floor Plans & Elevations, Site Plan Set (including Grading,
   Drainage, Utility Plans, as well as Landscaping & Lighting), colored Site Plan, &

Q. Has there been any previous appeal or application involving these premises?
   Yes ___ No _X_  If yes, please give details below (indicate date of filing, type of
   appeal/application, and decision):
   Not to the knowledge of the Applicant.

R. Are these premises in any way involved in any legal proceedings now pending?
   Yes ___ No ___  If yes, please give details below:
   Not to the knowledge of the Applicant.
IV. Signature and Notarization

I certify that the foregoing statements and materials submitted are true.

Sworn to and subscribed before me this 23rd day of Dec, 2019.

[Signature]

Notary Public

[Signature]

Applicant Russo Acquisitions, LLC.
By: Edward Russo, Manager

FOR BOARD USE ONLY

This application was deemed complete on: ________________________________

Reviews were received from the following people on the following dates:

City Planner______________________
City Engineer______________________
Police Department__________________
Fire Department____________________
Health Department__________________
Construction Official______________
Rider #1 (cont.)

LIST OF PROPERTY OWNERS

Block 2603, Lot 4:
33 Lincoln Avenue

Hillsboro Group, LLC
33 Lincoln Avenue
Orange, NJ 07050
1 (973) 672-8000 (Stacy A. Santola, Esq.)
E-Mail: dasbarristers@gmail.com

I/we hereby authorize Russo Acquisitions, LLC., to act as my agent in processing this application.

[Signature]
Owner
By: William Pitt, Managing Member
Rider #1

LIST OF PROPERTY OWNERS

Property Owners

Block 2603, Lot 14:
51 Lincoln Avenue

Daniel Politi
45 Peniston Avenue
East Hanover NJ 07936
1 (973) 243-6028 (Robert J. Giasullo, Esq.)
E-Mail: rgiasullo@blkgg.com

Genevieve Politi
44 Peniston Avenue
East Hanover NJ 07936
1 (973) 243-6028 (Robert J. Giasullo, Esq.)
E-Mail: rgiasullo@blkgg.com

I/we hereby authorize Russo Acquisitions, LLC., to act as my agent in processing this application.

Owner
Daniel Politi

Owner
Genevieve Politi

Block 2603, Lots 2 & 3:
60 Scotland Road &
43 Lincoln Avenue

A.R.C.& D. Partnership
45 Peniston Avenue
East Hanover NJ 07936
1 (973) 243-6028 (Robert J. Giasullo, Esq.)
E-Mail: rgiasullo@blkgg.com

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Owner
A.R.C.& D. Partnership
## Rider #2

**APPLICANT OWNERSHIP DISCLOSURE**

<table>
<thead>
<tr>
<th>Applicant Limited Liability Co.</th>
<th>Member/Address</th>
<th>% Interest</th>
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</thead>
<tbody>
<tr>
<td>Russo Acquisitions, LLC</td>
<td>E.R. Holdings, LLC.*</td>
<td>100% interest</td>
</tr>
<tr>
<td>Manager: Edward Russo</td>
<td>570 Commerce Boulevard Carlsbad, NJ 07072</td>
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*Edward Russo owns 99% of E.R. Holdings, LLC. Address is the same.*
DEVELOPMENT CHECKLIST

SITE PLAN REVIEW

An application for SITE PLAN REVIEW shall be complete upon submission of the following items to the Board Secretary:

1. One (1) completed original application and nineteen (19) copies.
2. The application fee (including the stenographer fee).
3. A certificate proving that all taxes and water bills have been paid.
4. An “Affidavit of Ownership” for all properties involved.
6. Nineteen (19) folded copies of signed and sealed site plans containing all of the information required by the SITE PLAN CHECKLIST (listed below).

SITE PLAN REVIEW CHECKLIST

Site plan drawings must be drawn to an exact scale and must clearly indicate all existing and proposed lot lines, easements, buildings, and improvements.

All copies of all site plans must bear the original signature and raised seal of the New Jersey licensed architect or engineer responsible for the preparation of such plans.

All site plans must indicate accurate lot lines certified by the original signature and raised seal of a New Jersey licensed Land Surveyor.

ALL INFORMATION LISTED BELOW IS MANDATORY. FAILURE TO PROVIDE ANY ITEM LISTED BELOW SHALL RENDER AN APPLICATION FOR DEVELOPMENT INCORRECT AS PER N.J.S.A 40:55D-10:3a.

