



ZONING BOARD OF ADJUSTMENTS
City of Orange Township
29 North Day Street, Orange, NJ 07050
(973) 968-6005

I. Application is hereby made for (check all applicable):

- | | | |
|---|--------------------------------------|--|
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Major | <input checked="" type="checkbox"/> Use Variance |
| <input type="checkbox"/> Final | <input type="checkbox"/> Minor | <input checked="" type="checkbox"/> Other Variance |

II. For the following property:

Street Address: 47 Hillyer Street

Block# 1802 Lot/Lots# 30 Zone: R-2

Present use: A two (2) -story family residence that burned down.

Proposed use: Applicant proposes to construct a new two (2) -family residence

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

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

See planning report.

III. Applicant Name: B2C Hillyer Development LLC **Phone** (201) 883-1010 (Attorney)

Address: 224 Johnson Ave., 2nd Floor, Hackensack, NJ 07601

Email: ben@primelaw.com

Applicant is a: Corporation Partnership Individual Other (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.

See attached.

- IV. **Owner:** B2C Hillyer Development LLC **Phone:** _____
Address: 224 Johnson Avenue, 2nd Floor, Hackensack, NJ 07601
Email: ben@primelaw.com (attorney) **Fax:** _____
- John Inglese - Inglese Architecture + Engineering
- V. **Applicant's Engineer:** _____ **Phone:** 21-438-0081
Address: 632 Pompton Avenue, Cedar Grove, NJ 07009
Email: info@inglese-ae.com **Fax:** _____
- VI. **Applicant's Architect:** Arlenis Dominguez - Vivid Arc **Phone:** 551-206-6196
Address: 299 Forest Avenue, Suite F, Paramus, NJ 07652
Email: arlenis@vivid-arc.com **Fax:** _____
- VII. **Applicant's Surveyor:** Schmidt Surveying **Phone:** 201-403-5801
Address: 66 Hunting Drive, Dumont, NJ 07628
Email: schmidtsurveying@gmail.com **Fax:** _____
- VIII. **Applicant's Attorney** Benjamin Wine, Esq., Prime & Tuve **Phone:** 201-883-1022
Address: 1 University Plaza Drive, Suite 500, Hackensack, N J 07601
Email: ben@primelaw.com **Fax:** _____
- Spach Trahan
Phillips Preiss Grygiel Leheny Hughes LLC
- IX. **Applicant's Planning Consultant:** _____ **Phone:** 201-420-6262 x 30
Address: 70 Hudson Street, Suite 5B, Hoboken, NJ 07030
Email: strahan@phillipspreiss.com **Fax:** _____
- X. **Applicant's Traffic Engineer:** NA **Phone:** _____
Address: _____
Email: _____ **Fax:** _____

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

XI. **The following are attached and made part of this application (check all that are applicable):** See attached filing letter.

- Letter of authority or power of attorney, in case the appeal is made by other than the Owner.
- Requisite site plan
- Survey
- Other plans (specify) _____
- Certificate from Tax collector that all taxes, including water and sewer bills have been paid
- Request for waiver from site plan review _____

XII. List below any county, state or other government body approvals which may be required:

N/A

XIII. Has there been any previous appeal involving these premises? If so, state date of filing, nature of appeal and disposition No, see attached.

XIV. Are these premises in any way involved in any legal proceeding now pending? If so, state its nature N/A

XV. List below the arguments to support this application: (Please attach additional pages if needed)
See attached Planning Report, additional testimony to be provided.

XVI. 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

8th day of February, 20 24

Denise Nuzzo
Notary Public

[Signature]
Signature of Applicant

DENISE NUZZO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 61-NU6106844
QUALIFIED IN KINGS COUNTY 3
COMMISSION EXPIRES 09/30/20__

9/30/24

Application deemed complete on _____

Reviews received from:

- | | |
|--|---|
| <input type="checkbox"/> City Engineer _____ | <input type="checkbox"/> Fire Department _____ |
| <input type="checkbox"/> City Planner _____ | <input type="checkbox"/> Health Department _____ |
| <input type="checkbox"/> Police Department _____ | <input type="checkbox"/> Board of Education _____ |

Fee received _____

- | | |
|--|--|
| <input type="checkbox"/> Hear and Decide \$500 | <input type="checkbox"/> Preliminary Major Subdivision \$500 |
| <input type="checkbox"/> Special Questions & Map Interpretations \$500 | <input type="checkbox"/> Final Major Subdivision \$300 (plus \$10 per lot) |
| <input type="checkbox"/> Bulk Variance \$250 | <input type="checkbox"/> Site Plan Review Residential \$400 |
| <input type="checkbox"/> Use Variance \$500 | <input type="checkbox"/> Site Plan Review all others \$400 |
| <input type="checkbox"/> Minor Subdivision \$300 | <input type="checkbox"/> Stenographer \$300 |

Technical Review | Escrow Deposit received _____

- | | |
|--|---|
| <input type="checkbox"/> Variances not requiring site plan or Subdivision approval \$2,500 | |
| <input type="checkbox"/> Conditional use approval \$2,500 | <input type="checkbox"/> Wireless \$5,000 |

Residential Site Plan Application _____

- | | |
|--|---|
| <input type="checkbox"/> Minor residential site plan for single family \$250 | <input type="checkbox"/> Preliminary Approval (51-100 units) \$10,000 |
| <input type="checkbox"/> Preliminary Approval (0-5 units) \$4,000 | <input type="checkbox"/> Preliminary Approval (Over 100 units) \$15,000 |
| <input type="checkbox"/> Preliminary Approval (6-50 units) \$7,000 | |

Non-residential site plans - Preliminary Approval _____

With principal buildings over 1,000 Square feet of gross floor area

- | | |
|---|---|
| <input type="checkbox"/> Site 1,000 – 5,000 sf of gfa \$4,000 | <input type="checkbox"/> Site 25,001 – 1,000,000 sf of gfa \$15,000 |
| <input type="checkbox"/> Site 5,001 – 25,000 sf of gfa \$10,000 | <input type="checkbox"/> Site over 1,000,000 sf of gfa \$20,000 |

Without principal buildings over 1,000 Square feet of gross floor area

- | | |
|--|---|
| <input type="checkbox"/> Lot area up to one acre \$2,500 | <input type="checkbox"/> Over ten acres \$7,500 |
| <input type="checkbox"/> One acre to ten acres \$5,000 | |

Subdivision Applications _____

- Minor subdivision \$250

Major subdivision (over 3 lots)

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Approval \$5,000 | <input type="checkbox"/> Final Approval \$1,500 |
|---|---|

To be provided before hearing.



ZONING BOARD OF ADJUSTMENTS

City of Orange Township
29 North Day Street, Orange, NJ 07050
(973) 968-6005

NOTICE TO ADJACENT PROPERTY OWNERS

TO:

DATE _____

(NAME)

(STREET ADDRESS)

(CITY) (STATE) (ZIP CODE)

Dear: _____

PLEASE TAKE NOTICE that the undersigned has filed an appeal or application for Development with the Board of Adjustments for a _____ Variance from the requirement of the Zoning Ordinance so as to permit

on the premises at _____ (street address) and designated as Block _____ Lot(s) _____ on the Tax Maps of the City of Orange Township. This notice is sent to you as an owner of property in the immediate vicinity.

A public hearing has been set for Monday, _____ (date), 20__ at ____ pm (time) at _____ (location) When the case is called, you may appear either in person, or by agent or attorney, and present any objections you may have to the granting of the relief sought in the application.

The application and appropriate plans are available for review at the office of the Board's Secretary during normal business hours. If you wish to review them or if you have any questions, please e-mail or call Ms. Scipio at tscipio@orangenj.gov or 973-968-6005.

Yours truly,

(applicant's name)

(street address)

(city, state, zip code)

To be provided before hearing.



ZONING BOARD OF ADJUSTMENTS

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AFFIDAVIT

State Of New Jersey:

ss

County of Essex :

On this _____ day of _____ Two Thousand and _____ Before me personally came _____, of legal age and to me known, who being by me duly sworn, did depose and say that he resides at _____ in the city of _____ ; that he has served notices upon the persons as per the attached list, on forms of which the attached is a copy, of public hearing on appeal to be held by the Board of Adjustment on _____, at _____ pm., in the City Hall, Orange, New Jersey; that said notices were served not less than ten (10) days prior to said date of hearing; that said list of persons, comprising all the owners of property located within two hundred (200) feet (in every direction) of the property at _____ to be affected by said appeal, have been notified as required by law and the Rules of Procedures of said Board of Adjustment.

Sworn to Before Me

This _____ Day of _____, 20_____

(Notary Public) (L.S)

NOTE: List separately with the address those persons served personally and those served by certified mail, attaching mail receipts.



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NOTICE OF APPEAL FROM DECISION OF ZONING OFFICER OR BUILDING INSPECTOR

To be filled in only if an appeal is taken from a determination of the Zoning Officer or Building Inspector. This notice of appeal must be served upon the administrative officer from whom the appeal is taken within 20 days of the date of the action, which is appealed.

TAKE NOTICE that the undersigned, owner of premises in the City of Orange Township, New Jersey, designated on the City of Orange Township Tax Map as Block _____ Lot(s) _____, and known as _____ (street address), located in a _____ zone hereby appeals to the Zoning Board of Adjustment from the order, determination, decision of _____ (name of enforcing official) made on the _____ day of _____, 20____,

(Brief statement of reason for appeal).

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Zoning Board of Adjustment all papers constituting the record upon which the action appealed from was taken, in accordance with the Rules of the Zoning Board of Adjustment and the statute in such case made and provided.

Appellant's name (please print or type)

Appellant's signature

Date



ZONING BOARD OF ADJUSTMENTS

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Procedure to Complete Application for Hearing before the Orange Zoning Board of Adjustment

Step 1.

- A. Obtain a “Letter of Denial” from the City Zoning Officer. Although not required by law, this letter is requested so that the application may be processed as quickly and efficiently as possible.
- B. Applications must be filed by the deadline date. See schedule of meeting dates and filing Deadline dates.
- C. File application with the Board Secretary. The original and 4 copies of the following documents must be submitted with the application:
 1. Board of Adjustment Application form (3 pages).
 2. Letter of Denial from City Zoning Officer (optional, but preferred).
 3. Notice of Appeal from the opinion of the Zoning Officer, if applicable.
 4. Area Map traced from the tax map in the City Engineer’s Office, showing all parcels and street numbers of same within 200 feet of the property for which the appeal is being sought. (Not required for minor subdivision only).
 5. Names and addresses of property owners within 200 feet of the property for which the appeal is being sought (take the area map obtained in the City Engineer’s Office to the Tax Assessor’s Office to obtain this list). Not required for minor subdivisions only.
 6. Certification that taxes and water/sewer bills are paid.
 7. Letter of authorization from the property owner if the applicant is not the owner.
 8. If the applicant is a corporation or partnership, a list of names and addresses of all persons who have a 10% or more interest in same.
 9. Written metes and bounds, bearing original signature and seal of the NJ licensed surveyor preparing them (for minor and major subdivisions only).
 10. Originally signed and sealed plat map containing all information required by the City’s development and subdivision ordinances. (For minor and major subdivisions only).
 11. Originally signed and sealed site plan (not required for minor and major subdivisions only). See attached site plan checklist for items required on the site plan.
 12. Provide qualifications of all experts.

Coalesce and staple all the above required documents to form the original and 4 sets. **All plans and maps must be folded** and attached to each set.

- D. Pay filing fee as per the attached fee schedule.

**Procedure to Complete Application for
Hearing before the Orange Zoning Board of Adjustment**

Step 2.

- A. By personal service, registered or certified mail, notify all property owners of all lots within 200 feet of the involved property using the attached “Notice to Adjacent Property Owners” Form, **at least 10 days prior to the date of the public hearing.**
- B. Publish a notice of the hearing in the newspaper published in Orange (*The Orange Transcript or the Star Ledger*) in an issue published **at least ten days prior to the hearing date.** Use the same form as the “Notice to Adjacent Property Owners”, however omit everything above the words “Please take notice”.
- C. Complete the “Affidavit” in the presence of a Notary Public and file the “Affidavit”, “Notice to Adjacent Property Owners”, and Proof of Publication (available from the newspaper in which your notice of hearing was published) with the Board Secretary prior to the hearing.
- D. Applicant or owner, or attorney representing either of the aforementioned must be present at the time of the public hearing.
- E. Corporations must be represented by an attorney at law.

GENERAL REGULATIONS

1. The Board will hear only the application as filed, including plans for proposed construction; no amendments to plans may be made between the filing date and the hearing date without refile and reservice being fully complied with as to amended plans. The appeal form shall state specifically and in detail all issues and matters the Board is asked to rule upon with reference to the appropriate sections of the Zoning Ordinance. All plans submitted must be legible and contain sufficient information for the Board to properly determine the questions before it.
2. All applicable statutory provisions, municipal ordinances, regulations and codes of the City of Orange Township must be complied with in filing and prosecuting the appeal (See N.J.S. 40:55D-70 et seq.)
3. Unless all papers including application form, construction plans, site plans, area maps, etc. are filed in accordance with the Board’s rules, the application will not be heard.
4. Upon request, the applicant is to provide the Board with one certified copy of the transcript or the proceedings; this requirement may be waived by the Board at its discretion. If the Board requests a transcript, their decision will not be rendered until a copy of the transcript is furnished.
5. If the application is granted by the Board, a building permit or certificate of occupancy must be obtained before beginning the proposed work, making any alterations, or changing the permitted use of the site in question. The building permit or certificate of occupancy must be obtained within one year of the date of approval or such approval and the variance granted are automatically revoked.
6. Once a variance has been granted, no changes whatever may be permitted in the plans filed and these must be followed in every detail.
7. Applicants are notified of the result of their appeals and the result of appeal is published in the *Orange Transcript* and the applicant is billed for this publication.
8. Before a certificate of occupancy can be issued, all work called for by the plans must be finished and all conditions imposed by the Board must be completed and met.



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FEE SCHEDULE
(Non-refundable)

<u>Type of Application</u>	<u>Fee</u>
1. 40:55D-70 (a) Hear and Decide Appeals	\$500.00
2. 40:55D-70 (b) Special Questions & Interpretations of Map	\$500.00
3. 40:55D-70 (c) Bulk Variance	\$250.00
4. 40:55D-70 (d) Use Variance	\$500.00
5. Subdivision review	
A. minor subdivision	\$300.00
B. preliminary major subdivision	\$500.00
C. final major subdivision (plus \$10 per lot)	\$300.00
*When an applicant for preliminary and final major subdivision approval is requested to be heard at the same meeting, the fee shall be that of the preliminary fee plus one-half the final fee.	
6. Site Plan Review (Includes conditional use application fee)	
A. Residential	\$400.00
B. All others	\$400.00
7. Stenographer fee	\$300.00

Note: The \$300.00 stenographer fee must be added to any other fees accrued.

Fee Schedule - Continued
TECHNICAL REVIEW FEES

<u>Type of Application</u>	<u>Escrow Deposits</u>
8. Variances not requiring site plan or Subdivision approval (use, etc.)	\$2,500.00 \$2,500.00
9. Conditional use approval	\$2,500.00
10. Wireless	\$5,000.00
11. Site Plan Application	
<u>Residential Site Plans</u>	
A. Minor residential site plan for one (1) single family	\$250.00
<u>Residential site plan – Preliminary Approval</u>	
A. 0-5 units	\$4,000.00
B. 6-50 units	\$7,000.00
C. 51-100 units	\$10,000.00
D. Over 100 units	\$15,000.00
Final Approval 33% of preliminary approval	
12. Non-residential site plans – Preliminary Approval	
<u>With principal buildings over 1,000 square feet of gross floor area (gfa)</u>	
A. 1,000 – 5,000 sf gfa	\$4,000.00
B. 5,001 – 25,000 sf gfa	\$10,000.00
C. 25,001 – 1000,000 sf gfa	\$15,000.00
D. Over 1000,000 sf gfa	\$20,000.00
<u>Without principal buildings over 1,000 sf of gross floor area (gfa)</u>	
A. Lot area up to 1 acre	\$2,500.00
B. 1 acres to 10 acres	\$5,000.00
C. Over 10 acres	\$7,500.00
Final approval 33% of preliminary approval	
13. Subdivision Applications (Fees shall be in addition to any required variances.)	
A. Minor subdivision	\$250.00
B. Major subdivision (over 3 lots)	
i. Preliminary Approval	\$5,000.00
ii. Final Approval	\$1,500.00

(Technical Review/ Escrow Fees are as amended by Ordinance #2-2011 adopted 03/15/11)



ZONING BOARD OF ADJUSTMENTS

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Site Plan Checklist

Site plan approval pursuant to N.J.S. 40:55D-37a shall be required for the following improvements prior to the issuance of either a building permit or a certificate of occupancy:

1. All applications for residential developments that will result in the rehabilitation or creation of three (3) or more dwelling units, whether said units are one (1) or more than one (1) structure, and whether developed at one (1) time or in stages and whether developed by one (1) entity or several.
2. All applications for nonresidential developments, whether for new construction, rehabilitation or expansion of an existing use.
3. All applications involving a change of use which requires an addition to or alteration of the existing parking or loading facilities.
4. All applications for off-street parking developments, except that one- and two-family structures requiring no variance approvals related to parking area dimensions shall not be subject to site plan review.

A complete site plan application shall include all of the information listed in the site plan checklist below and all the information required in the application.

1. Site plan drawings must be drawn to exact scale and shall clearly indicate all existing and proposed lot lines, easements, buildings and improvements. All copies of all site plans shall 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. The checklist below will assure that adequate information is provided on the site plan drawings for the reviewing board to make an informed determination. All information listed below is mandatory. Failure to provide any item listed below shall render an application for development incomplete as per N.J.S. 40:55D-10.3 (unless the applicant has requested waiver(s) for one or more of the checklist requirements):
 - a. A key map, drawn at a scale of not less than one (1) inch of 600 feet, showing the area within a one-thousand-foot (1000') radius of the site and clearly indicating the streets in the area and the specific lots involved in the application.
 - b. 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 (3) columns, one (1) showing the zoning requirements for the district, one (1) showing the requirements for the use in the next highest district wherein such use is permitted, if any, and the third showing the provisions as per the development proposal.

Site Plan Checklist Continued

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

1. Zoning and/or redevelopment plan district(s).
 2. Lot area and dimensions.
 3. Gross floor area-floor area ration (FAR).
 4. Building coverage in square feet and percent of lot area.
 5. Residential density in terms of dwelling units per acre.
 6. Height in terms of feet and stories.
 7. Yards and setbacks.
 8. Parking, loading and access.
 9. Signage.
 10. Landscaping percent of lot coverage.
 11. Recreation areas.
 12. Bonus provisions.
 13. Lighting.
 14. Buffer area.
 15. Utility connection locations.
-
- c. Structure location, dimensions, gross floor area (GFA) in square feet, floor plans with typical dimensions for all internal areas of the structure, height and use.
 - d. All paved areas, including construction details and sections.
 - e. All walks and other surface treatments.
 - f. All buffer areas.
 - g. All landscaped areas and areas of trees and shrubs, including a planting schedule and maintenance procedures.
 - h. All lighting, including wattage or candlepower and area of diffusion.
 - i. All utilities, including hookup details.
 - j. All fences and walls.
 - k. All curbs, including construction details and sections.
 - l. All driveways, loading areas, loading berths and fire lanes
 - m. All area of refuse storage and collection, including method of collection.
 - n. All drainage methods including directions of flow.
 - o. All recreation areas and equipment.
 - p. All lot lines, dimensions, bearing angles and lot areas in square feet and acres or fraction thereof.
 - q. The percent of lot coverage for each structure and in total.
 - r. 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.
 - s. Elevation drawings for each façade or side of all structures, indicating all signage, surface treatments, colors and methods of screening rooftop equipment.
 - t. The location and dimensions of all pedestrian and vehicular access.
 - u. The names and locations of all streets abutting or within the project area.
 - v. Sight triangles.
 - w. All signs with dimensions.
 - x. Street address with unit numbers
 - y. Boundaries of the site or tract.
 - z. North arrow.

