

I. Application is hereby made for (check all applicable):
Site Plan Review Subdivision _____ Conditional Use _____
Preliminary Major _____ Use Variance _____
Final Minor _____ Other Variance

II. For the following property:

Street Address: 151 North Day Street

Block# 1503 Lot/lots# 7 Zone: MX-1

Present use: Two-family dwelling, vacant and uninhabitable due to fire damage

Proposed use: Three-family dwelling

If a variance is involved, specify each variance(s) requested and the reason(s) for each variance requested:

Floor Area Ratio ((d)(4)): 1.0 permitted/1.23 proposed; Density ((d)(5)): 26 du/ac permitted/43 du/ac proposed; Lot Area (c): 5,000 s.f. required/3,018.2 existing and proposed;

Parking (c): 2 spaces required/1 proposed. Applicant also requests (c) variances for the following existing nonconforming conditions which will be unaffected by the proposed development: Lot Width: 50 ft. required/

27.35 ft. existing; Front Yard Setback: 20 ft. required/15 ft. existing; side yard setbacks: 8 ft. required both sides/ 0 ft. and 5.67 ft. existing; Building Coverage: 40% permitted/43.2% existing.

(If more space is required, please use an additional sheet of paper)

III. Applicant:

Name: Yosef Chaim, LLC Phone# () _____

Address: 151 North Day Street, Orange, NJ 07050

Applicant is a: Corporation _____ Partnership _____ Individual _____ Other LLC
(specify)

The relationship of the applicant to the property in question is:

Owner Lessee _____ Other _____
(specify)

If applicant is a corporation or partnership, attach a list of names and addresses of persons who have a 10% or more interest in same.

Owner: Meital Levi - 100% Phone# (973) 414-1122

Address: 32 Cleveland Terrace, West Orange, NJ 07052

Applicant's engineer: None Phone# () _____

Address: _____ Fax# () _____

Applicant's architect: Square Center, LLC Phone# (973) 495-2452

Address: 85 Lawrence Street, West Orange, NJ 07052 Fax# () _____

Applicant's surveyor: EKA Associates, P.A. **Phone#** (908) 322-2030
Address: 328 Park Avenue, Scotch Plains, NJ 07076 **Fax#** ()

Applicant's attorney: Michael S. Rubin, Esq. **Phone#** (973) 364-9500
Address: 80 Bloomfield Ave., Suite 205, Caldwell, NJ 07006 **Fax#** (973) 364-9510

Applicant's planning consultant: TBD
Address: _____
Phone# () **Fax#** ()

Applicant's traffic engineer: None
Address: _____
Phone# () **Fax#** ()

List any other expert who will submit a report or who will testify for the applicant (attach additional sheets as may be necessary)

The following are attached and made part of this application (check all that are applicable):

- A. Letter of authority or power of attorney, in case the appeal is made by other than the Owner N/A.
- B. Requisite site plan X survey X other plans Architectural drawings
(specify)
- C. Certificate from Tax collector that all taxes, including water and sewer bills have been paid X.
- D. Request for waiver from site plan review N/A

List below any county, state or other government body approvals which may be required: None

Has there been any previous appeal involving these premises? If so, state date of filing, nature of appeal and disposition Unknown at this time.

Are these premises in any way involved in any legal proceeding now pending? If so, state its nature No.

List below the arguments to support this application:

The subject property is improved with an attached dwelling that served as a two-family until a fire made it uninhabitable. Prior to the adoption the new Zoning Ordinance in November, 2020, the property was located in the A-2 Zone, where the two-family use is permitted. The new zoning regulations place the property in the MX-1 Zone, which does not permit two-family dwellings but does permit three-family dwellings. Thus, the proposed conversion of the dwelling to a three-family will bring the property into conformity with current zoning, which advances the purposes of the MLUL. The FAR, Density and Lot Area variances are all a function of existing conditions and the conversion to a permitted use, which involve relatively minor additions to the second and third floors of the building without increasing the building footprint. The (c) variance requested for the existing nonconforming bulk conditions will protect the dwelling and the use should it be more than partially destroyed.

