

CITY COUNCIL

The City of Orange Township, New Jersey

DATE January 16, 2024

NUMBER 25-2024

TITLE: **A RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP AUTHORIZING A RELEASE OF UNUSED ZONING BOARD ESCROWS TOTALING \$2,138.75, DEPOSITED BY YOSEF CHAIM, LLC IN CONNECTION WITH CONSTRUCTION AT BLOCK 1503, LOT 7, COMMONLY KNOWN AS 151 NORTH DAY STREET, ORANGE, NEW JERSEY.**

WHEREAS, Yosef Chaim, LLC ("Owner") deposited monies in escrow with the City of Orange Township ("City") in connection with construction of 151 North Day Street located at Block 1503, Lot 7, on the City's official tax maps, commonly known as 151 North Day Street, Orange, New Jersey (Project); and,

WHEREAS, the Project is now complete and there is no further need to maintain funds in escrow for land use approvals or building inspections; and,

WHEREAS, a balance of \$2,138.75 remains in the escrow established for the Project under budget account number ending in 151, which should now be refunded to Yosef Chaim, LLC.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Orange Township, that the proper officers of the City are hereby authorized and directed to refund the remaining balance of the Project's escrow, totaling \$2,138.50, to Yosef Chaim, LLC.

Adopted: January 16, 2024

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President


A. MIZRAHI
CITY ATTORNEY

Range of Accounts: T-03-00-185-100-151 to T-03-00-185-100-151
 Current Period: 01/01/16 to 01/09/24
 Audit Report Type: Standard
 Include Cap Accounts: Yes
 Skip Zero Activity: Yes
 AS of: 01/09/24

Note: Transaction Beginning Balance includes all Adds/Changes occurring on or prior to the AS of Date
 * Transaction is included in Previous and/or Begin Balance
 ** Transaction is not included in Balance
 En = PO Line Item First Encumbrance Date
 BC = Blanket Control
 BS = Blanket Sub

Account No	Description	Adopted	Amended	Transfers	Modified	Balance YTD	Used	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment	Expended YTD	Expended Curr	Reimbrsd YTD	Reimbrsd Curr	Unexpended				
				Vendor/Reference	Pd/Chngd YTD					

T-03-00-185-100-151 ZONING BOARD ESCROW - 151 NORTH DAY ST.

10/04/21	Reimbursement			Reference	6920 33			2,500.00	2,500.00	AKAWARA
01/26/22	PO 22-00399	1 Open	ZB NEW ESCROW 151 N. DAY ST 0220318	CPENG010 CP ENGINEERS NJ, LLC			BC	845.00-	1,655.00	NCLEM
01/26/22	PO 22-00400	1 Open	151 N. Day St. ZB Blanket	NISHU010 NISHUANE GROUP, LLC			BC	1,293.75-	361.25	NCLEM
01/31/22	Reimbursement		ZB NEW ESCROW 151 N. DAY AT 0220327	Reference	7169 12			2,500.00	2,861.25	JHAVNES
02/22/22	Reimbursement		ZB ESCROW 151 N. DAY ST 0220328	Reference	7223 9			2,600.00	5,461.25	JHAVNES
03/16/22	PO 22-00400	2 Paid	151 N. Day Street - ZB Escrow	NISHU010 NISHUANE GROUP, LLC		En 01/26/22 BS		2,056.25-	3,405.00	NGARLES
04/06/22	PO 22-00399	4 Paid	Completeness and Tech Review	CPENG010 CP ENGINEERS NJ, LLC		En 01/26/22 BS		1,975.00-	1,430.00	NGARLES
04/06/22	PO 22-00399	5 Paid	Zoom Meeting with Client	CPENG010 CP ENGINEERS NJ, LLC		En 02/24/22 BS		225.00-	1,205.00	NGARLES
04/06/22	PO 22-00399	6 Paid	Ordinance and Letter Review	CPENG010 CP ENGINEERS NJ, LLC		En 02/24/22 BS		145.00-	1,060.00	NGARLES
04/20/22	PO 22-00399	2 Paid	TRC Meeting & Tech #1 10/6/21	CPENG010 CP ENGINEERS NJ, LLC		En 01/26/22 BS		507.50-	552.50	NGARLES
04/20/22	PO 22-00399	3 Paid	Zoom Meet w/Applicant 11/22/21	CPENG010 CP ENGINEERS NJ, LLC		En 01/26/22 BS		112.50-	440.00	NGARLES
05/18/22	PO 22-00399	7 Paid	Services through 03312022	CPENG010 CP ENGINEERS NJ, LLC		En 02/24/22 BS		67.50-	372.50	NGARLES
06/22/22	PO 22-00399	8 Paid	Service thru February 28, 2022	CPENG010 CP ENGINEERS NJ, LLC		En 02/24/22 BS		372.50-	0.00	NGARLES
11/02/22	Reimbursement		ZB NEW ESCROW 480 HEWWOOD 0220336	Reference	7833 23			5,570.00	5,570.00	CSOTO
11/02/22	Reimbursement		CORRECTING DEPOSIT WRONG ACCOUNT	Reference	8062 1			5,570.00-	0.00	CSOTO
06/14/23	Reimbursement		ZB ESCROW 480 HEWWOOD 234854	Reference	8392 1			3,262.50	3,262.50	CSOTO
06/30/23	Reimbursement		CORRECTING WRONG ACCT 234854	Reference	8578 1			3,262.50-	0.00	CSOTO

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
Fund: 03	GENERAL TRUST FUND Budgeted Total	0.00	0.00	0.00	0.00	0.00	0		
		5,461.25	2,138.75	7,600.00	0.00	2,138.75			
		5,461.25		7,600.00	0.00				
Fund: 03	GENERAL TRUST FUND Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0		
		0.00	0.00	0.00	0.00	0.00			
		0.00	0.00	0.00	0.00	0.00			
Final Budgeted		5,461.25	2,138.75	7,600.00	0.00	2,138.75	0		
		5,461.25		7,600.00	0.00				
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0		
		0.00	0.00	0.00	0.00	0.00			
		0.00	0.00	0.00	0.00	0.00			
Final Total		0.00	0.00	0.00	0.00	0.00	0		
		5,461.25	2,138.75	7,600.00	0.00	2,138.75			
		5,461.25		7,600.00	0.00				

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# ()

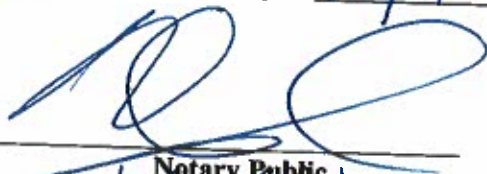
List below the arguments to support this application:

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 August, 2021



Notary Public
Michael J. Kubin
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 _____

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	<u>\$0.00</u>
Total Paid	\$100.00