Site Plan Checklist Continued

- aa. The date of drawing and dates of all revisions.
- bb. Graphic scale, in standard architectural scales in whole multiples of one-sixteenth (1/16) of an inch or standard engineering scales in multiples of ten (10) and not less than one (1) inch equals eight (8) feet (arch) or one (1) inch equals ten (10) feet (eng) for projects on less than five (5) acres and not less than 1 inch equals sixteen feet (arch) or 1 inch equals 30 feet (eng) for larger projects, and further provided that cover sheets depicting the overall site may be at a scale of 1 inch is 50 feet or 100 feet only. The use of engineering scales is preferred.
- cc. The zoning and/or redevelopment districts boundaries and identification.
- dd. Project title.
- ee. All dimensions of setbacks, buffers and yards.
- ff. Detail drawings and/or sections, as appropriate, are required for all lighting, paving, curbing, fencing, landscaping, signage, and drainage.
- gg. One (1) illustrative site plan shall be prepared for the Board's use. Such illustrative site plan shall be nearly colored according to the following schedule:
 - 1. Asphalt: gray.
 - 2. Concrete paved areas: beige.
 - 3. Buildings: dark brown.
 - 4. Landscaped areas: light green.
 - 5. Trees and shrubs: dark green.
 - 6. Water: light blue.
 - 7. Signs: red.
 - 8. Lighting fixtures: black.
 - 9. Other details: true color.



105 Grove Street, Suite 3
Montclair, NJ 07042
www.Nishuanegroup.com
973.954.2677

TO: City of Orange Township Zoning Board of Adjustment
FROM: Gerard M. Haizel, PP, AICP, Board Planner
RE: MW-24-002 - 47 Hillyer Street (Block 1802, Lot 30)
DATE: April 16, 2024

The following is prepared on behalf of the City of Orange, Zoning Board of Adjustment. The information provided herein is for advisory purposes only and is intended to assist the Board's decision-making process. Below are descriptions of the project based on the supplied plans and documentation as well as commentary on issues evident from them.

Items Reviewed

In preparation of this report, I have reviewed the following documents:

- ✓ City of Orange Township Zoning Board of Adjustment Application dated February 8, 2024.
- ✓ City of Orange Township Zoning Approval Denial dated 3-18-2024.
- ✓ Planning Report, 47 Hillyer Street, Block 1802, Lot 30, Orange NJ, dated December 2023, prepared by Phillips Preiss Grygiel Leheny Hughes, LLC
- ✓ Site Plans titled 47 Hillyer, Proposed Two Family Home, 47 Hillyer Avenue, Orange, NJ, 07050, consisting of four (4) sheets, dated 11-10-2023, prepared by Inglese Architecture + Engineering.
- ✓ Architectural Plans titled 47 Hillyer, Proposed 2-Family Home, 47 Hillyer Avenue, Orange, NJ, Essex County, Block 1802, Lot 30, consisting of four (4) sheets, dated 11-13-2023, prepared by Vivid Arc.
- ✓ Topographic Survey, Tax Lot 30, Block 1802, 47 Hillyer Street, City of Orange Township Essex County, New Jersey, consisting of one (1) sheet, dated 9-21-2023, prepared by Andrew A. Schmidt, PLS of Schmidt Surveying.
- ✓ Technical Review Committee Meeting, held on 4-4-2024.



Project Summary

On property located within the Township's *R-2 (One & Two Family Residential) Zone*, the applicant **B2C Hillyer Development, LLC**, proposes to construct a new two-family dwelling on an existing vacant lot. Two-family dwellings **are permitted** in the R-2 zone. However, the proposed development, does not meet all the bulk and design standards for this use and building type. Site plan approval is not required for this application.

Required Variances/Waivers

- Pursuant to the City of Orange Development Regulations *§210-24.3 – Two Family Dwelling*, a maximum density of 17.5 dwelling units per acre is permitted and the applicant proposes a density of 31.7 dwelling units per acre. **A D(5)-variance is required to permit a two-family dwelling at a greater density than permitted.**
- Pursuant to the City of Orange Development Regulations *§210-24.3 – Two Family Dwelling*, a minimum lot area of 5,000-SF is required, and the applicant proposes a lot area of 2,748-SF. **A C-variance is required to permit a two-family dwelling on a smaller lot than required.**
- Pursuant to the City of Orange Development Regulations *§210-24.3 – Two Family Dwelling*, a minimum front yard setback of 20-feet is required, and the applicant proposes a front yard setback of 1.9-feet. **A C-variance is required to permit a two-family dwelling with a lesser front yard setback than required.**
- Pursuant to the City of Orange Development Regulations *§210-24.3 – Two Family Dwelling*, a minimum rear yard setback of 25-feet is required, and the applicant proposes a rear yard setback of 10-feet. **A C-variance is required to permit a two-family dwelling with a lesser rear yard setback than required.**
- Pursuant to the City of Orange Development Regulations *§210-24.3 – Two Family Dwelling*, a minimum side yard setback of 8-feet is required on each side, and the applicant proposes side yard setbacks of 3.6-feet and 1.08-feet. **A C-variance is required to permit a two-family dwelling with lesser side yard setbacks than required.**
- Pursuant to the City of Orange Development Regulations *§210-24.3 – Two Family Dwelling*, a maximum building coverage of 40% is permitted, and the applicant proposes a building coverage of 49%. **A C-variance is required to permit a two-family dwelling with greater building coverage than permitted.**

- Pursuant to the City of Orange Development Regulations **§210-24.3 – Two Family Dwelling**, a minimum of 20% of each façade must be glazed and the applicant proposes a fenestration level as follows:
 - ⇒ Front (Eastern) Façade: 14.8%
 - ⇒ Left (South) Façade: 8.6%
 - ⇒ Right (North) Façade: 0.0%
 - ⇒ Rear (Wester) Façade: 14.4%**A C-variance is required to permit a two-family dwelling with a lesser level of fenestration than required.**

Project Description

The subject site is a vacant 2,748-SF irregular-shaped lot, on which the applicant proposes to construct a new 3-story, two-family dwelling. The subject site was previously improved with a three-family dwelling, which was damaged by fire and subsequently had to be demolished.

The proposed new building will be setback 1.9-feet from the front (eastern) property line, 10-feet from the rear property line and 3.6-feet and 1.08-feet respectively from the northern and southern side property lines.

Two (2) two-car garages are proposed on the 1st floor. Each garage will measure 20-feet by 19.8-feet and each will accommodate two (2) parking spaces, for a total of 4-spaces. Each garage will be enclosed by a 16-foot by 7-foot garage door. The garages will be accessed by two concrete-paved driveways off of Hillyer Street, each separated by a landscape strip with landscaping on either side.

There is a door proposed in the southwestern corner of each garage. In the northern garage, this door will open to the rear yard, while in the southern garage, the door will open to a proposed 330-SF storage room. This storage room will also be accessible from a proposed door on the southern side, which will open to a landing on the southern frontage. A 3.5-foot-wide concrete-paved walkway will extend eastward from the landing, along the southern side of the house, to the street frontage.

Opposite to the door to the storage room is another door, which will open to a staircase down to a proposed basement. The basement is depicted on the plans as an open 878-SF area.

The main entry to the residential units will be located at the southern end of the front façade, where there is a staircase up to a landing where there is a door located directly ahead which



accesses the second dwelling located on the 3rd floor. A second staircase that branches off to the right (north), will access the first unit, located on the 2nd floor.

The staircase that branches off to the right will extend up to a balcony, where there is an entry door to the first unit. The entry door will open to a living area, with a dining area and kitchen located directly behind. At the far end of the kitchen is a door that will open to a proposed 379-SF roof terrace, which will be located on the roof of storage room below. The terrace will be covered with composite wood decking. There is a metal staircase that will extend down along the northern and western side of the storage room.

From the living/dining area is a hallway that will extend to the north and access two (2) bedrooms, each measuring 113-SF and 119-SF, and a full bathroom. On the western side of the hallway is a primary bedroom, which will include walk-in closets and a full bathroom.

The second of the two units in the dwelling will, be located on the 3rd floor and will be accessible from the entry door at the front of the building. Immediately inside the entry door is a staircase which will extend up to the 3rd floor and enter the apartment at the southwestern corner adjacent to the kitchen. To the east is a proposed living and dining area, located at the front of the unit. There will be a door in this area, which will open to a balcony off the front façade, similar to the unit on the lower floor.

To the north of the living and dining area is a hallway that extends to north and access the three (3) proposed bedrooms, similar to the layout on the 2nd floor.

Exterior Finishes

- The front façade will be finished with a combination of stucco and fiber cement lap siding. The balconies on the 2nd and 3rd floors will be enclosed with 3-foot tall wrought iron railings.
- The remaining facades will be finished with stucco on the 1st floor and fiber cement lap siding on the upper floors.

Landscaping

- The rear yard will be landscaped with ornamental grass.
- Landscaped strips are proposed between the two driveways and adjacent to the entry staircase on the street frontage.

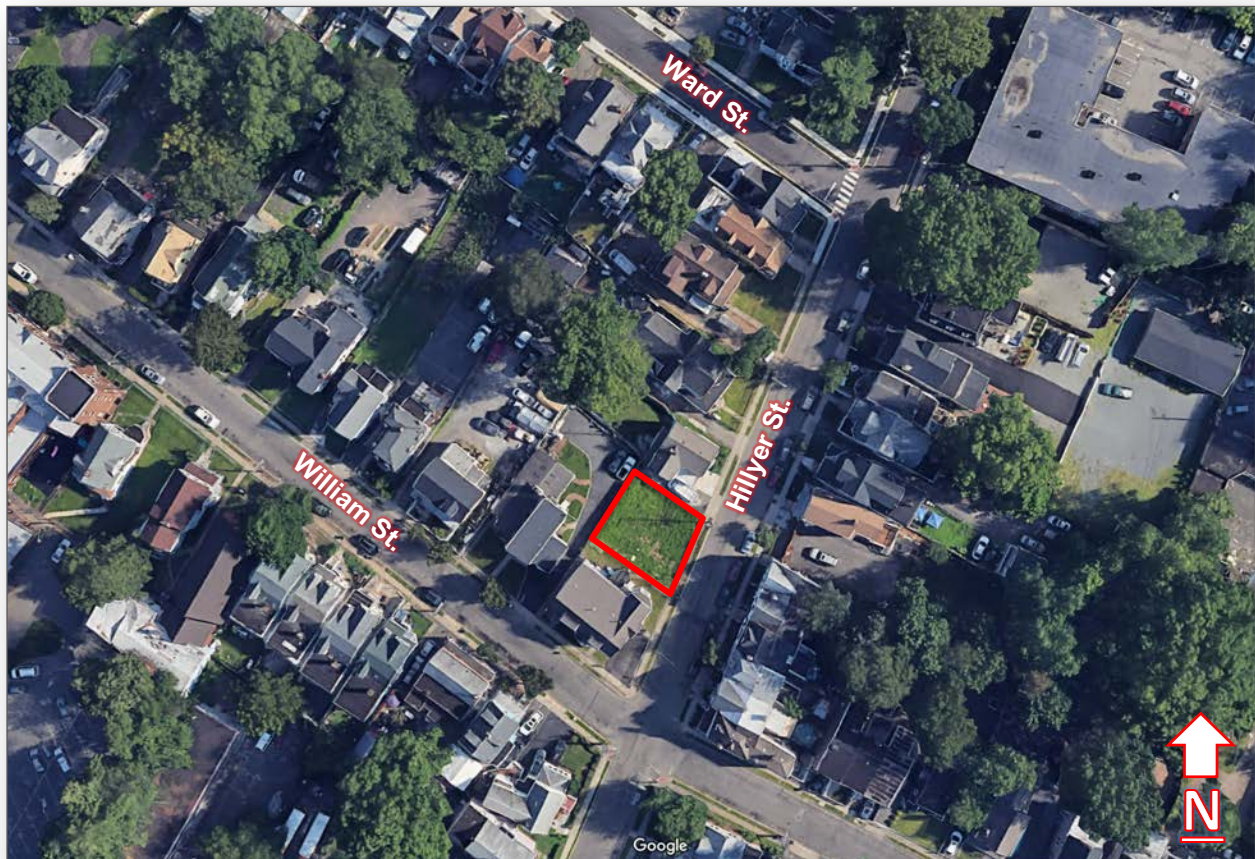
Lighting

- No information provided.

Site & Area Description

Street Address: 47 Hillyer Street
Block & Lot: Block 1802, Lot 30
Zoning District: R-2 (One & Two Family Residential) Zone
Total Site Area: 2,748-Sqare Feet

Location Map



Location Map – The property in question is outlined in red on the Google aerial map above. The subject site is located on the western side of Hillyer Street, between Ward and Williams Streets. Surrounding the subject site on all sides are primarily two and three-family dwellings.

Photo Survey



Photo #1: View of the subject property located at 47 Hillyer Street. The applicant proposes to construct a two-family dwelling on this site.



Photo #2: View of the properties located to the immediate north of the subject site, fronting on the western side of Hillyer Street.

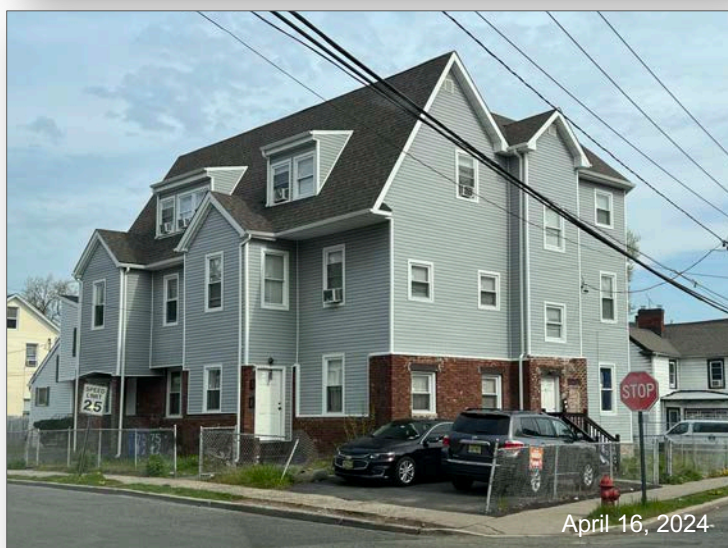


Photo #3: View of the property located to the immediate south of the subject site, on the northwestern corner of the intersection of Hillyer and William Streets.

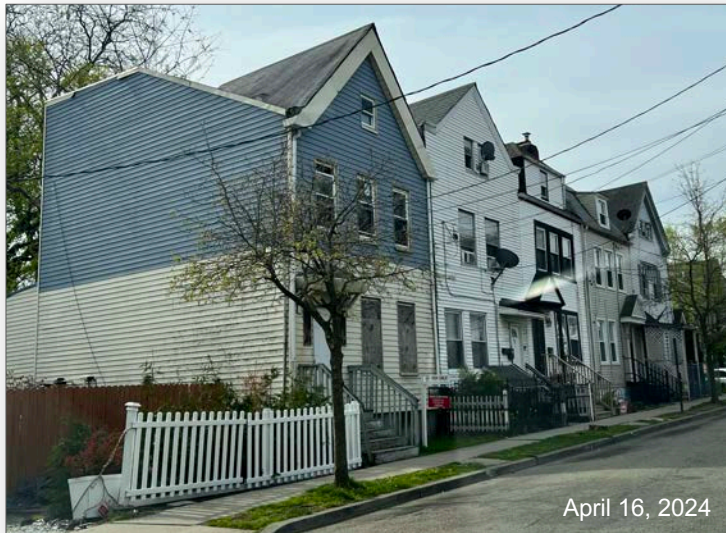


Photo #4: View of the properties located to the east, across Hillyer Street from the subject site.



Photo #5: View of the houses located opposite the subject site from the south.



Photo #6: View looking north on Hillyer Street past the subject site.



Planning Considerations

The subject property is located within the Township’s **R-2 (One & Two-Family Residential Zone)**. This zone is intended primarily for single-family detached residential, at a higher density than the R-1 Zone, and two-family residential. The R-2 zone encompasses areas in the northern area of the City, north of Park Avenue and in the southwestern area of the City, west of Scotland Road.

Among the permitted residential uses in the R-2 zone are single and two-family dwellings and among the permitted building types in the zone are Urban One-Family Detached and Two-Family dwellings.

Pursuant to the City of Orange Development Regulations **§210-14 – R-2 (One and Two-Family Residential Zone)**, the proposed two-family dwelling **is permitted** in the R-2 zone.

The table below has been created to identify bulk deficiencies.

Standards	Permitted/ Required	Proposed	Variance Required
Use	One & Two-Family Dwellings	Two-Family Dwellings	No
Building Type	Urban One-Family Detached & Two-Family	Two-Family	No
Minimum Lot Area	5,000-SF	2,748-SF	Yes
Minimum Lot Width	40-Feet	51.6-Feet	No
Density	17.5-Units/Acre	31.7-Units/Acre	Yes
Maximum Height	3-Stories / 40-Feet	3-Stories / 35-Feet	No / No
Minimum Front Yard Setback	20-Feet	1.9-Feet	Yes
Minimum Side Yard Setback (Each Side)	8-Feet	North: 1.08-Feet South: 3.6-Feet	Yes Yes
Minimum Rear Yard Setback	25-Feet	10-Feet	Yes
Maximum Building Coverage	40%	49%	Yes
Maximum Impervious Coverage	75%	62%	No



**47 Hillyer Street
Block 1802, Lot 30**

Floor Area Ratio (FAR)	1	0.95	No
Minimum Landscaping	10%	30%	No
Minimum Fenestration	20%	Front: 14.8% North: 0.0% South: 8.6% Rear: 14.4%	Yes Yes Yes Yes
Parking	4-Spaces <i>[2-Spaces per du]</i>	4-Spaces	No

Standards for Granting Variance Relief

D – (Use) Variances

The MLUL (Municipal Land Use Law) at **N.J.S.A. §40:55D-70d** sets forth the standards for variances from the regulations pursuant to Article 8 of this act. A D-Variance is warranted to permit:

- 1) a use or principal structure in a district restricted against such use or principle structure,
- 2) the expansion of a nonconforming use,
- 3) deviation from a specification or standard pertaining solely to a conditional use,
- 4) an increase in the permitted floor area ratio,
- 5) an increase in the permitted density (*except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots either isolated undersized lot or lots resulting from minor subdivision*) or
- 6) a height of a principal structure which exceeds by 10 feet or 10%, the maximum height in the district for a principal structure.

A D-variance may be granted where the applicant shows to the satisfaction of the Board, that “*special reasons*” exist to warrant the granting of the variance. *Special reasons* may include that the use is inherently beneficial, that the property owner would suffer undue hardship if required to use the property in accordance with the permitted uses and standards for the zone, or that the site is particularly suited for the proposed use **and** thereby promotes the general welfare.

The applicant must **also** demonstrate that the requested relief will not result in any substantial detriment to the public good, nor substantial impairment to the zoning ordinance or zone plan. A variance under this subsection is granted only by **affirmative votes of at least five members**.

C - (Bulk) Variances

The Municipal Land Use Law (MLUL) at **N.J.S.A. 40:55D-70c** sets forth the standards for variances from the bulk regulations of a zoning ordinance.

C(1) Variance - The Board must find that there is either undue hardship or practical hardship with the strict application of the zoning requirements as stipulated in the Zoning & Land Use Regulations, as a result of:

- a) exceptional narrowness, shallowness or shape of a specific property, or
- b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or
- c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

C(2) Variance – The Board must find that the proposed deviation from the Zoning & Land Use Regulations will advance the purposes of the MLUL and that the variance can be granted without substantial detriment to the public good, that the benefits of the deviation would substantially outweigh any detriment and that the variance will not substantially impair the intent an purpose of the zone plan and zoning ordinance. The benefits identified in granting a C(2) variance must include benefits to the community as a whole, not only the applicant of the property owner. Here too, the Board must be satisfied that the variance can be granted “*without substantial detriment to the public good*” and “*without substantial impairment to the intent and purpose of the zone plan and zoning ordinance*” of the City.

Planning Comments

The applicant proposes to construct a new two-family dwelling on an existing vacant lot. Two-family dwellings **are permitted** in the R-2 zone. However, the proposed development, does not meet all the bulk and design standards for this use and building type.

As a permitted use in the R-2 zone, this application is before this Board as a result of exceeding the maximum permitted density, as measured by the dwelling units per acre. Whereas a maximum of 17.5 dwelling units are permitted per acre, the applicant proposes 31.7-dwelling units per acre. This condition is as a result of the subject site being undersized for the proposed use. Whereas a minimum lot area of 5,000-SF is required, the applicant proposes a lot size of 2,748-SF.