(Please attach additional pages if needed)

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

Sworn to and subscribed before me this
24th day of April, 2021



Notary Public
Michael S. Lubin
Attorney at Law
State of New Jersey

M BITAL
Signature of Applicant

(For Board Use Only)

Application deemed complete on _____ Fee received _____
Reviews received from:

City Engineer _____
City Planner _____
Police Department _____
Fire Department _____
Health Department _____



City of Orange Township
ZONING DEPARTMENT
29 N DAY STREET
ORANGE, NJ 07050
(973) 266-4092
KALLEYNE@ORANGENJ.GOV

Application Date: 5/4/2021
Application Number: ZA-21-00106
Permit Number: _____
Project Number: _____

Fee: \$100

Zoning Approval Denied

Date: 5/10/2021

To: SQUARE CENTER, LLC ON BEHALF OF CC: APP TELE:(973) 495-2452
MOSHE LEVI
85 LAWRENCE AVENUE
WEST ORANGE, NJ 07052

RE: 151 NORTH DAY STREET
BLOCK: 1503 LOT: 7 QUAL: ZONE:

DEAR SQUARE CENTER, LLC ON BEHALF OF MOSHE LEVI,

Applicant is seeking an addition and three (3) family multifamily dwelling. This property is located within the City of Orange Township's MX-1 Zone and this use is permitted. However, applicant does not meet the lot width and lot area requirements.

Therefore zoning approval is denied.

Applicant must obtain C-Variance from the City of Orange Township's Planning Board in order to continue this project as proposed. Please contact the Planning Board Secretary, Ms. Gisell Reyes, at 862-400-3019 to obtain an application for the City's Planning Board.

Sincerely,

KHALFANI ALLEYNE, ZONING OFFICER

Zoning Department

29 N Day Street

Orange NJ 07050

(973) 266-4092



Receipt

Payment Date 5/10/2021

Transaction # PMT-21-00533

Receipt # R-21-00467

Issued To Square Center, LLC on behalf of Moshe Levi

Description 151 North Day Street

Date Printed 5/11/2021

Check Number 430

Cash	\$0.00
Check	\$100.00
Charge	\$0.00
Total Paid	\$100.00

OFFICIAL SEARCH FOR MUNICIPAL LIENS

New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH #	50
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APPLICATION #	50
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To:
YOSEF CHAIM
151 NORTH DAY STREET
ORANGE, NJ 07050

This is to CERTIFY that the undersigned is the Official Tax Search Officer of the CITY OF ORANGE TOWNSHIP

in the County of BSSEX
In pursuance of the authority so vested in me as such Official, I do further certify that I have searched the records of said municipality for unpaid taxes, assessments, all other municipal liens and certificates of tax sale pursuant to N.J.S.A 54:5 on lands situated within said municipality and more particularly described as follows:

Block No.	1503	Lot No.	7	Qualifier	Location	151 NORTH DAY STREET
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Assessed to	YOSEF CHAIM, LLC,
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TAXES				UTILITY & OTHER MUNICIPAL CHARGES				
YR/ 21	TAX	INTEREST	TOTAL DUE	DUE DATE	TYPE	CHARGES	INTEREST	TOTAL
1st Qtr	2070.39			N/A	WATER	0.00	0.00	0.00
2nd Qtr	2070.38							
3rd Qtr	2198.89							
4th Qtr								
YR/ 20	8281.54							
19	7850.26							

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

QUALIFICATIONS, DEDUCTIONS AND EXEMPTIONS

Veteran:	NONE	Veteran Spouse:	NONE	Others:	
Senior Citizen:	NONE	Disability:	NONE		
Farmland Rollback:		Surviving Spouse:	NONE		

ASSESSMENTS

Ord. No	Block	Lot	Original Assessment	Date Confirmed	Total # Annual Installments	Annual Installments Due Date	Paid on Account	Balance Owning	Amt. of Next Installment Due	Interest at % from
NONE										

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT. NO.	DATE OF SALE	AMOUNT	TO WHOM SOLD
NONE			

SUBSEQUENT MUNICIPAL LIENS PAID BY CERTIFICATE HOLDER FOR WHICH AFFIDAVIT HAS BEEN FILED PURSUANT TO N.J.S.A. 54:5-60

DATE OF AFFIDAVIT	TOTAL AMOUNT OF AFFIDAVIT
NONE	

A BUILDING PERMIT WAS ISSUED ON:

THE POSSIBILITY OF ADDED, OMITTED OR ROLL BACK ASSESSMENTS ARE AS FOLLOWS

FOR ADDITIONAL REMARKS -SEE REVERSE SIDE

Fee for making this Search 10.00

TYPE	YES	IF YES, YEAR(S)	NO	NOT KNOWN AT THIS TIME	AMOUNT (IF KNOWN)
ADDED ASSESSMENTS				X	
OMITTED ASSESSMENTS				X	
ROLLBACK ASSESSMENTS				X	

DATED 07/26 2021

CERTIFICATE OF CONTINUATION SEARCH

OFFICIAL TAX SEARCH OFFICER

This is to certify that the foregoing Search has been continued to _____ with the same result as stated except as follows;

FEE	\$10.00	DATE	7/26/21
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[Signature]
OFFICIAL TAX SEARCH OFFICER