All site plans must include the following:

1. A key map, drawn at a scale not less than 1 inch to 600 feet, showing the area within a 1,000-foot radius of the site and clearly indicating the streets in the area and the specific lots involved in the application.

2. A zoning comparison chart, showing required and proposed provisions as per the Zoning Ordinance and/or the applicable redevelopment plan for the district wherein the application is situated. (In the case of a use variance application, the zoning comparison chart shall contain three columns – (1) showing the zoning requirements for the district wherein the property is located; (2) showing the requirements for the use in the next highest district wherein such a use is permitted (if any); and, (3) showing the provisions as per the development proposal.)
CITY OF ORANGE TOWNSHIP  
SITE PLAN REVIEW CHECKLIST  
Page 2

The zoning comparison chart shall include, but not be limited to, the following information:

<table>
<thead>
<tr>
<th></th>
<th>Zoning and/or redevelopment plan district(s)</th>
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<tbody>
<tr>
<td></td>
<td>Lot areas and dimensions</td>
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<tr>
<td></td>
<td>Gross floor area (GFA – see below)</td>
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<td></td>
<td>Floor area ratio (FAR – see below)</td>
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<tr>
<td></td>
<td>Building coverage in square feet and percent of lot area</td>
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<td></td>
<td>Residential density in terms of dwelling units per acre</td>
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<td>Height in terms of feet and stories</td>
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<td>Front/side/rear yard setbacks</td>
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<td>Parking, loading and access</td>
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<td>Signage</td>
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<td>Landscaping and grass area as percent of lot coverage</td>
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<td>Recreation areas</td>
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<tr>
<td>N/A</td>
<td>Bonus provisions</td>
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<td></td>
<td>Lighting</td>
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<td>Buffer areas</td>
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<td></td>
<td>Utility connections locations</td>
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<tr>
<td>X</td>
<td>Floor Area Ratio: The sum of the area of all floors of buildings or structures compared to the total area of the site. Source: Chapter 210: Development Regulations Ordinance Zoning and Land Development</td>
</tr>
</tbody>
</table>

3. The structure location, dimensions, gross floor area (GFA), floor area ratio (FAR) in square feet. (Gross Floor Area: The plan projection of all roofed areas on a lot, whether fixed or temporary, times the number of stories.)

4. Floor Plans with typical dimensions for all internal areas of the structure, height and use. (Floor Area Ratio: The sum of the area of all floors of buildings or structures compared to the total area of the site. Source: Chapter 210: Development Regulations Ordinance Zoning and Land Development)

5. All paved areas, including construction details and sections.

6. All walks and other surface treatments.

7. All buffer areas.

8. All landscaped areas and locations of trees and shrubs, including a planting schedule and maintenance procedures.

9. All lighting, including wattage or candlepower and the area of diffusion.

10. All utilities, including hook-up details.

11. All fences and walls.

12. All curbs, including construction details and sections.

13. All driveways, loading areas, loading berths and fire lanes.

14. All areas of refuse storage and collection, including methods of collection.

15. All drainage methods, including directions of flow.

16. All recreation areas and equipment.

17. All lot lines, dimensions, bearing angles and lot areas in square feet and acres or fractions thereof.

18. Percent of lot coverage for each structure and in total.
19. All parking areas indicating the angle of parking with typical aisle and stall dimensions and the number of spaces, individually by row, and in total by tract.

20. Elevation drawings for each façade or side of all structures, indicating signage, surface treatments, colors and methods of screening rooftop equipment.

21. Location and dimensions of all pedestrian and vehicular access.

22. Names and locations of all streets abutting or within the project area.

23. Sight triangles.

24. All signs with dimensions.

25. Street address with unit number.

26. Boundaries of the site or tract.

27. North arrow.

28. Date of the drawing and dates of all revisions.

29. A graphic scale, in standard architectural units.

30. Zoning and/or redevelopment district boundaries and identification.

31. Project title.

32. All dimensions of setbacks, buffers, and yards.

33. Detail drawings and/or sections (as appropriate) are required for all lighting, paving, curbing, fencing, landscaping, signage, and drainage.

34. One illustrative site plan shall be prepared for the Board’s use, neatly colored according to the following schedule:

- Asphalt paved areas – GREY
- Concrete paved areas – BEIGE
- Buildings – DARK BROWN
- Landscaped areas – LIGHT GREEN
- Trees and shrubs – DARK GREEN
- Water – LIGHT BLUE
- Signs – RED
- Lighting fixtures – BLACK
- Other details – TRUE COLOR