The Board should consider, despite being a permitted use in the zone, is the subject site able to accommodate the proposed development with no substantial adverse impact on the surrounding area. **That is to say, does the proposed development satisfy the “negative criteria.”** In this instance, the proposed new two-family dwelling **replaces a three-family dwelling**, which previously occupied the site for an extended period of time, before being destroyed by fire. **Thus, the proposed new two-family development actually represents a decrease in intensity of use on the site from the previous improvement.**

In addition to the D(5) variance for exceeding the maximum permitted density, the proposed development will also require variances for several conditions related to the proposed structure on the site. These include the following:

- Insufficient Lot Area – Whereas a minimum lot area of 5,000-SF is required for a two-family dwelling, the subject lot is 2,748-SF in size. **This is an existing condition, which the applicant is not practicably able to improve by attaining additional land from any of the adjoining properties, as the adjoining lots are all currently developed.**
- Insufficient Front, Side and Rear Yard Setbacks – Whereas a minimum front yard setback of 25-feet, side yard setbacks of 8-feet each and rear yard setback of 25-feet is required, the applicant proposes setbacks of 1.9-feet, 3.6-feet and 1.08-feet and 10-feet respectively. **Here once again, the subject site being undersized is the major contributor to these conditions.**



- Excessive Lot Coverage – Whereas a maximum lot coverage by the building of 40% is required, the applicant proposes a lot coverage of 49%. **This once again, is primarily as a result of the subject site being undersized.**
- Insufficient Fenestration – Whereas a minimum fenestration of 20% is required on each façade, the applicant proposes a lesser level of fenestration on all facades. **The applicant should increase the fenestration on each façade to comply with the required standard or provide testimony indicating why they are unable to do so.**

The applicant does not provide any detail regarding the landscaping proposed on their site plans. **The applicant should provide testimony as to the nature of the landscaping proposed for the development, including the name, type, size (at planting and at maturity) and the proposed location of all plantings.**

Recommended Conditions of Approval

Should the Board be inclined to grant the requested variance relief in full or in part, or to approve the accompanying site plan, the following are recommended conditions that should be placed on the approvals.

1. The applicant shall comply with all conditions provided by the Board Engineering.
2. The applicant shall increase the fenestration on each façade to comply with the required standard or provide testimony indicating why they are unable to do so.
3. The applicant shall provide testimony as to the nature of the landscaping proposed for the development, including the name, type, size (at planting and at maturity) and the proposed location of all plantings.

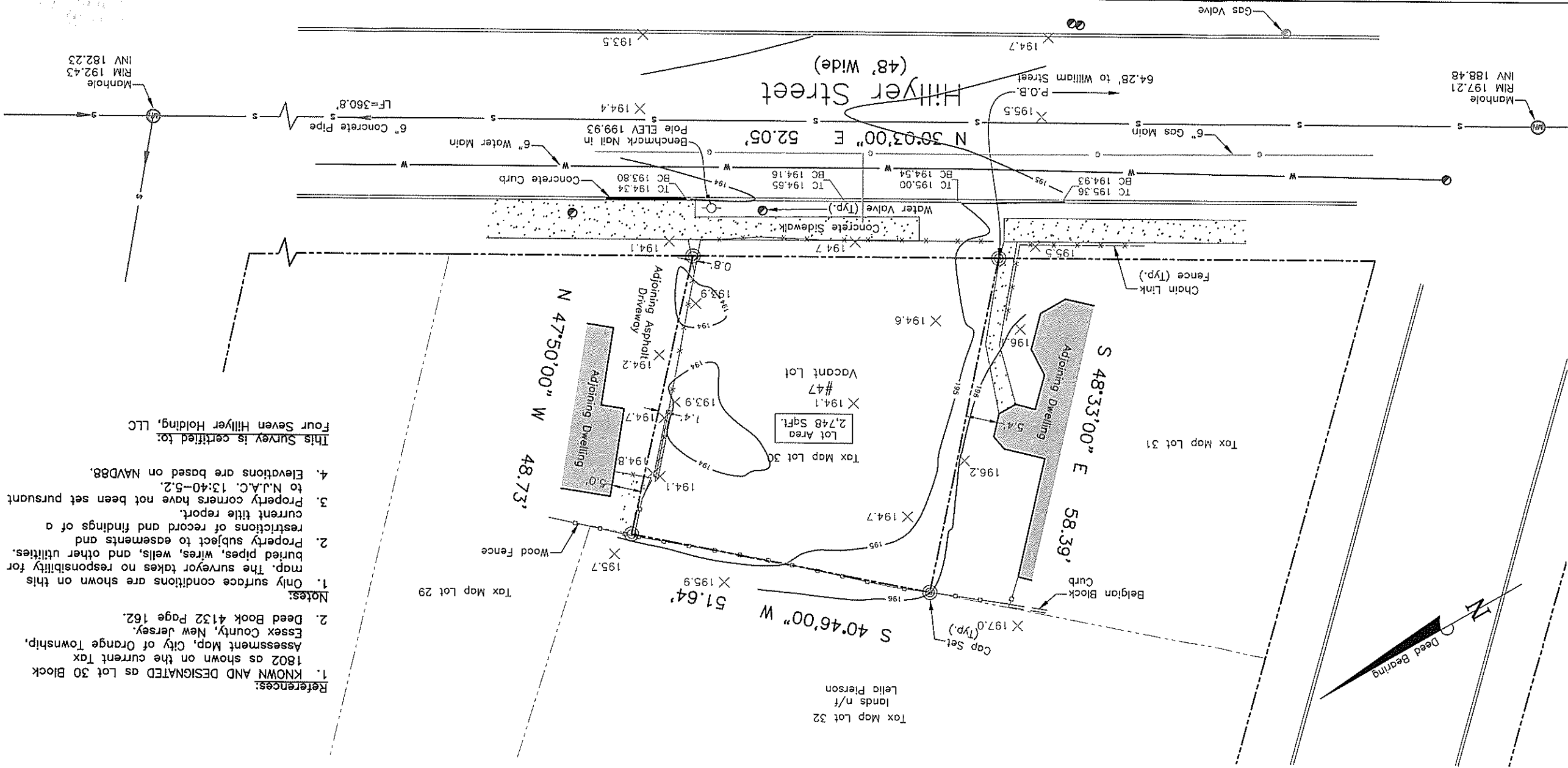


49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Topographic Survey
Tax Lot 30 - Block 1802
47 Hillier Street
City of Orange Township
Essex County, New Jersey

Drawn: JTC
Checked: AS
Date: 9-21-23
Scale: 1" = 20'
1 inch = 20 feet

Andrew A. Schmidt
NJ Professional
Land Surveyor
No. 24GS04330100



References:
1. KNOWN AND DESIGNATED as Lot 30 Block 1802 as shown on the current Tax Assessment Map, City of Orange Township, Essex County, New Jersey.
2. Deed Book 4132 Page 162.

Notes:
1. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
2. Property subject to easements and restrictions of record and findings of a current title report.
3. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.
4. Elevations are based on NAVD88.

This Survey is certified to:
Four Seven Hillier Holding, LLC

GENERAL NOTES

- BUILDING ADDRESS SHALL BE DISPLAYED TO BE IN ACCORDANCE WITH THE CITY SIGNAGE ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR GETTING FAMILIAR WITH THE EXISTING SITE CONDITIONS AND THE SCOPE OF WORK PROPOSED IN THE SET OF DRAWINGS PRIOR TO PERFORMING ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SIGNAGE AND FIRE CONNECTIONS REQUIRED BY THE LOCAL FIRE DEPARTMENT. CONTRACTOR TO COORDINATE WITH FIRE OFFICIALS.
- THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ARCHITECT OR ENGINEER ON RECORD IF ANY DISCREPANCY BETWEEN THE EXISTING SITE CONDITIONS AND THE DRAWING SET IS FOUND.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT/APPROVALS BEFORE THE BEGINNING OF CONSTRUCTION/IMPROVEMENT.
- THE CONTRACTOR, AND HIS SUBCONTRACTORS, SHALL COVER AND HOLD HARMLESS THE ENGINEER/ARCHITECT FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS.
- THE CONTRACTOR IS RESPONSIBLE TO PRESERVE ALL EXISTING SITE CONDITIONS SPECIFIED IN THE DRAWING SET. ANY DAMAGED FEATURE OR STRUCTURE IS TO BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO ARCHITECT/ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL.
- THE APPLICANT/DEVELOPER MUST COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY. THE DEVELOPER/APPLICANT MUST CONTACT THE SEWER UNIT AND WATER UNIT FOR DETAILED INFORMATION AND REQUIREMENTS REGARDING THE EXISTING/PROPOSED SEWER/WATER CONNECTIONS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS
- A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITES.
- BUILDING ADDRESSES SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE. THE DEVELOPER MUST OBTAIN THE CORRECT STREET ADDRESSES FROM THE CITY SURVEYOR.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY THE ENGINEER/ARCHITECT.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. THE ENGINEER/ARCHITECT WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- CURB SHALL BE REPAIRED/MAINTAINED ALONG THE ENTIRE PROPERTY FRONTAGE WHERE APPLICABLE AND REPLACED WHERE NECESSARY.
- DEPRESSED CURBS, CURBS AND SIDEWALKS SHALL CONFORM TO CITY STANDARDS.
- ALL EXISTING UTILITIES TO BE DISCONNECTED PRIOR TO THE BEGINNING OF CONSTRUCTION WORK.
- A STREET AND SIDEWALK OCCUPANCY PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO ANY CONSTRUCTION IN THE RIGHT-OF-WAY.

SURVEYORS NOTES

- PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED SEPTEMBER 21, 2023, BY SCHMIDT SURVEYING, FOR FOUR SEVEN HILLIER HOLDING, LLC.
- GENERAL NOTES**
- BUILDING ADDRESS SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH CITY CODE.
 - LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND AVAILABLE UTILITY MAPS. PRIOR TO ANY EXCAVATION CONTACT THE CITY ENGINEER'S OFFICE, SEWER, AND WATER DEPARTMENTS, THE LOCAL CARRIERS OF TELEPHONE AND CABLE, AND PUBLIC SERVICE ELECTRIC & GAS CO. FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES
YOU MUST CALL 800-272-1000
 - ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING. HORIZONTAL DATUM BASED ON NAD83 AND VERTICAL DATUM BASED ON NAVD88. DERIVED FROM GLOBAL POSITIONING SYSTEM, (GPS). SAID ELEVATIONS BASED ON THE "CONTINUOUSLY OPERATING REFERENCE STATION" (CORS), POSITIONED AT NJIT.
TOTAL LOT AREA = 2,748 (0.063 Ac)
 - THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.
 - THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.
 - PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP NO. 34013C 0113 F WITH AN EFFECTIVE DATE OF JUNE 04, 2007 THE PROPERTY SHOWN HEREON FALLS IN ZONE X

SURVEYOR'S LEGEND

— PROJECT BOUNDARY LINE	→ DIRECTION OF SEWER FLOW	○ UNMARKED VALVE
— OHW OVERHEAD WIRES	— FENCE	○ OIL FILL CAP
— CURB LINE	+ 78.25 SPOT ELEVATION	W WATER VALVE
○ DROP CURB	— 76 EXISTING CONTOUR LINE	W GAS VALVE
○ TELEPHONE MANHOLE	— TRAFFIC LIGHT	W MONITORING WELL
○ ELECTRIC MANHOLE	○ 2" DECIDUOUS TREE (TREE DIAMETER)	W FIRE HYDRANT
○ SANITARY MANHOLE	○ 6" EVERGREEN TREE (TREE DIAMETER)	W SIGN POST
○ UNMARKED MANHOLE	ASPHALT	○ LIGHT POLE
○ STORM DRAIN MANHOLE	CONCRETE PAVING	○ UTILITY POLE
○ CATCH BASIN		○ PARKING METER
○ INLET		

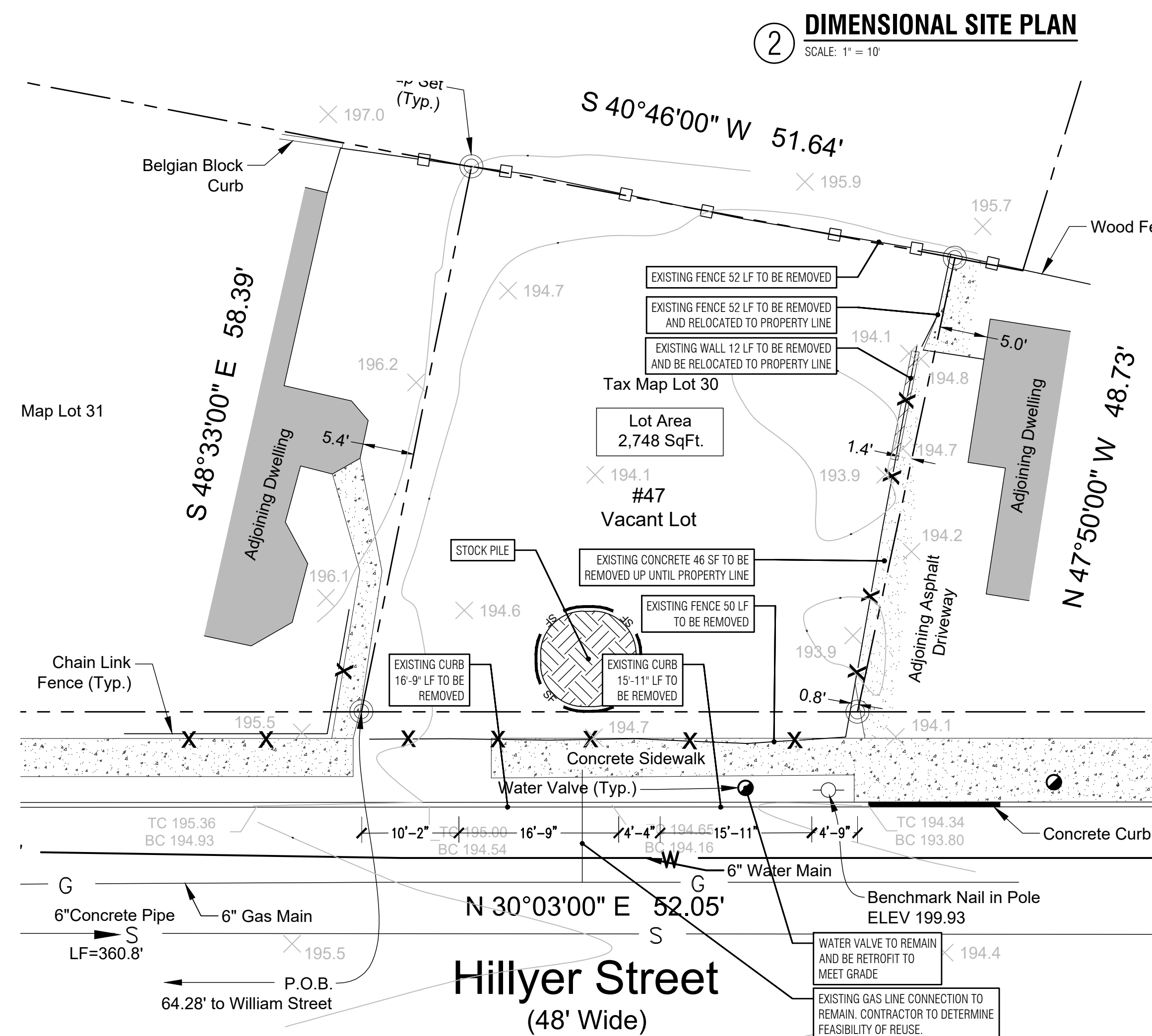
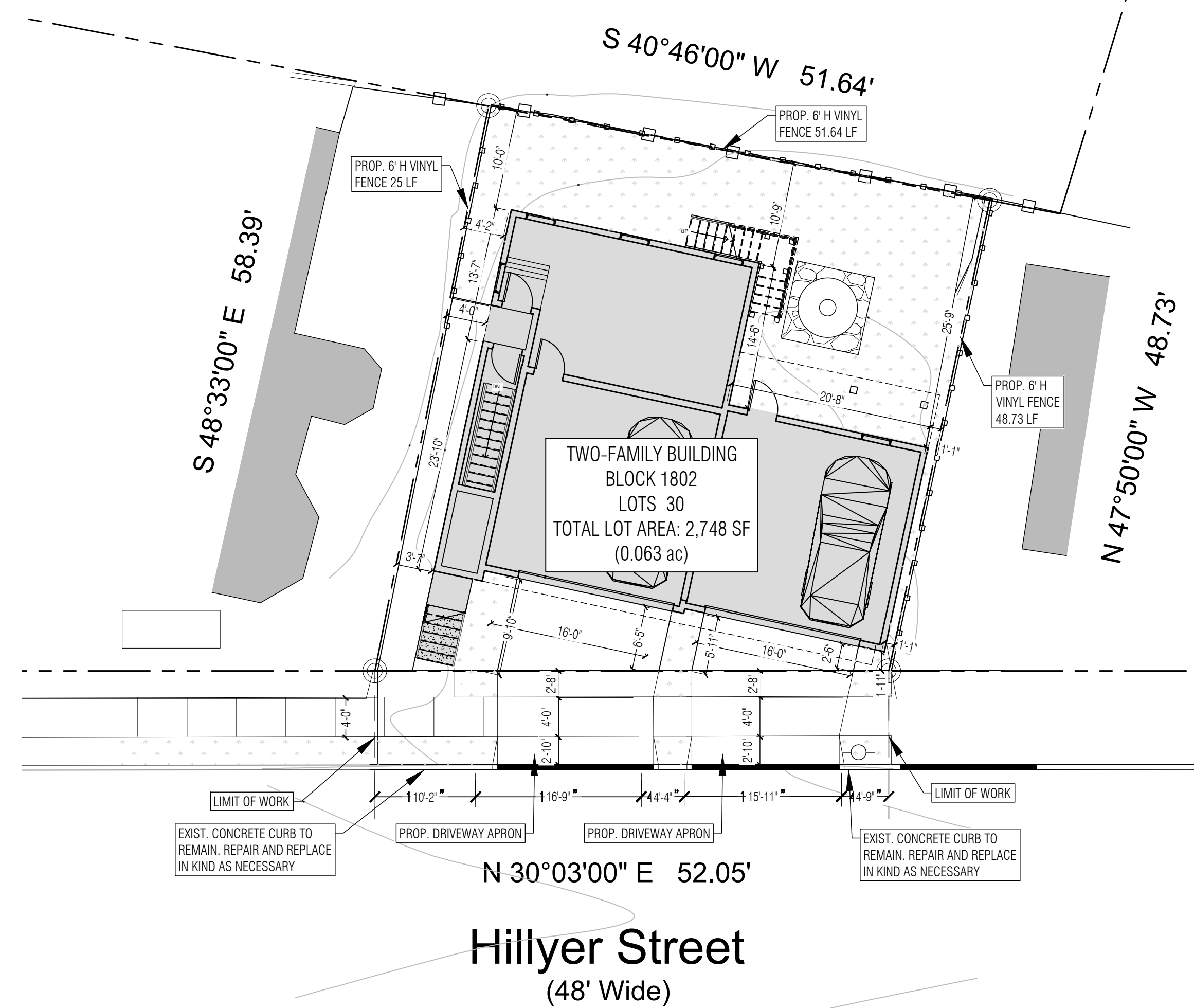
- SURVEYOR'S NOTES**
- ONLY SURFACE CONDITIONS ARE SHOWN ON THIS MAP. THE SURVEYOR TAKES NO RESPONSIBILITY FOR BURIED PIPES, WIRES, WELLS, AND OTHER UTILITIES.
 - PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND FINDINGS OF A CURRENT TITLE REPORT.
 - PROPERTY CORNERS HAVE NOT BEEN SET PURSUANT TO N.J.A.C. 13-40-5.2.
 - ELEVATIONS ARE BASED ON NAVD88.

DEMOLITION NOTES

- CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
- THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWING SET, REPORTS, ANY REFERENCE DOCUMENTS, AND TASKS REQUIRED TO COMPLETE THE SITE IMPROVEMENTS
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR MUST ENSURE THAT ALL DEMOLITION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE LOCAL UTILITY AUTHORITY TO DISCONNECT ALL UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK. CONTRACTOR TO MARK THE LOCATION AND TERMINATION OF SAID UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS & METHODS OF OFF-SITE DISPOSAL AND DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROPRIATE PERMITS AND REMOVE ALL DEBRIS ON SITE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. DO NOT BURN OR BURY ANY WASTE ON SITE. THE CONTRACTOR IS TO MAINTAIN RECORDS OF ALL WASTE REMOVAL TO DETERMINE COMPLIANCE WITH SAID REGULATIONS. CONTRACTOR TO LEAVE SITE IN CLEAN CONDITION.
- DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
- THE CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT DEMOLITION OPERATIONS AS TO MINIMIZE ANY INTERFERENCE OR DAMAGE TO ADJACENT STRUCTURES. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND PROVIDE ANY SHORING OR BRACING TO MAINTAIN ADJACENT STRUCTURES INTACT.
- THE CONTRACTOR IS TO CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- THE CONTRACTOR AND OWNER TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
- ALL MATERIAL POTENTIALLY CONTAINING LEAD IS TO BE TESTED AND DISPOSED OF ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS. WORK TO BE OVERSEEN BY AN ENVIRONMENTAL ENGINEERING CONSULTANT.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHALL OBSERVE AND CERTIFY THAT BACKFILL MATERIAL MEETS ALL SOIL REQUIREMENTS TO SUPPORT THE BUILDING STRUCTURE.

WORK TO BE PERFORMED:

- CONTRACTOR IS TO DESCRIBE DEMOLITION REMOVAL PROCEDURES AND SCHEDULE OF WORK.
- CONTRACTOR IS TO CONTACT ARCHITECT/ENGINEER BEFORE REMOVAL OF ANY WALL IN WHICH CONTRACTOR IS UNSURE OF.
- PROTECT EXISTING MATERIALS AND THOSE ITEMS WHICH ARE NOT TO BE DEMOLISHED.
- DISCONNECT, REMOVE OR CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS, SHOWN OR OTHERWISE IN PLANS.
- ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS IF REPLACEMENT WILL NOT BE INSTALLED SIMULTANEOUSLY WITH THE REMOVAL OF EXISTING WORK.



Inglese Architecture + Engineering

632 Pongton Avenue
Cedar Grove, NJ 07009
1.201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLESE NJ A00865900
ALEXANDER MERLUCIO NJ A00202700
ANTHONY DRAGOSTA III NJ A00293700

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF INGLESE ARCHITECTURE + ENGINEERING. THE DOCUMENT AND THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF INGLESE ARCHITECTURE + ENGINEERING.

CONSULTANTS:

47 HILLYER
PROPOSED TWO FAMILY HOME
47 HILLYER AVE
ORANGE, NJ 07050
BLOCK: 1802 LOT: 30

OWNER:
B2C HILLYER DEVELOPMENT

123-19 NEWPORT AVENUE
ROCKAWAY PARK NY, 11694

SUBMISSIONS:
PLANNING BOARD SET 11.10.2023

REVISIONS:

IAE PROJECT NO: 23045

SHEET TITLE:
EXISTING CONDITIONS, DEMOLITION & DIMENSIONAL SITE PLANS

SHEET:
C-1.00

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- THE APPLICANT/DEVELOPER MUST COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY. THE DEVELOPER/APPLICANT MUST CONTACT THE SEWER UNIT AND WATER UNIT FOR DETAILED INFORMATION AND REQUIREMENTS REGARDING THE EXISTING/PROPOSED SEWER/WATER CONNECTIONS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS
- A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITES.
- BUILDING ADDRESSES SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE. THE DEVELOPER MUST OBTAIN THE CORRECT STREET ADDRESSES FROM THE CITY SURVEYOR.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY THE ENGINEER/ARCHITECT.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. THE ENGINEER/ARCHITECT WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- CURB SHALL BE REPAIRED/MAINTAINED ALONG THE ENTIRE PROPERTY FRONTAGE WHERE APPLICABLE AND REPLACED WHERE NECESSARY.
- DEPRESSED CURBS, CURBS AND SIDEWALKS SHALL CONFORM TO CITY STANDARDS.
- ALL EXISTING UTILITIES TO BE DISCONNECTED PRIOR TO THE BEGINNING OF CONSTRUCTION WORK.
- A STREET AND SIDEWALK OCCUPANCY PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO ANY CONSTRUCTION IN THE RIGHT-OF-WAY.

GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO THE ENGINEER/ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00% (EXCEPT ENCLOSED AREA)
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY THE ENGINEER/ ARCHITECT IF THIS CONDITION CANNOT BE MET.

DRY WELL MAINTENANCE:

EFFECTIVE DRY WELL PERFORMANCE REQUIRES REGULAR AND EFFECTIVE MAINTENANCE. CHAPTER 8: MAINTENANCE AND RETROFIT OF STORMWATER MANAGEMENT MEASURES PROVIDES INFORMATION AND REQUIREMENTS FOR PREPARING A MAINTENANCE PLAN FOR STORMWATER MANAGEMENT FACILITIES, INCLUDING DRY WELLS. SPECIFIC MAINTENANCE REQUIREMENTS FOR DRY WELLS ARE PRESENTED BELOW. THESE REQUIREMENTS MUST BE INCLUDED IN THE DRY WELL'S MAINTENANCE PLAN.

A. GENERAL MAINTENANCE

A DRY WELL SHOULD BE INSPECTED AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. THE WATER LEVEL IN THE TEST WELL SHOULD BE THE PRIMARY MEANS OF MEASURING INFILTRATION RATES AND DRAIN TIMES. PUMPING STORED RUNOFF FROM AN IMPAIRED OR FAILED DRY WELL CAN ALSO BE ACCOMPLISHED THROUGH THE TEST WELL. THEREFORE, ADEQUATE INSPECTION AND MAINTENANCE ACCESS TOT THE TEST WELL MUST BE PROVIDED. DISPOSAL OF DEBRIS, TRASH, SEDIMENT, AND OTHER WASTE MATERIAL REMOVED FROM A DRY WELL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL CHAPTER 9.3: STANDARD FOR DRY, FEBRUARY 2004, PAGE 9.3-5.

B. OTHER MAINTENANCE CRITERIA

THE MAINTENANCE C=PLAN MUST INDICATE THE APPROXIMATE TIME IT WOULD NORMALLY TAKE TO DRAIN THE MAXIMUM DESIGN STORM RUNOFF VOLUME FROM THE DRY WELL. THIS NORMAL DRAIN TIME SHOULD THEN BE USED TO EVALUATE THE DRY WELL'S ACTUAL PERFORMANCE. IF SIGNIFICANT INCREASES IN THE NORMAL DRAIN TIME ARE OBSERVED OR IF IT EXCEEDS THE 72 HOUR MAXIMUM, APPROPRIATE MEASURES MUST BE TAKEN TO COMPLY WITH THE DRAIN TIME REQUIREMENTS AND MAINTAIN THE PROPER FUNCTIONING OF THE DRY WELL.

UTILITY NOTES

- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP -GRADIENT.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- ALL GAS/ELECTRIC/WATER METERS SHALL BE RAISED ABOVE LOCAL FLOOD ELEVATION.

STORMWATER MANAGEMENT CALCULATIONS

BUILDING INFO	LOT COVERAGE	AREA(acst)	AREA (ac)	% COVER	C (ext)	AREA (p4 AREA (ac)	% COVER C (prop)
BUILDING	0	0.000	0%	0.99	1414	0.032	51%
IMPERVIOUS	60	0.001	2%	0.99	391	0.009	14%
PERVIOUS	2688	0.062	98%	0.30	943	0.022	34%
TOTAL	2748	0.063	100%	0.32	2748	0.063	100%

THIS STORM DRAINAGE SYSTEM IS DESIGNED TO DETAIN A 25 YEAR STORM FOR THE PROPOSED SITE. THE STORM DURATION EQUALS 24 HOURS. THE SUMMARY OF THE CALCULATIONS FOR THIS SYSTEM ARE:

PEAK FLOW (RATIONAL METHOD)	STORM INTENSITY, I	5.63 in	25 YEAR STORM, 24H RAIN INTENSITY	Q = C * I * A	PRE-DEVELOPED PEAK FLOW, Q _{ext}	0.112 cfs	POST-DEVELOPED PEAK FLOW, Q _{pro}	0.268 cfs
STORAGE DISTRIBUTION	TIME OF CONCENTRATION, T _c	10 MINS	PEAK TIME, T _p	15 MINS	NET GRAVEL VOLUME	1,069.00	INFLOW VOL EXISTING, V _{ext} = Q _{ext} * 15 MIN	100.7 CF
					NET VOID VOLUME	428.00	INFLOW VOL PROPOSED, V _{pro} = Q _{pro} * 15 MIN	240.8 CF
					SHEA 700 GALLON WELLS	700.00	STORAGE VOLUME REQUIRED, V = V _{pro} - V _{ext}	140.1 CF
					TOTAL	1,128.00	STORAGE VOLUME REQUIRED	1047.7 GAL

REQUIRED STORAGE: 1048 GALS. PROPOSED VOLUME: 1,128 GALS. THEREFOR THE STORAGE REQUIREMENT HAS BEEN MET.

PROPOSED SURFACE SCHEDULE

SYMBOL	QUANTITY	COMMON NAME
[Symbol]		ORNAMENTAL GRASS
[Symbol]		CONCRETE

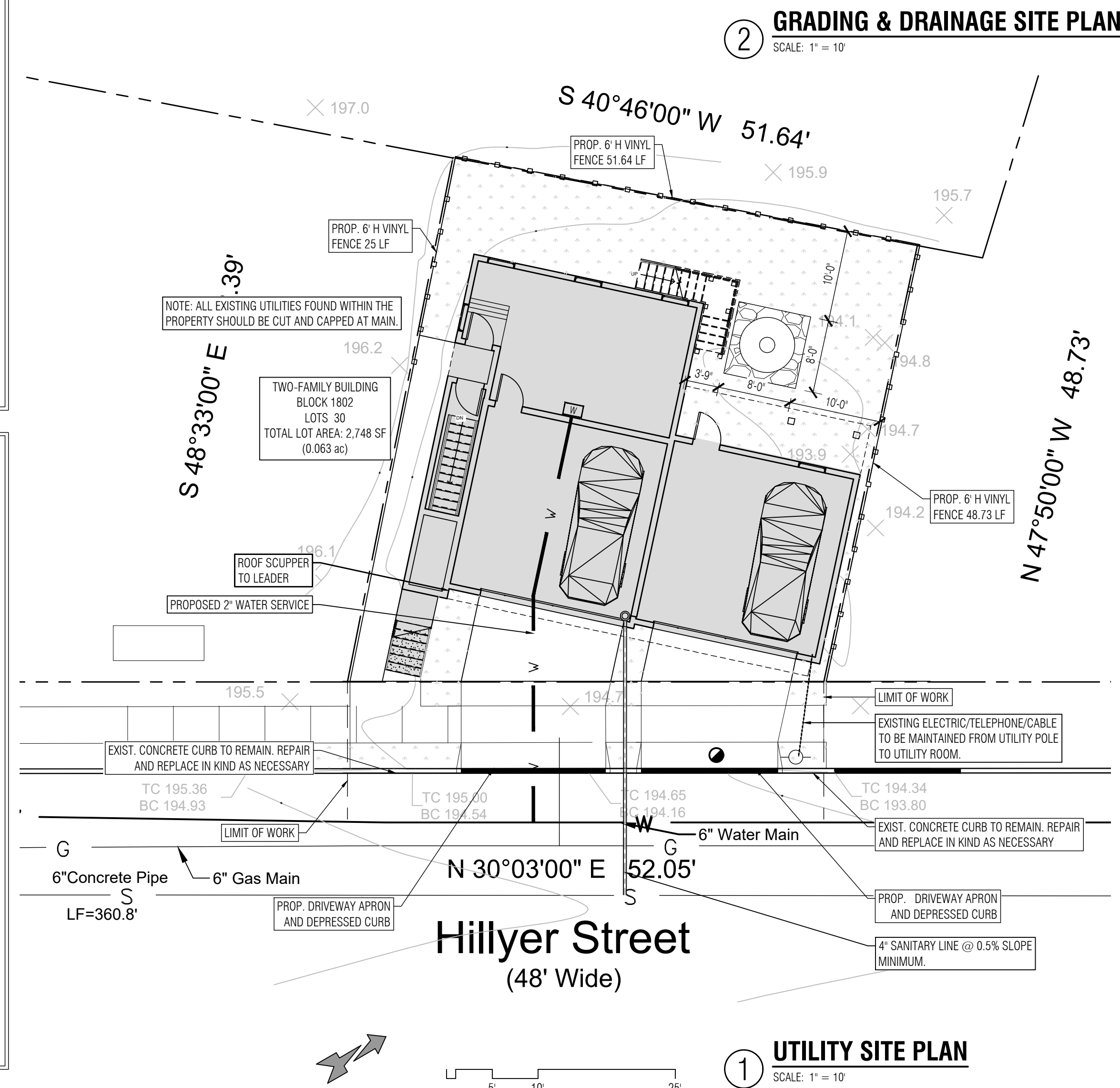
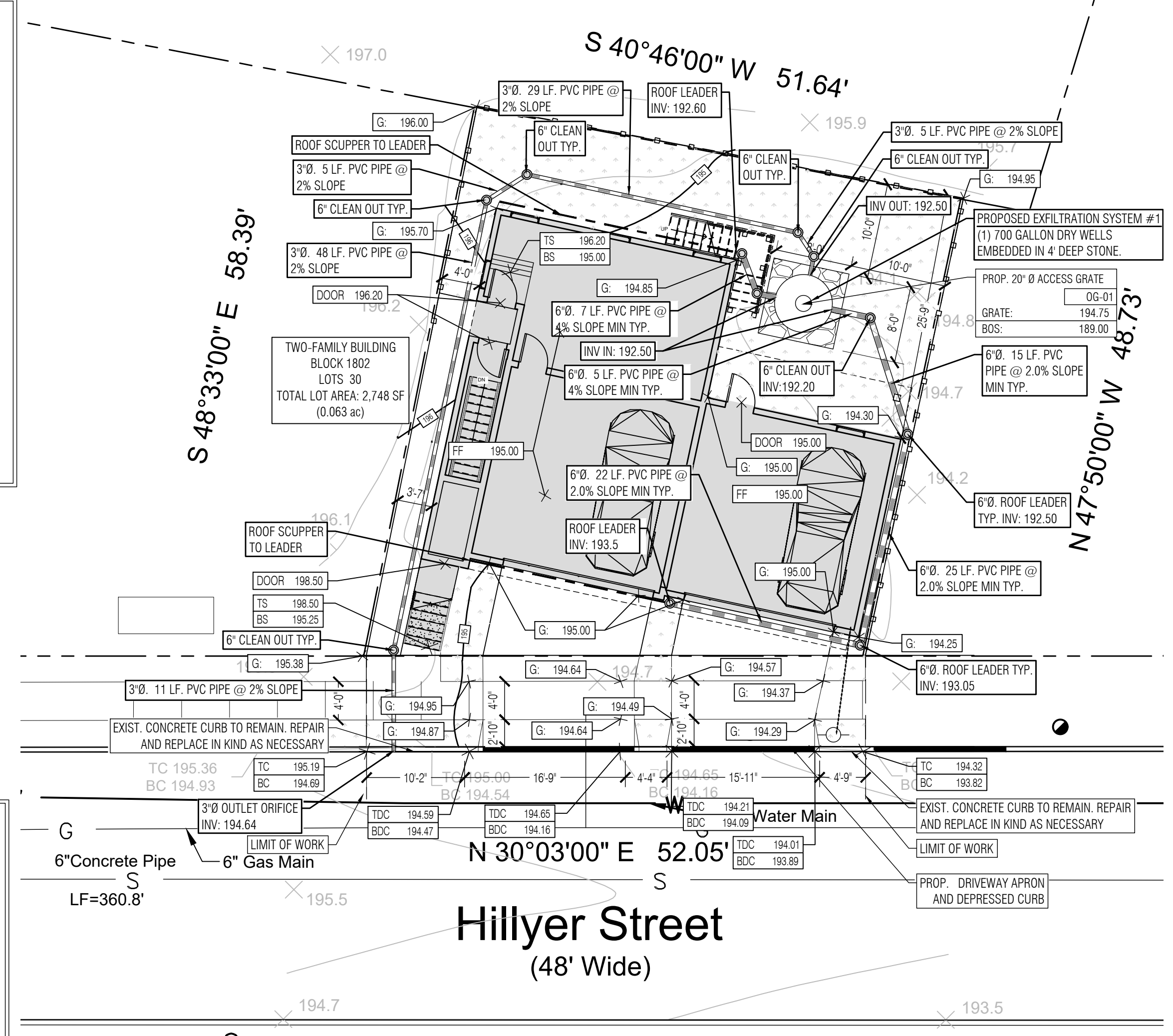
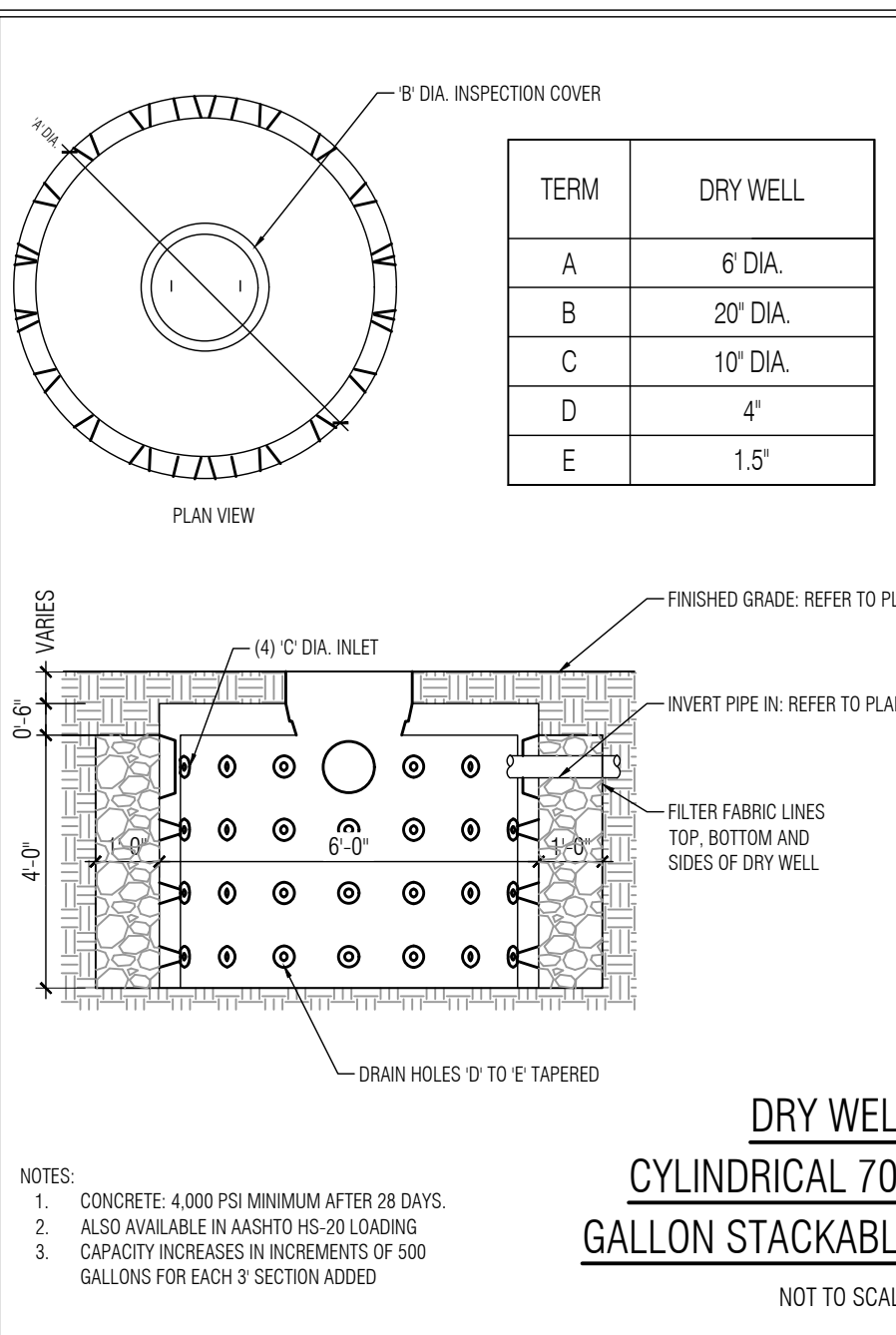
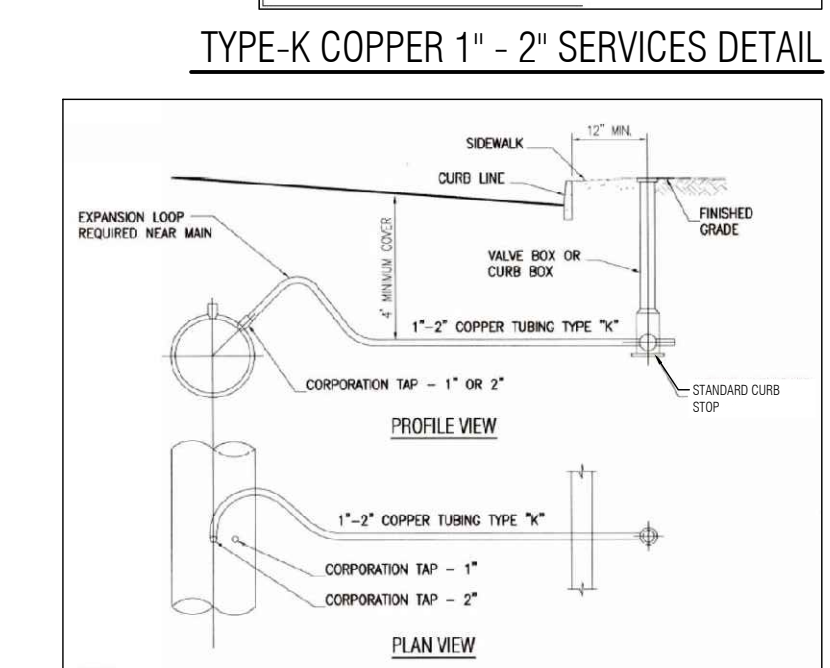
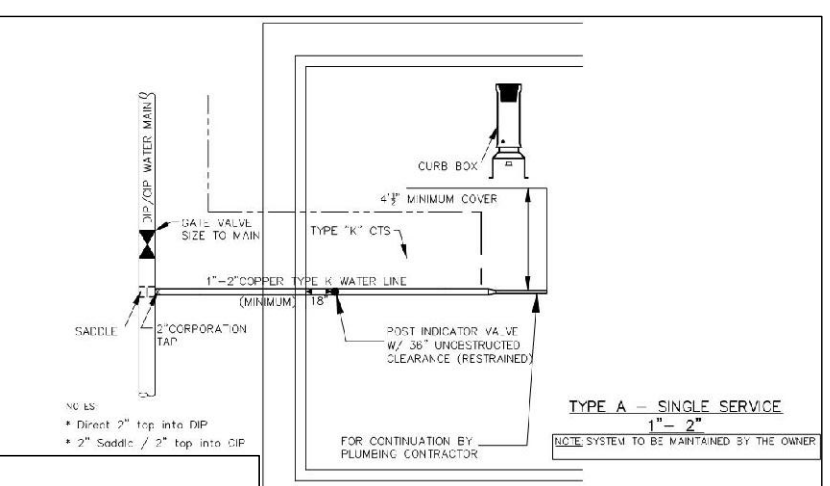
THE PROJECT IS DESIGNATED AS A MINOR DEVELOPMENT IN ACCORDANCE WITH THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL. THE MANAGEMENT SYSTEM UTILIZES A 500 GALLON DRYWELL EMBEDDED WITHIN 3' OF STONE. THE DRYWELLS WILL EXFILTRATE WITHIN THE SOIL WITH ANY OVERFLOW BEING DISCHARGED THROUGH THE OPEN GRATE.

GRADING LEGEND

- G 100.00 GRADE SPOT SHOTS
- FC 100.00 FLUSH CURB SPOT SHOTS
- TC XXX BC XXX EXIST CURB SPOT SHOTS
- TS 103.50 BS 100.00 STAIRS SPOT SHOTS
- TC 100.50 BC 100.00 CURB SPOT SHOTS
- TDC 100.50 BDC 100.00 DEP. CURB SPOT SHOTS
- M.E.G MATCH EXISTING GRADE

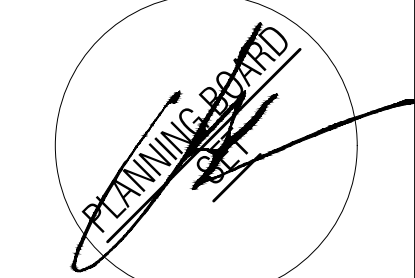
LOT 30 - IMPERVIOUS COVERAGE CALCULATIONS

BUILDING COVERAGE	PROPOSED
BUILDING (S.F.)	1,414
BUILDING COVERAGE: (%)	51.46%
GROUND COVERAGE	PROPOSED
CIRCULATION (S.F.)	391
IMPERVIOUS COVERAGE	PROPOSED
TOTAL IMPERVIOUS COVERAGE: (S.F.)	1,805
IMPERVIOUS COVERAGE: (%)	65.68%



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CONSULTANTS:

47 HILLIER
PROPOSED TWO FAMILY HOME
47 HILLIER AVE
ORANGE, NJ 07050
BLOCK: 1802 LOT: 30

OWNER:
B2C HILLIER DEVELOPMENT
123-19 NEWPORT AVENUE
ROCKAWAY PARK NY, 11694

SUBMISSIONS:
PLANNING BOARD SET 11.10.2023

REVISIONS:

IAE PROJECT NO: 23045

SHEET TITLE:
GRADING, DRAINAGE & UTILITY SITE PLANS

SHEET:
C-1.10

SOIL EROSION AND SEDIMENT CONTROL NOTES

REVISED 2017

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

HUDSON, ESSEX, & PASSAIC SCD NOTES

REVISED 2017

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. **SEEDING DATES:** THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: **SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1**
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

STABILIZATION SPECIFICATIONS

- A. TEMPORARY SEEDING AND MULCHING: LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-14 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED- PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS; MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF, TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).
- B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 4" (UNSETTLED) LIME-90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-11 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS. MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING). GRASS AREAS - AREAS DESIGNATED AS GRASS, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTINGS SHALL BE PERMANENTLY STABILIZED BY SEEDING WITH THE BUFFALO SUPREME SEED MIXTURE AT THE RATE OF 3 LBS./1,000 S.F. SOIL PREPARATION, SEEDING, MULCHING AND MAINTENANCE SHALL BE DONE AS INDICATED IN THE PLANTING NOTES AND THE DETAILS HEREIN.

SURVEYORS NOTES

1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED SEPTEMBER 21, 2023, BY SCHMIDT SURVEYING, FOR FOUR SEVEN HILLYER HOLDING, LLC.
2. BUILDING ADDRESS SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH CITY CODE

DUST CONTROL STANDARDS

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
- VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1
- PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TABLE 16-1 DUST CONTROL MATERIALS

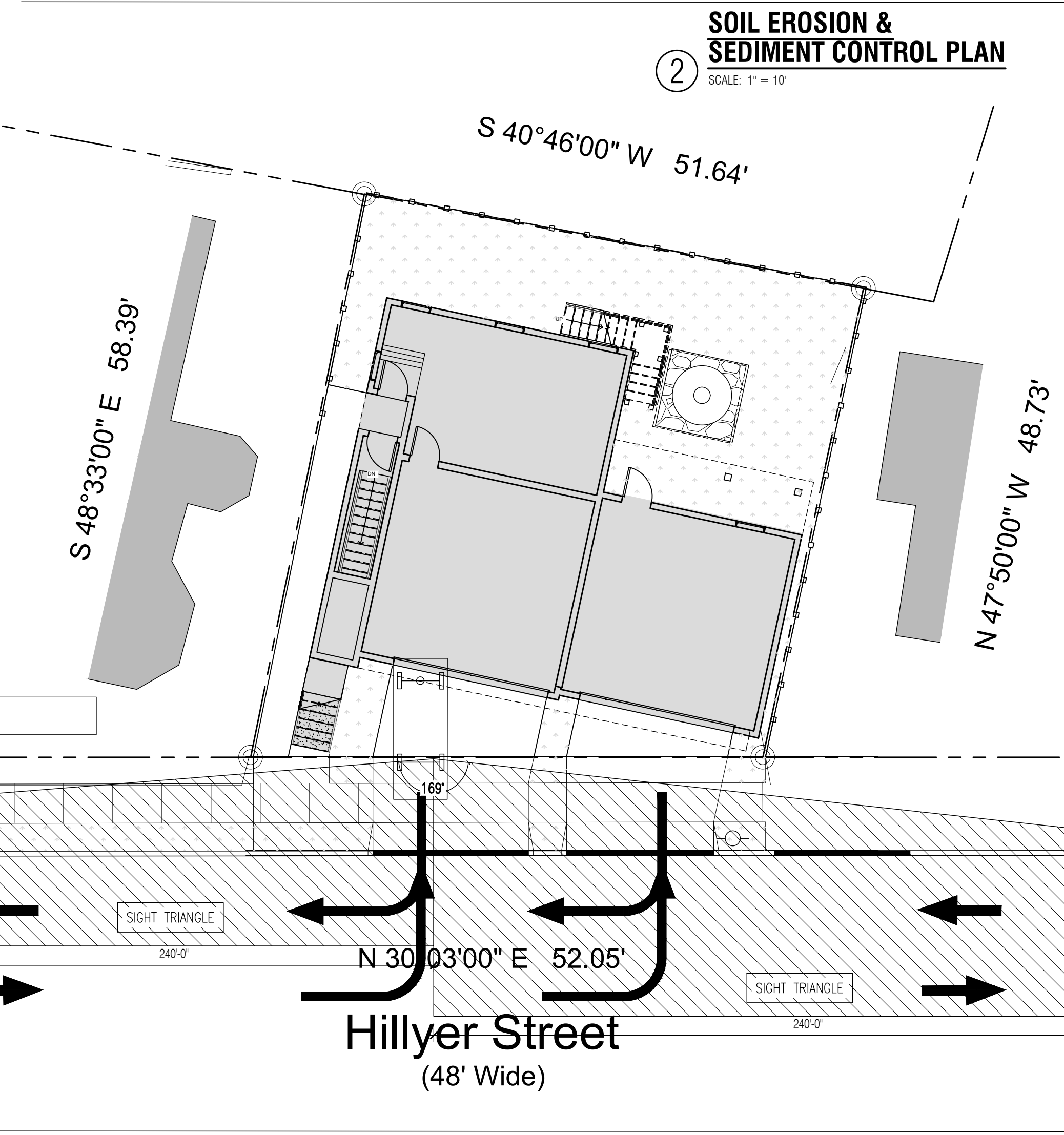
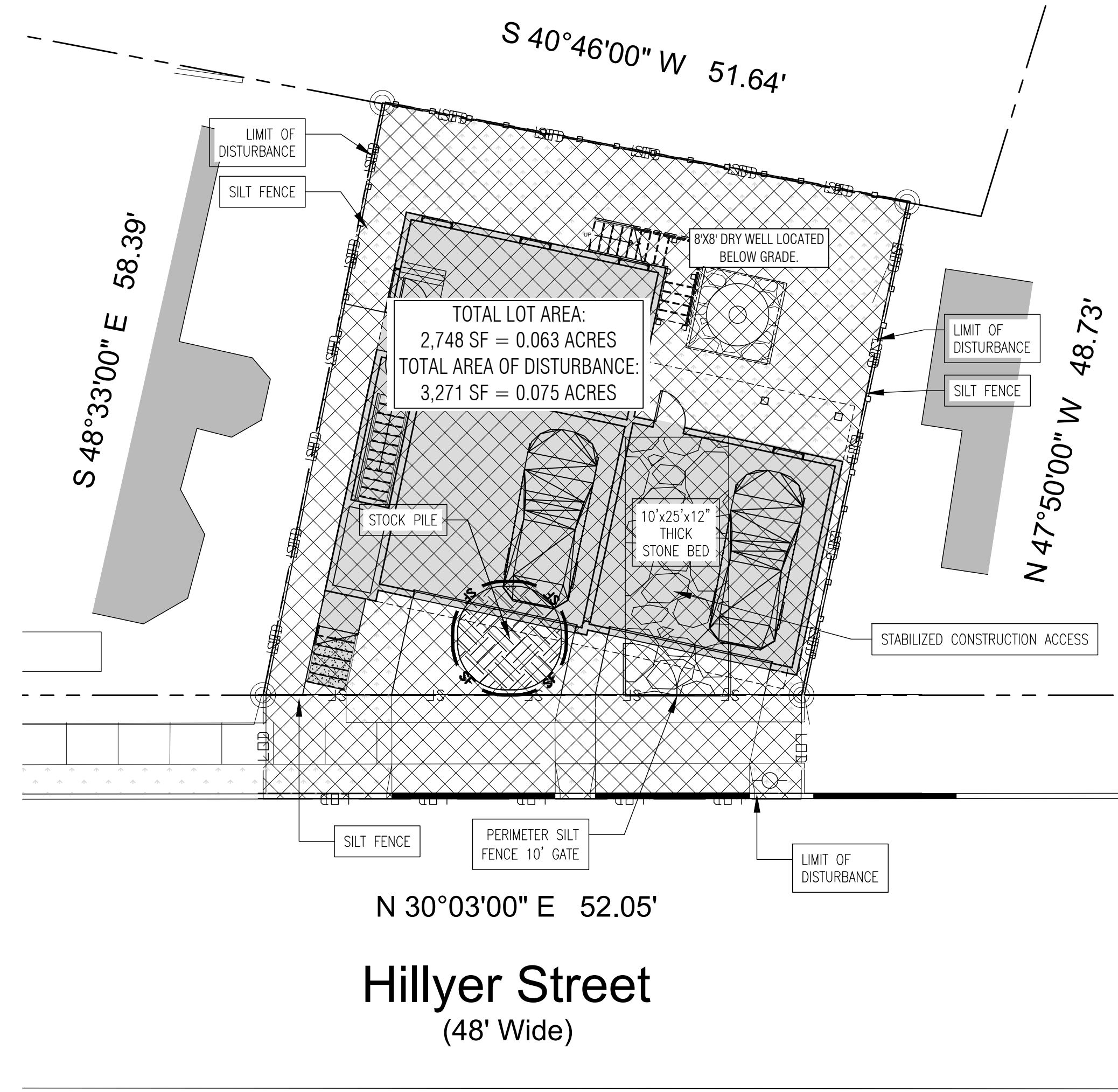
SEQUENCE OF CONSTRUCTION (FALL 2023 - SUMMER 2024)

WEEK 0	NOTIFY THE OCSCD 48 HOURS PRIOR TO LAND DISTURBANCE.
WEEK 1	INSTALL PERIMETER FENCING AND SILT FENCE. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WHEEL CLEANING BEDS. INSTALL INLET PROTECTION FOR EXISTING INLETS
WEEK 2-4	DEMOLITION OF EXISTING STRUCTURES AND PARKING AREA. SOIL COMPACTION TESTING AND/OR SUBSOIL COMPACTION REMEDIATION. TESTING AND/OR RESTORATION OF COMPACTED SOILS THROUGH DEEP SCARIFICATION/TILLAGE - 6" MINIMUM DEPTH) SHALL BE DONE PRIOR TO THE PLACEMENT OF TOPSOIL. SOIL COMPACTION TESTING MUST BE WITNESSED BY AN OCSCD INSPECTOR.
WEEK 6-12	FOUNDATION EXCAVATION, SITE CLEANUP & SOIL REMOVAL, STOCKPILING OF TOPSOIL (5" MIN DEPTH) & BACKFILL.
WEEK 12-14	EXCAVATION & INSTALLATION OF STORM WATER PIPING AND DRAINAGE STRUCTURES. INSTALLATION OF DRAINAGE STRUCTURE FILTERS
WEEK 12-58	FRAMING AND INTERIOR WORK IN BUILDINGS.
WEEK 34-38	PERMANENT STABILIZATION, SITE PAVING AND LANDSCAPING
WEEK 38	REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER FINAL PAVING AND LANDSCAPING IS COMPLETED. OBTAIN FINAL REPORT OF COMPLIANCE.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPREAD		APPLY ACCORDING TO MANUFACTURERS INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG 26-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY 2014, REVISED 2017)	
ANIONIC ASPHALT EMULSION	NONE	COARSE SPRAY	1200

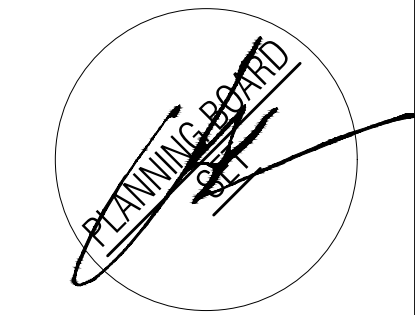
SOIL CHARACTERISTICS CHART

TYPE OF SOIL	US800C - URBAN LAND, BOONTON SUBSTRATUM - BOONTON COMPLEX
PERCENT OF SITE COVERAGE	100.0%
HYDROLOGIC SOIL GROUP	D
DEPTH TO RESTRICTIVE LAYER	0 TO 12 INCHES
SOIL PERMEABILITY	-
DEPTH TO WATER TABLE	-



Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
1.201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLESSE NJ A00846900
JOAQUIN BOUZAS NJ GE0299700
ALEXANDER MERLUCCI NJ AD0637300
ANTHONY DRAGOSTIA III NJ AD0293700

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CONSULTANTS:

47 HILLYER
PROPOSED TWO FAMILY HOME
47 HILLYER AVE
ORANGE, NJ 07050
BLOCK: 1802 LOT: 30

OWNER:
B2C HILLYER DEVELOPMENT

123-19 NEWPORT AVENUE
ROCKAWAY PARK NY, 11694

SUBMISSIONS:
PLANNING BOARD SET 11.10.2023

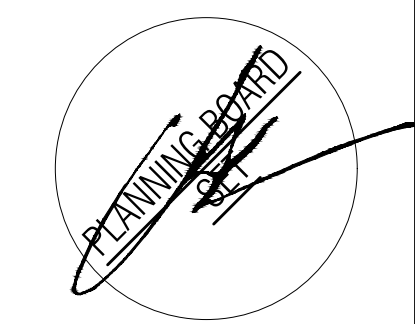
REVISIONS:

IAE PROJECT NO: 23045

SHEET TITLE:
SOIL EROSION
SEDIMENT CONTROL PLAN
& TRAFFIC PLAN

SHEET:
C-1.20

DATE PLOTTED: 2023-11-10 10:10:10 AM USER: JINGLESSE DRAWING: 23045-01-01 SHEET: C-1.20



JOHN INGLESSE NJ A00946900
JOAQUIN BOUZAS NJ GE0299700
ALEXANDER MERLUCI NJ A01637300
ANTHONY DRAGOSTA III NJ A02027000

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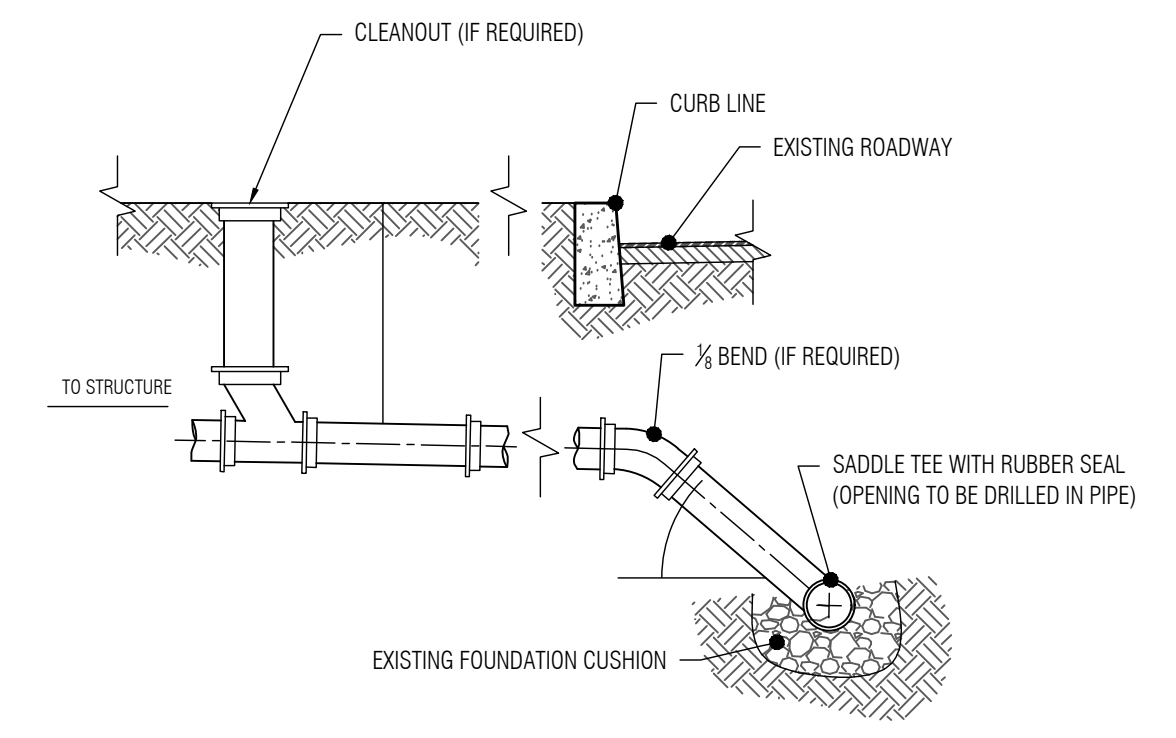
SUBMISSIONS:
PLANNING BOARD SET 11.10.2023

REVISIONS:

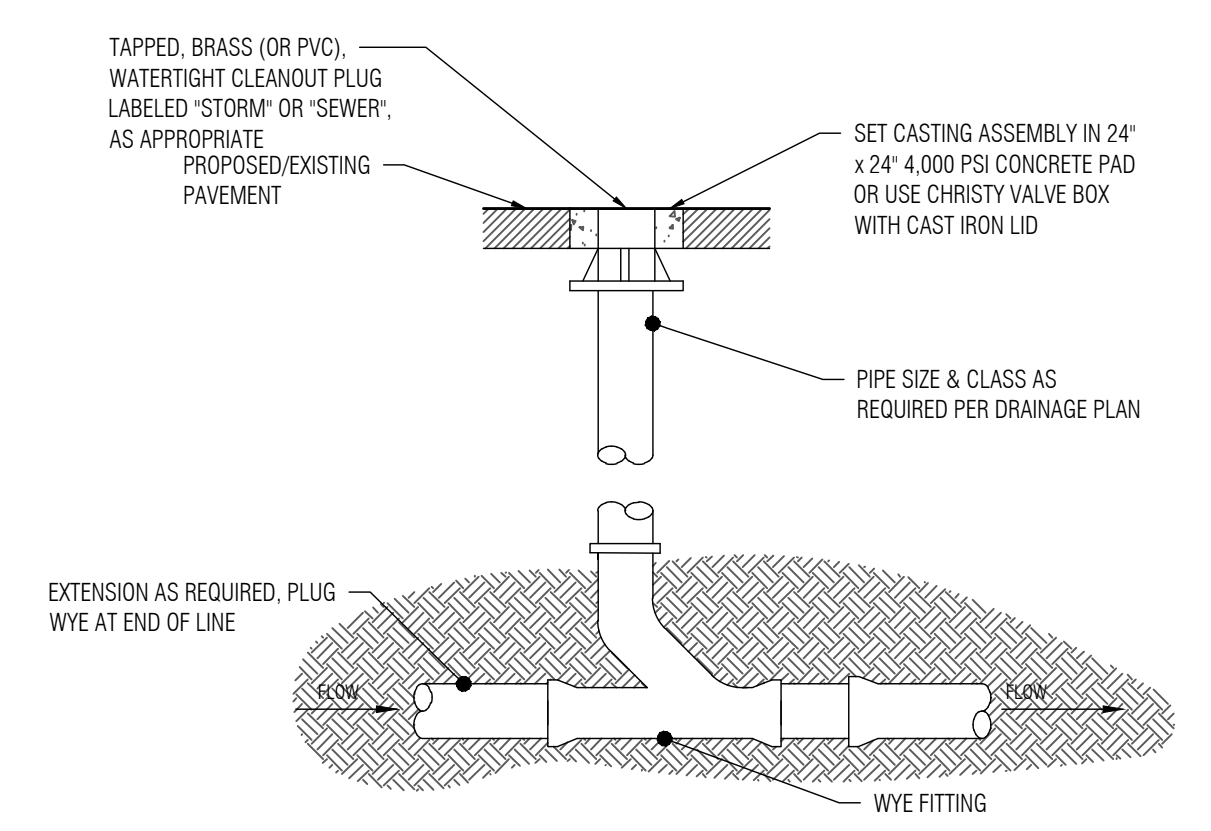
IAE PROJECT NO: 23045

SHEET TITLE:
DETAILS I

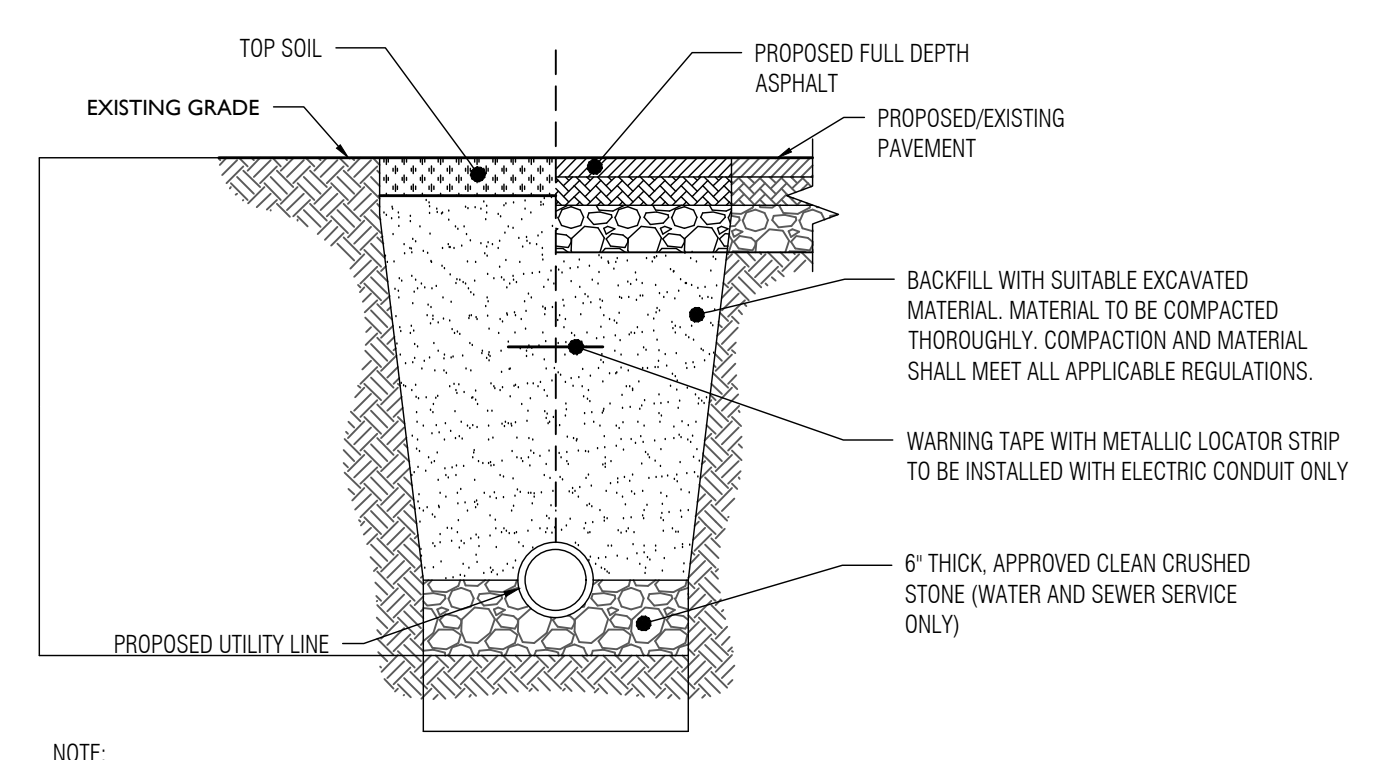
SHEET:
C-2.00



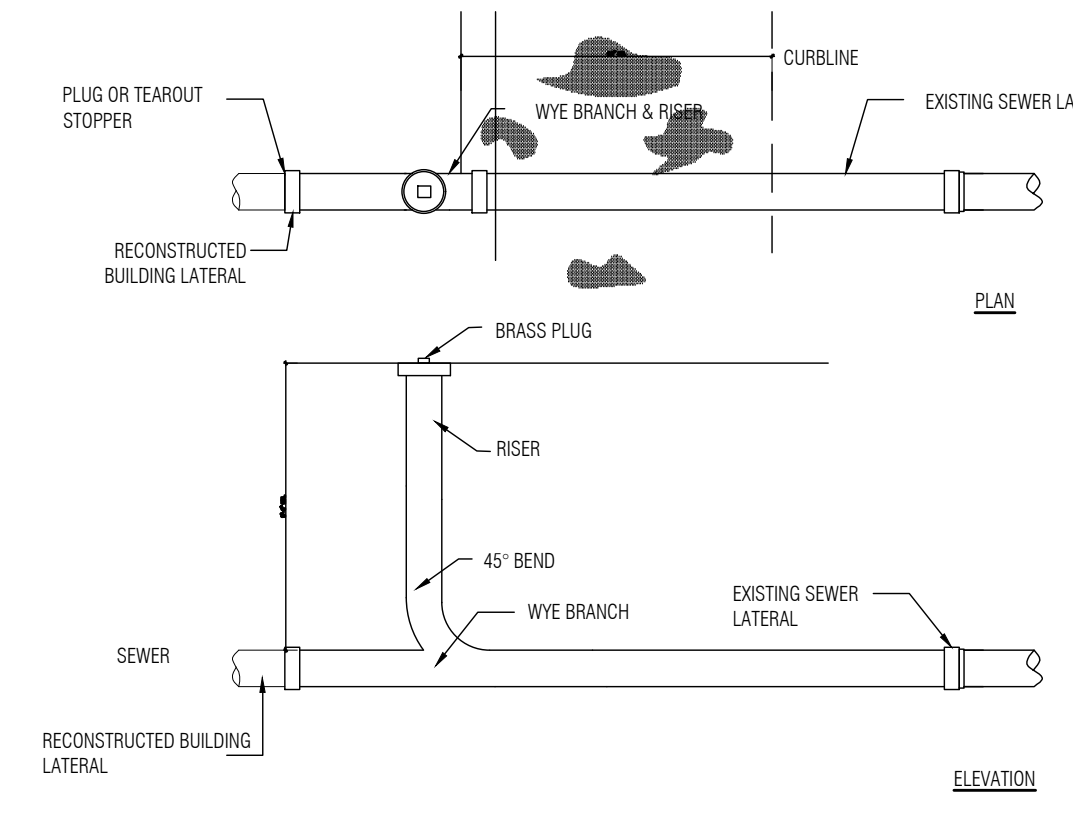
SEWER CONN. DETAIL
N.T.S.



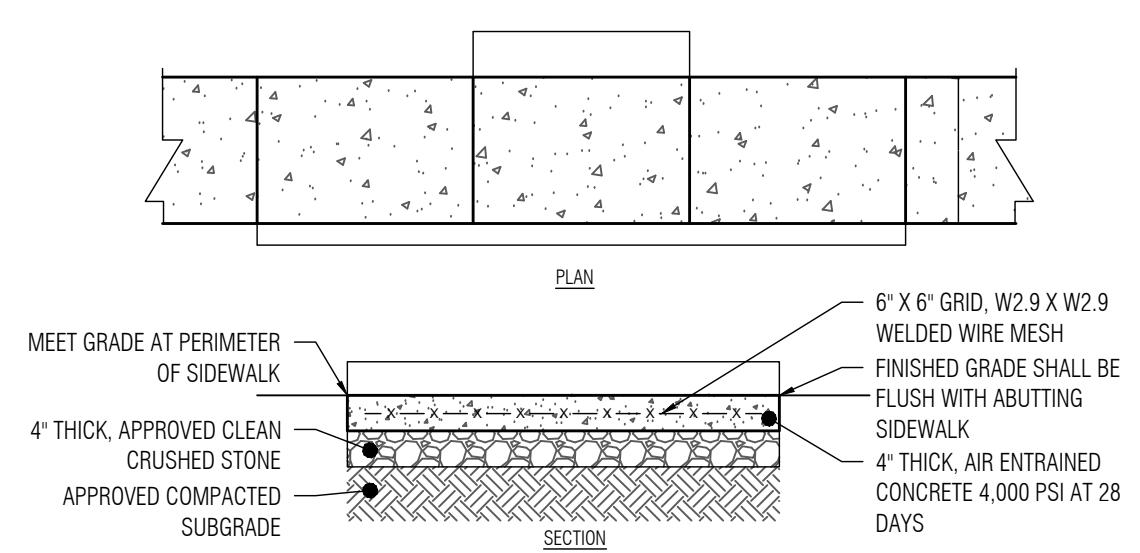
HARDSCAPE CLEAN-OUT DETAIL
N.T.S.



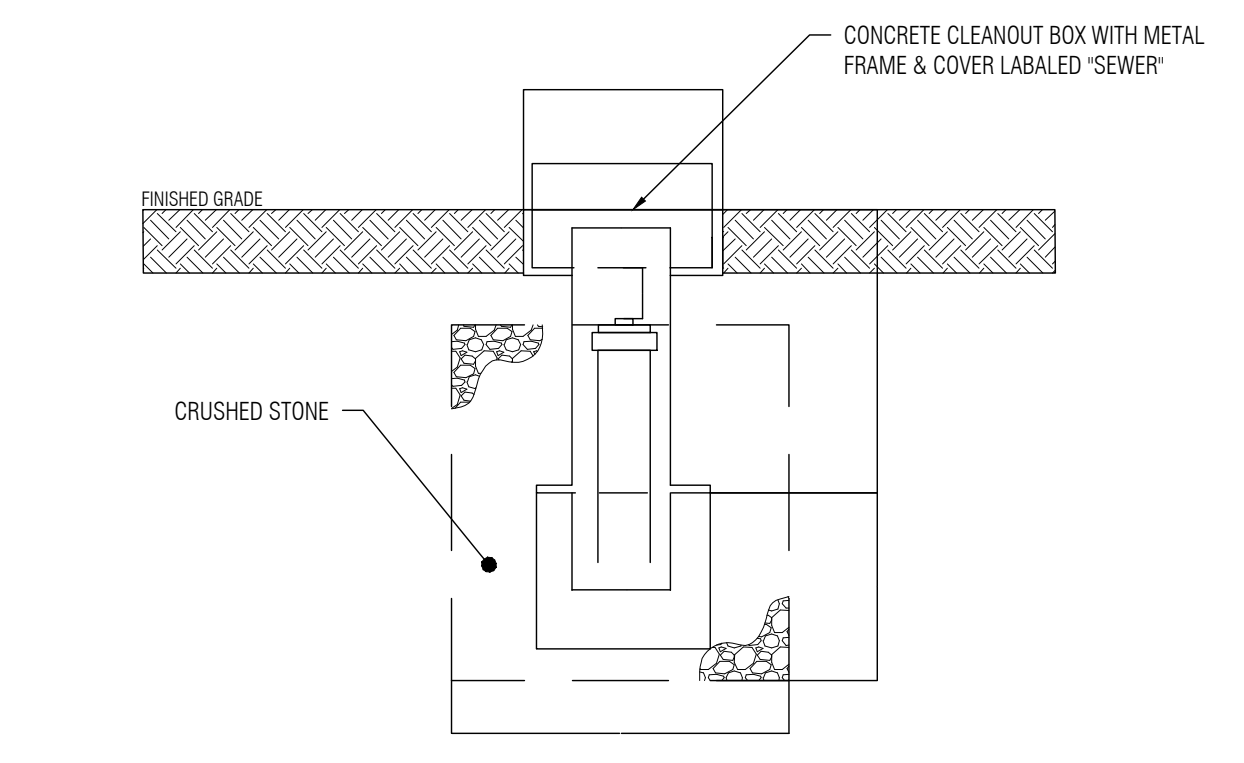
UTILITY TRENCH DETAIL
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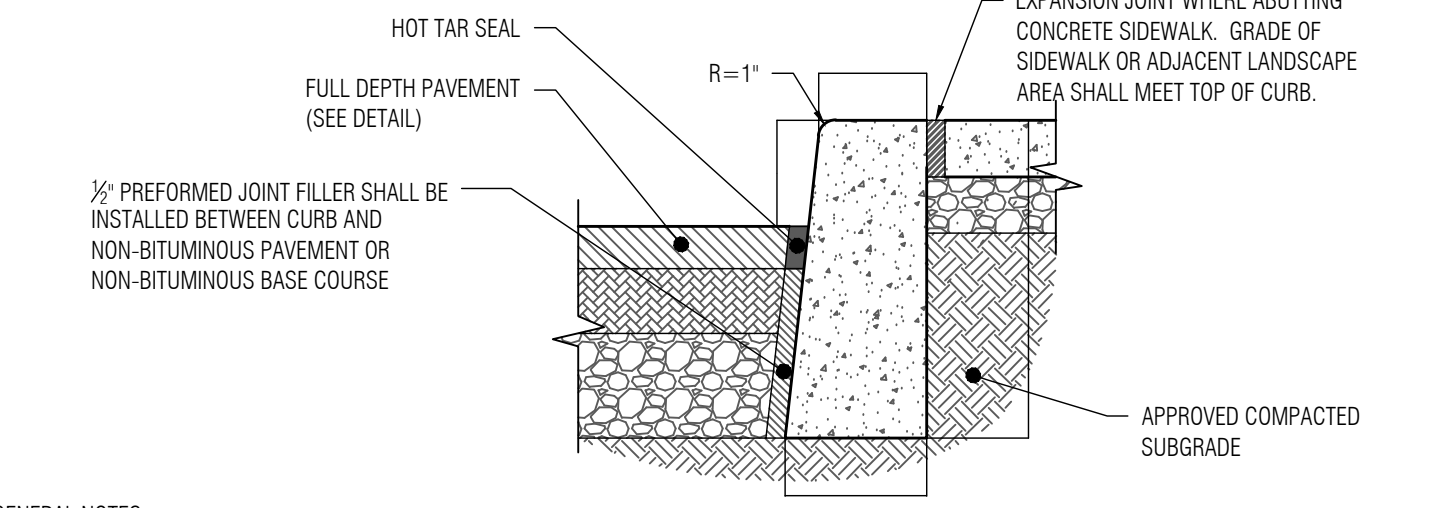
STANDARD LATERAL CONN. WITH CLEAN-OUT
N.T.S.



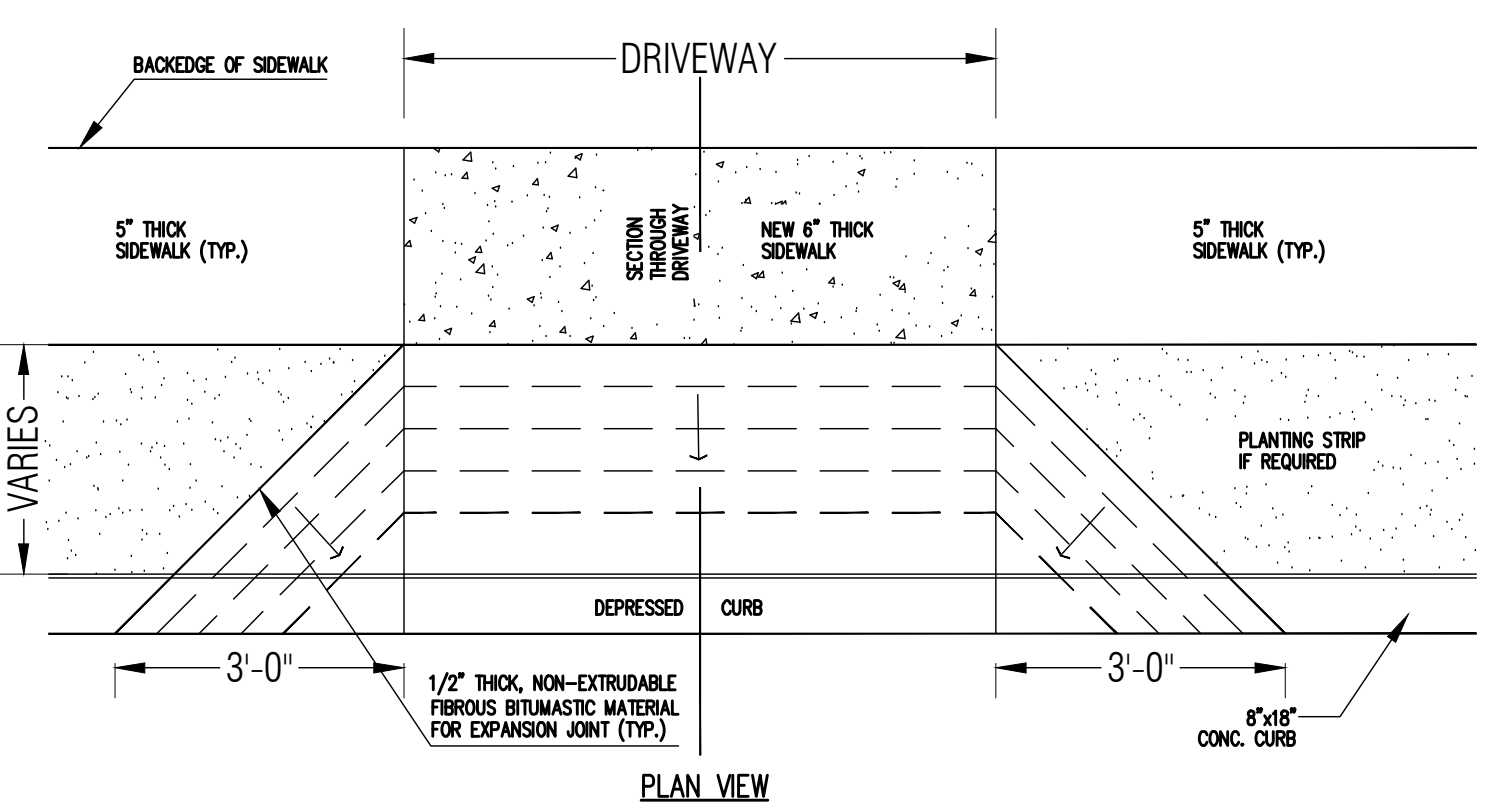
REINFORCED CONCRETE WALKWAY DETAIL
N.T.S.



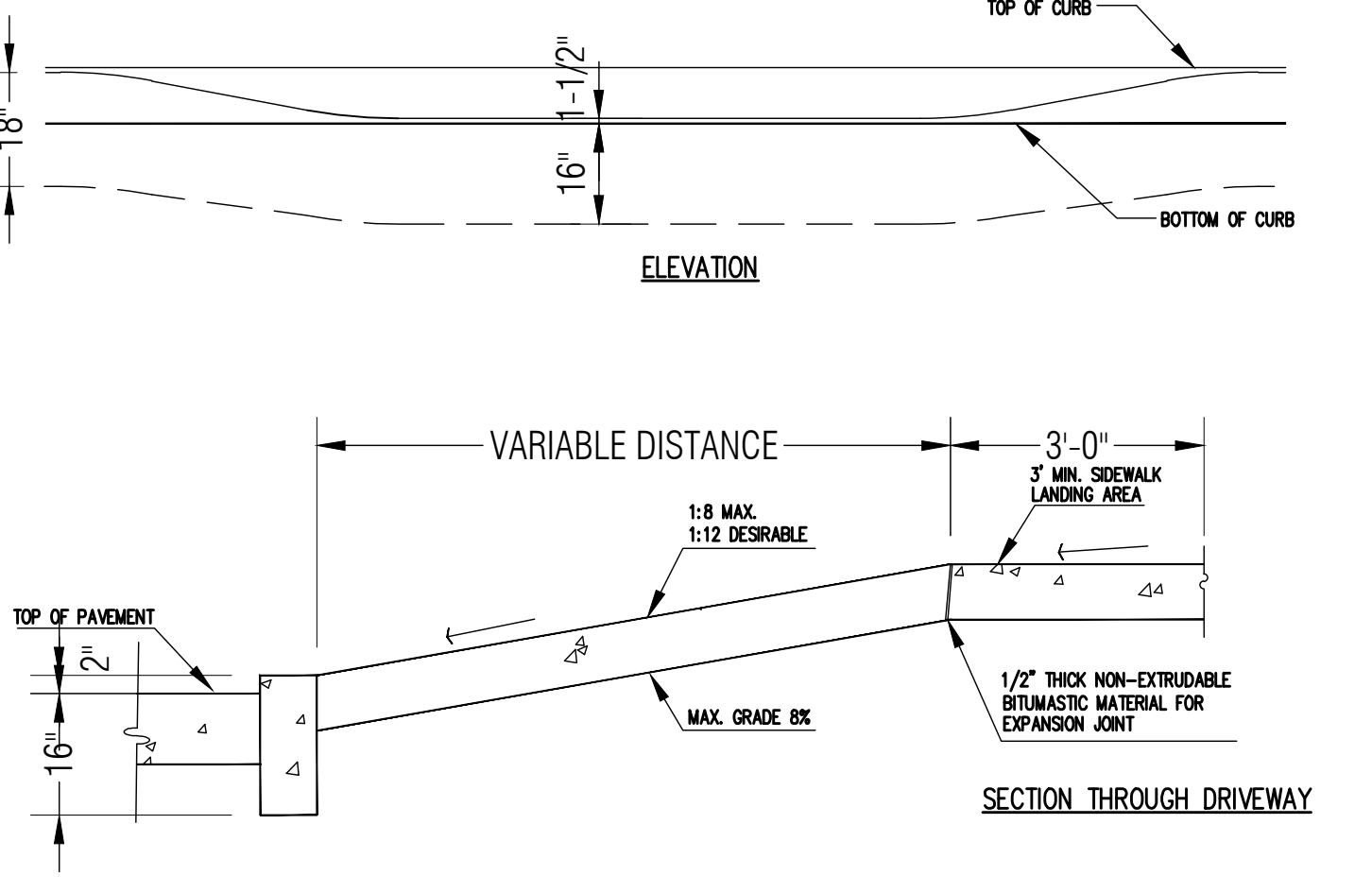
CLEANOUT PROTECTION BOX
N.T.S.



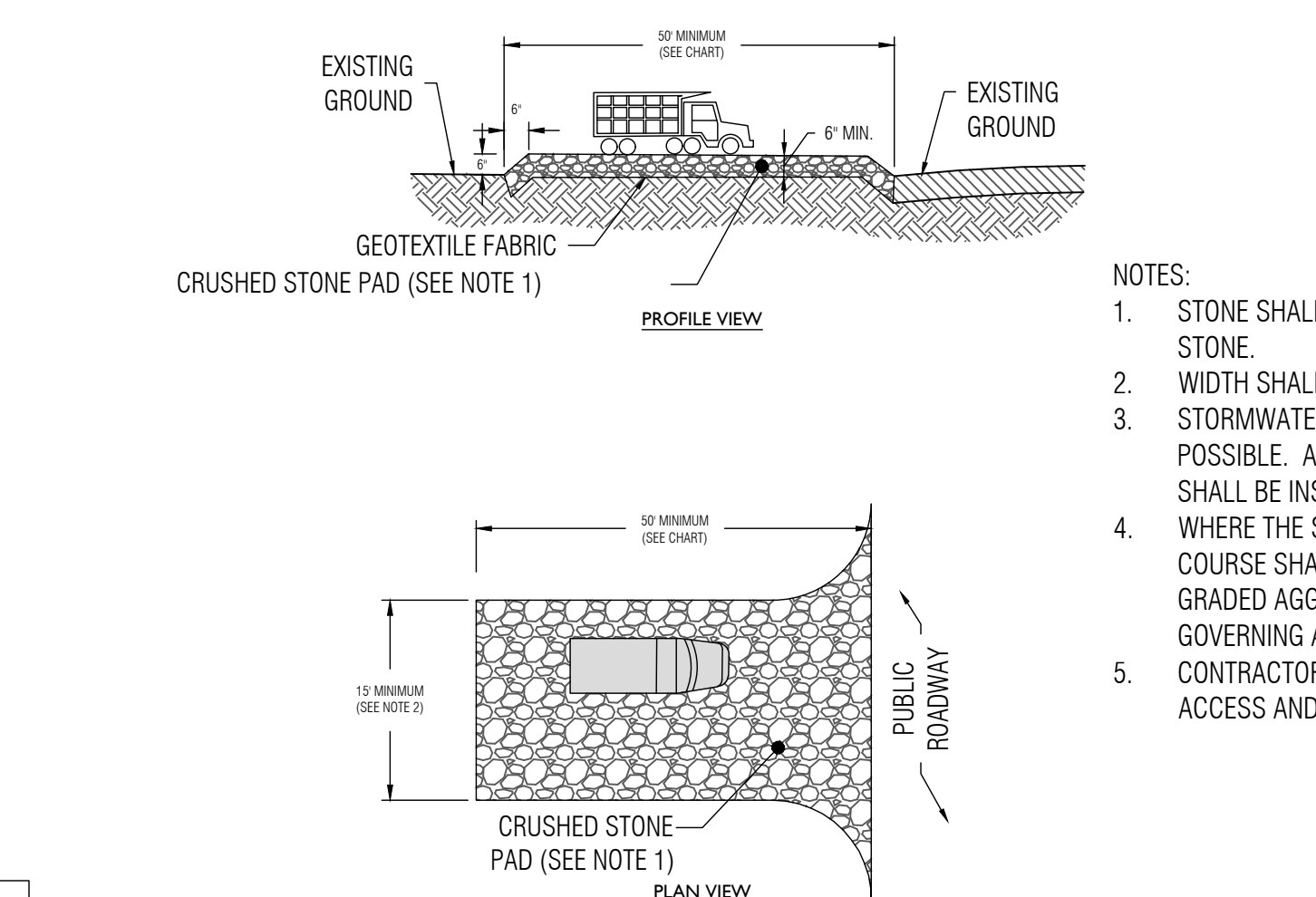
CONCRETE CURB DETAIL
N.T.S.



DRIVEWAY ENTRANCE RAMP DETAIL
N.T.S.



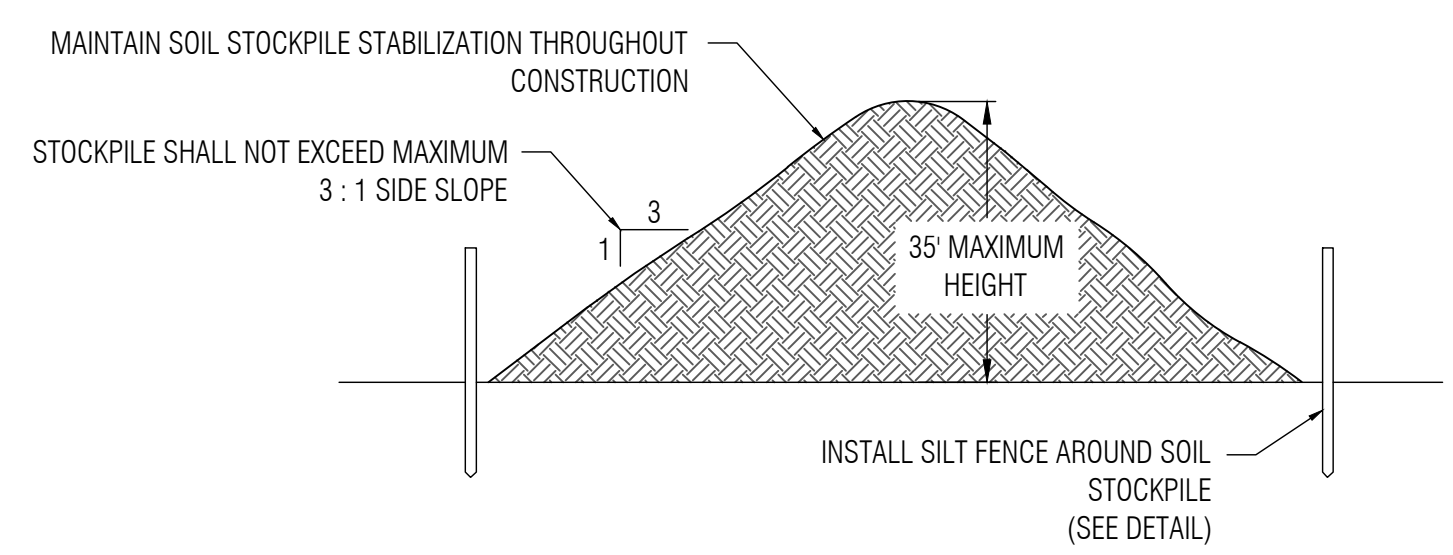
ASPHALT PAVEMENT DETAIL
N.T.S.



STABILIZED CONSTRUCTION ACCESS DETAIL
N.T.S.

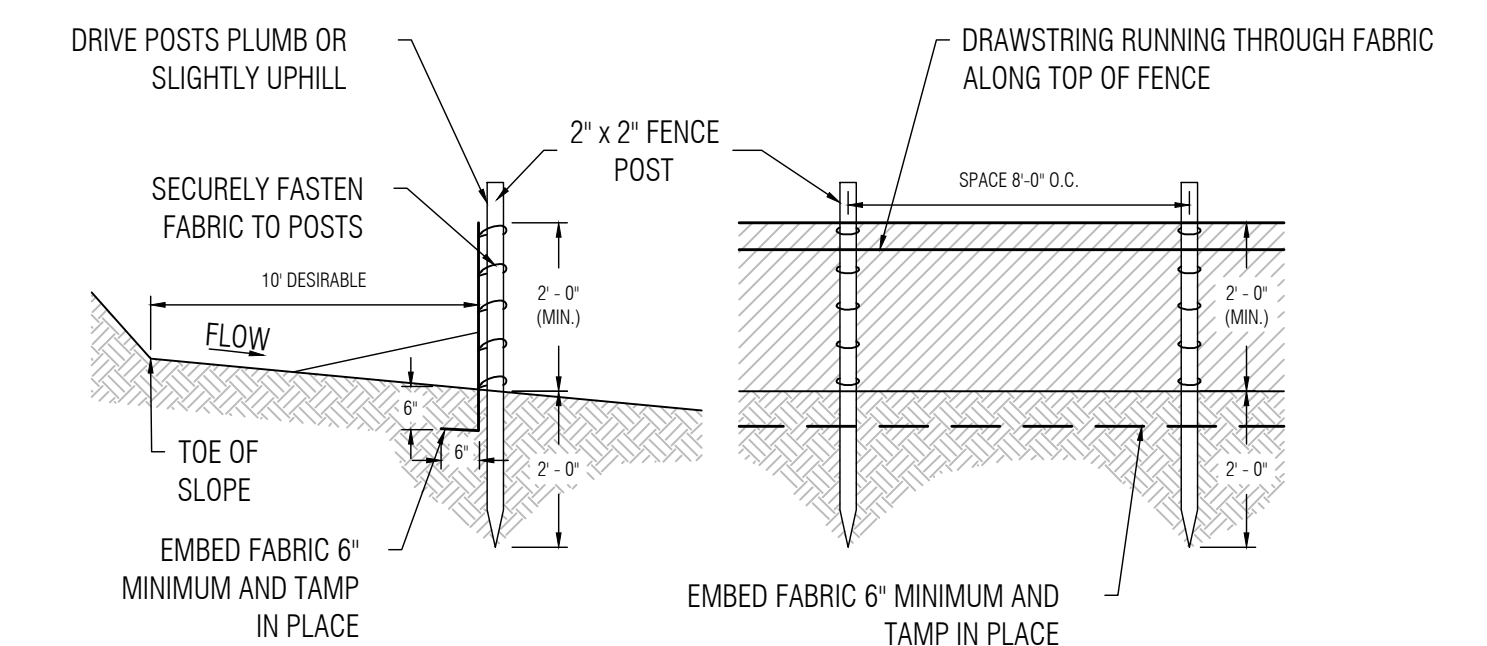
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REDD	
	COARSE GRAINED GOLS	FINE GRAINED GOLS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

- NOTES:
- STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
 - WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 - STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 - WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 - CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.



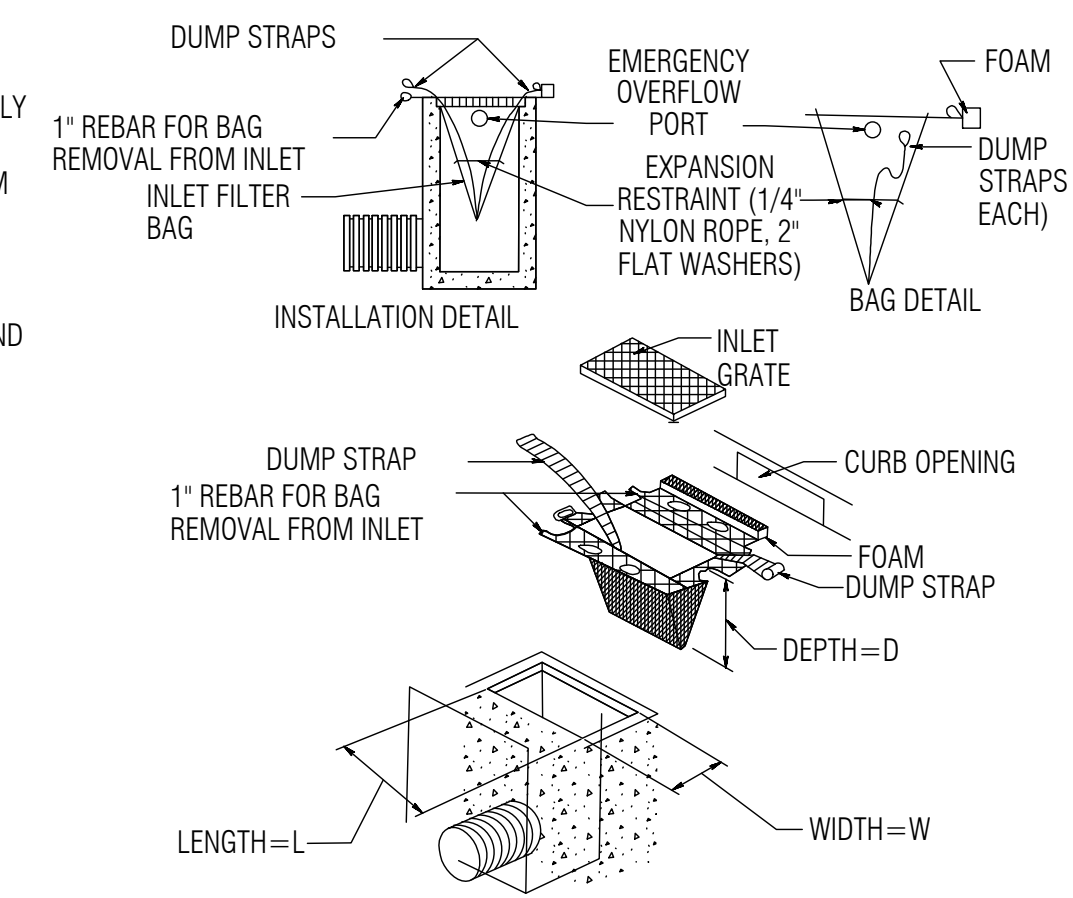
SOIL STOCKPILE DETAIL
N.T.S.

- NOTES:
- STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 - STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).



SILT FENCE DETAIL
N.T.S.

- NOTES:
- SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 - GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
 - SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 - SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.



INLET PROTECTION FILTER DETAIL
N.T.S.

- NOTES:
- THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
 - SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

HILLYER ST.

47 HILLYER STREET, ORANGE, NJ



PROJECT INFORMATION

PROJECT:	47 HILLYER HOUSE	PROJECT DIRECTORY	B2C HILLYER DEVELOPMENT LLC
ZONE:	R-2 URBAN 1 AND 2 FAMILY RESIDENTIAL ZONE	PROJECT ARCHITECT:	VIVID ARC
BLOCK:	1802	ADDRESS:	123-19 NEWPORT AVENUE
LOT:	30	ADDRESS:	ROCKAWAY PARK NY 11694
EXISTING USE:	THREE STORY DWELLING	SUITE Q:	PARAMUS, NJ 07652

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS A 3-STORY, 2- RESIDENTIAL UNIT BUILDING WHICH CONTAINS (4) GARAGE PARKING SPACES. ALL FLOORS ARE MADE UP OF MARKET-RATE RESIDENTIAL UNITS. IN TOTAL, THIS PROJECT WILL CONSIST OF (2) THREE-BEDROOM UNITS. EACH UNIT CONTAINS A CLOSET FOR LAUNDRY HOOK UPS. FIRST FLOOR UNIT HAS A ROOF DECK ABOVE A SHARED STORAGE SPACE, AND ACCESS TO THE BACK YARD.

THE BUILDING ENVELOPE IS COMPOSED OF STUCCO ALONG THE BASE, FIBER CEMENT LAP SIDING, AND ALUMINUM TRIM.

200' RADIUS LIST

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
1701	4		30 HILLYER STREET	COX, TREVOR	38 SOUTH ARLINGTON AVE.	EAST ORANGE, NJ	07018
1702	1		40 HILLYER STREET	RIDGELINE CAPITAL, LLC	P.O. BOX 213	ROSELAND, NJ	07068
1702	2		42 HILLYER STREET	POLLAND, RUSSELL R. & ANNA	42 HILLYER STREET	ORANGE, NJ	07050
1702	3		44 HILLYER STREET	LEVINE, JASON	185 EAST 85TH ST. #31C	NEW YORK, N.Y.	10028
1702	4		46 HILLYER STREET	JONES, MARY A.	46 HILLYER STREET	ORANGE, N.J.	07050
1702	5		48 HILLYER STREET	MULLINGS, MICHAEL ANTHONY	48 HILLYER STREET	ORANGE, N.J.	07050
1702	6		50 HILLYER STREET	H FIX AND FLIPS, LLC.	725 RIVER ROAD STE 32-281	EDGEWATER, NJ	07020
1702	7		56 HILLYER STREET	TLATEMPA, ARELI RODRIGUEZ	56 HILLYER ST.	ORANGE, N.J.	07050
1702	8		58 HILLYER STREET	HAYES, ELIZABETH	58 HILLYER STREET	ORNAGE, NJ	07050
1702	9		62 HILLYER STREET	MITCHELL, DONNETT	5 JUNIPER AVE.	MANALAPAN, NJ.	07726
1702	10		64 HILLYER STREET	HUDSON, ELIZA	64 HILLYER STREET	ORANGE, N.J.	07050
1702	11		66 HILLYER STREET	66 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052
1702	12		70 HILLYER STREET	70 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052
1702	31		55 WILLIAM STREET	OPPKU, FELICIA	55 WILLIAM STREET	ORANGE, NJ	07050
1702	32		59 WILLIAM STREET	HERRING, CANDACE & OFORI-ATTA, YAO	59 WILLIAM ST	ORANGE, NJ	07050
1702	33		61 WILLIAM STREET	COLEY, ELLA	61 WILLIAM ST.	ORANGE, N.J.	07050
1702	34		63 WILLIAM STREET	PAREDES, KEITLYN & ANGEL G	63 WILLIAM STREET	ORANGE, NJ	07050
1801	10		96 WILLIAM STREET	HOUSE OF GOD	96 WILLIAM STREET	ORANGE, NJ	07050
1801	11		90 WILLIAM STREET	CISCO, DONNA	90 WILLIAM STREET	ORANGE, NJ	07050
1801	12		88 WILLIAM STREET	URRENA, EIDY	88 WILLIAM STREET	ORANGE, NJ	07050
1801	13		86 WILLIAM STREET	86 WILLIAM ST HOLDINGS LLC	86 WILLIAM ST	ORANGE, NJ	07050
1801	14		82 WILLIAM STREET	GUALPA, JUAN	82 WILLIAM ST	ORANGE, NJ	07050
1801	15		78 WILLIAM STREET	MURRAY, JESSIE M.	78 WILLIAM STREET	ORANGE, NJ	07050
1801	16		74 WILLIAM STREET	MANI, OLGA & ROMANO, YAIRT D.	74 WILLIAM STREET	ORANGE, N.J.	07050
1801	17		31 HILLYER STREET	ISRAEL, JARTEAU	31 HILLYER STREET	ORANGE, NJ	07050
1801	18		27 HILLYER STREET	PEEPLES, AYANNA	27 HILLYER ST	ORANGE, NJ	07050
1801	19		23 HILLYER STREET	TEJADA-LANDAUVERDE, JOSE A.	23 HILLYER ST.	ORANGE, N.J.	07050
1801	23		85 MAIN STREET	ORANGE REMAX PROPERTIES LLC	10 MANDEVILLE DRIVE	WAYNE, N.J.	07407
1802	23		90 WARD STREET	CHARLES, ARIOS & LORRINA	90-94 WARD STREET	ORANGE, NJ	07050
1802	24		86 WARD STREET	TAYLOR, KATHLEEN	86 WARD STREET	ORANGE, NJ	07052
1802	25		69 HILLYER STREET	HYLTON, WENDY	69 HILLYER ST.	ORANGE, N.J.	07050
1802	26		67 HILLYER STREET	SCOTT, PATRICK + THELMA	67 HILLYER STREET	ORANGE, N.J.	07050
1802	27		63 HILLYER STREET	RODRIGUEZ, JONATHAN	12 EAGLE AVENUE	PATERSON, NJ	07503
1802	28		57 HILLYER STREET	LYONS, FAYBION A.	57 HILLYER STREET	ORANGE, NJ	07050
1802	29		53 HILLYER STREET	XIA, ZHILAN	510 WYOMING AVE.	MILLBURN, N.J.	07041
1802	30		47 HILLYER STREET	MITCHELL LOUISE	66 HILLYER STREET	ORANGE, NJ	07050
1802	31		75 WILLIAM STREET	75 WILLIAM ST LLC.	535 EAST 3RD STREET	BROOKLYN, NY	11218
1802	32		79-81 WILLIAM STREET	FLEMING, JR., WILLIAM	79-81 WILLIAM STREET	ORANGE, N.J.	07050
1802	33		85 WILLIAM STREET	PENA-CHACON, MARVIN	85 WILLIAM STREET	ORANGE, N.J.	07050
1802	34		89 WILLIAM STREET	GUALLPA, MARIA E.	89 WILLIAM ST.	ORANGE, N.J.	07050
1802	35		93 WILLIAM STREET	GUALLPA, EFRAIN	217 WILLIAM ST.	ORANGE, N.J.	07050
1802	36		97 WILLIAM STREET	AURELUS, YVON & MARIE	97 WILLIAM ST.	ORANGE, N.J.	07050

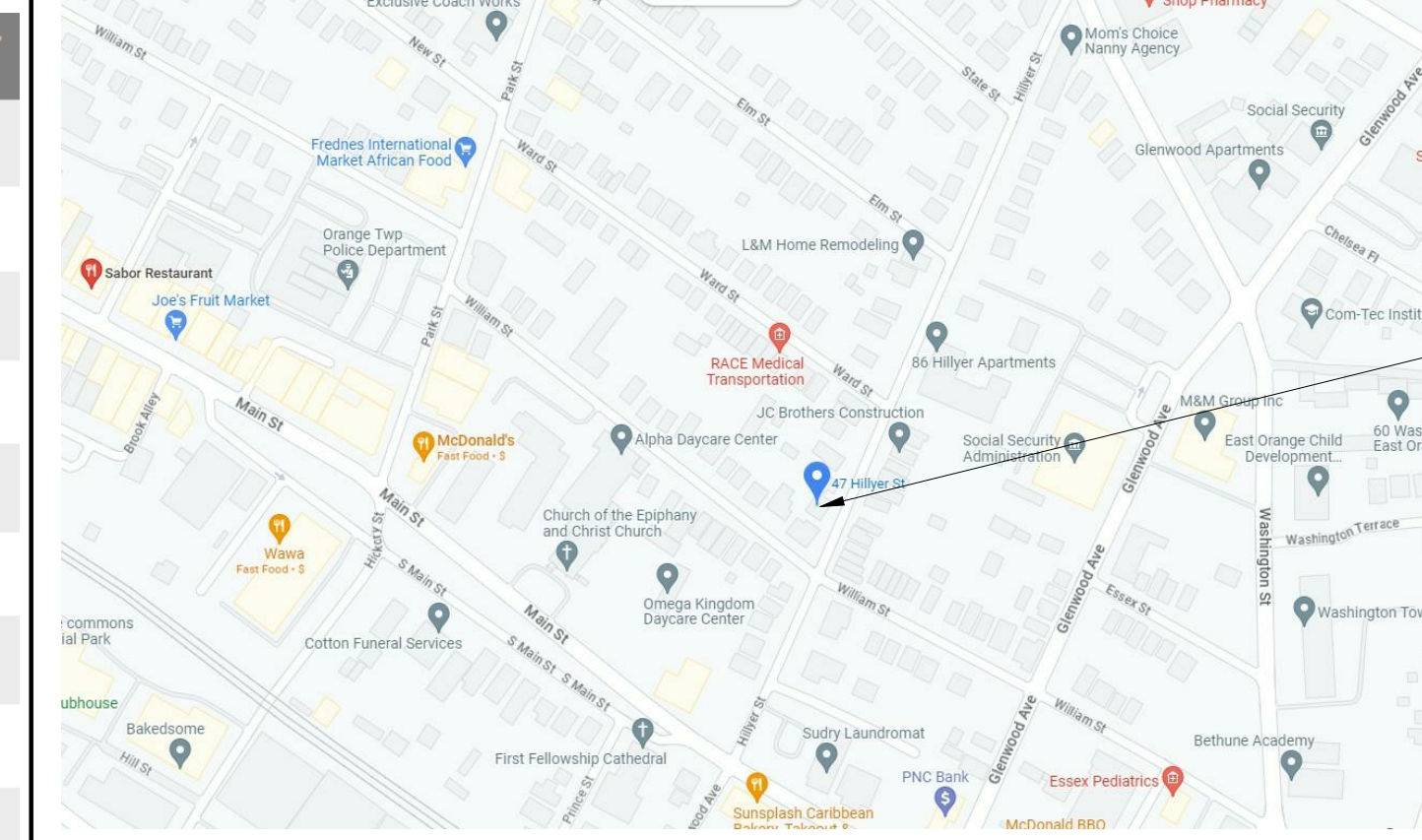
DRAWING LIST

F-1.00	TITLE SHEET, BUILDING CRITERIA, TAX MAP, ZONING MAP, 200' RADIUS LIST, AND KEY MAP
C-1.00	EXISTING CONDITIONS, DEMOLITION & DIMENSIONAL SITE PLANS
C-1.10	GRADING, DRAINAGE & UTILITY SITE PLANS
C-1.20	SOIL EROSION, SEDIMENT CONTROL PLAN & TRAFFIC PLAN
C-2.00	DETAILS
A-1.00	PROPOSED FLOOR PLANS
A-1.10	PROPOSED FLOOR PLANS
A-2.00	PROPOSED BUILDING ELEVATIONS

ZONING BULK CHART

BULK STANDARDS-TWO FAMILY	REQUIREMENT	PROPOSED	VARIANCE
MINIMUM LOT AREA	5,000 SF	2,748 SF	YES
MINIMUM LOT WIDTH	40 FT	31.84 FT	NO
DENSITY (MAX. DWELLING UNITS PER ACRE)	17.75 (1.1 ALLOWED)	2 UNITS	YES
MAXIMUM HEIGHT	40 FT	31 FT (35' TO PEAK)	NO
MAXIMUM NUMBER OF STOREYS	3	3	NO
FRONT YARD	20 FT	1'-11" FT	YES
FRONT YARD FOR ACCESSORY USE	15 FT	N/A	N/A
REAR YARD	25 FT	10'0" FT	YES
REAR YARD FOR ACCESSORY USE	15 FT	N/A	N/A
SIDE YARD	5 FT	3'-7" 1'-11"	YES
SIDE YARD (STREET FACING FOR A CORNER LOT)	15 FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	40%	49%	YES
MAXIMUM IMPERVIOUS COVERAGE	75%	82%	NO
FLOOR AREA RATIO	1.00	95	NO
MINIMUM LANDSCAPE	10%	30% (850 SF)	NO
MINIMUM FENESTRATION	20%		
• FRONT		207 SF/1300+ 14.8 %	YES
• LEFT		63 SF/1080 SF + 6.0%	YES
• RIGHT		0 SF/845 SF + 0%	YES
• REAR		201 SF/1390 SF + 14.4%	YES

KEY MAP



SITE: 47 HILLYER AVE., ORANGE NJ

BUILDING FLOOR AREA

FLOOR	PRIVATE RESIDENTIAL	COMMON	PARKING SPACES	TOTAL
BASEMENT		1,011 GSF		1,011 GSF
GROUND FLOOR		1,357 GSF	4 SPACES	1,357 GSF
FIRST FLOOR	1,309 GSF	-	-	1,309 GSF
SECOND	1,309 GSF	-	-	1,309 GSF
TOTAL	2,618 GSF	3,039 GSF	4 SPACES	4,968 GSF

UNIT BREAK DOWN

UNIT #	BEDROOMS	BATHROOMS	NET SF
1	3 BEDROOM	2 BATHROOMS	1,084 SF
2	3 BEDROOM	2 BATHROOMS	1,121 SF
TOTAL	2 UNITS	4 BATHROOMS	2,211 SF

UNIT MIX/ AVERAGE SF.

1st Floor	UNIT 1 (3 BEDROOM, 2 BATHROOM)	1,084 SF.
2nd Floor	UNIT 2 (3 BEDROOM, 2 BATHROOM)	1,127 SF.
TOTAL UNIT COUNT:	2 UNITS	

CITY OF ORANGE ZONING BOARD AND LAND USE APPROVAL

APPROVED BY THE BOARD OF PLANNING AND LAND USE OF THE CITY OF ORANGE, NJ

ZONING BOARD CHAIRMAN DATE

ZONING BOARD SECRETARY DATE

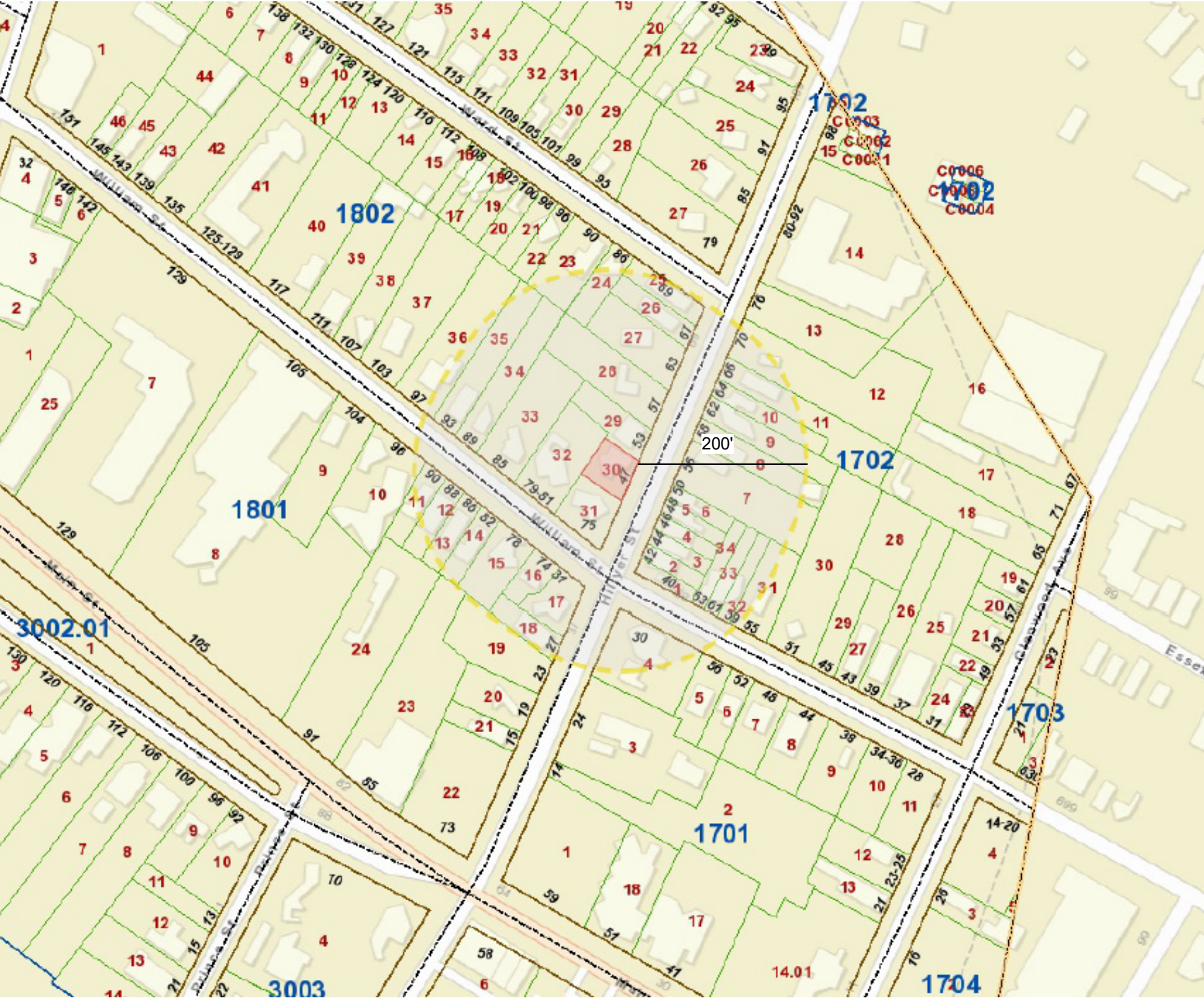
MUNICIPAL ENGINEER DATE

AGENCIES

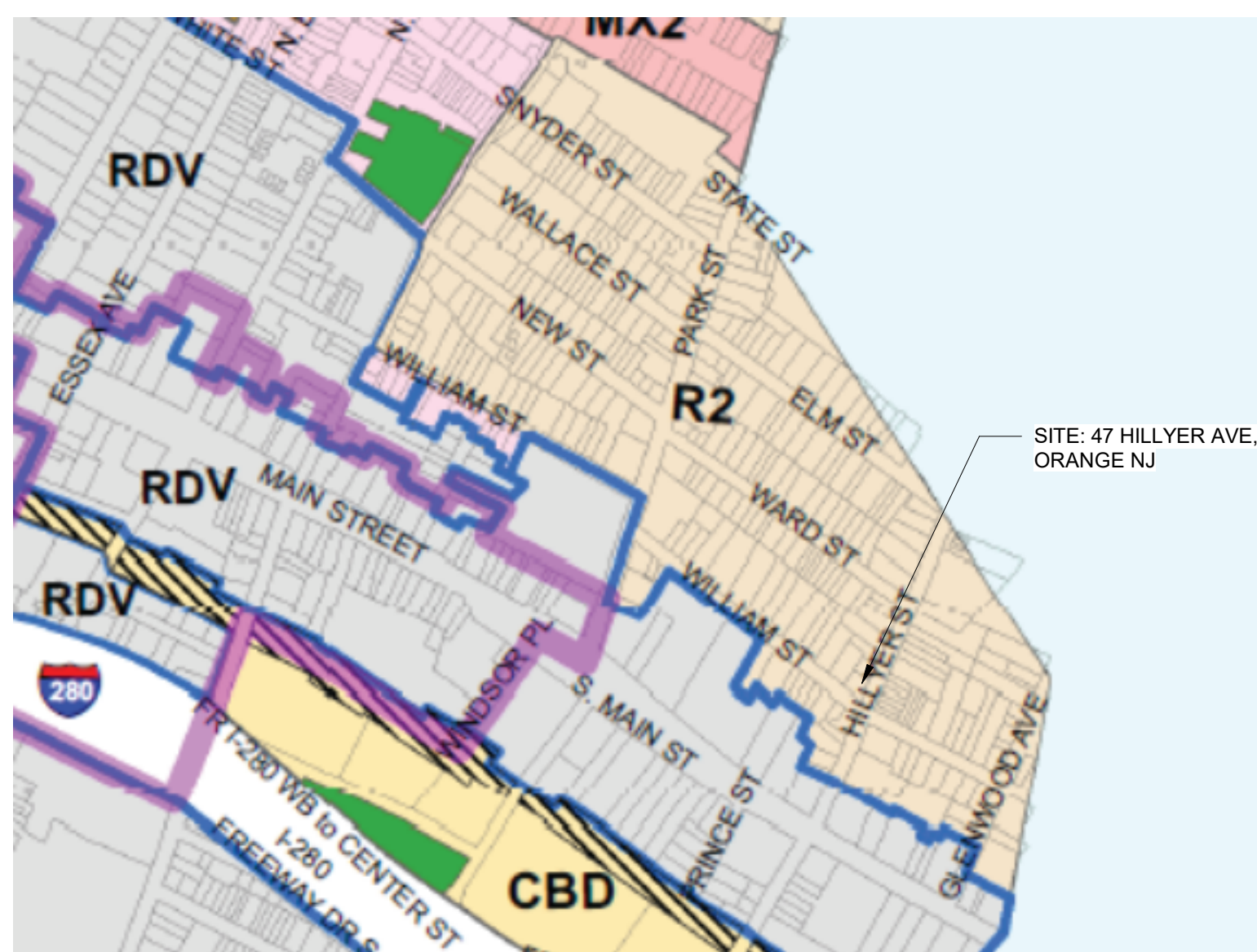
- COUNTY - N/A
- SOIL EROSION - HUDSON ESSEX PASSAIC SOIL CONSERVATION
- DISTRICT (HEPSCD)
- UTILITY PROVIDER - PUBLIC WORKS DEPARTMENT

TAX MAP

200 FT. RADIUS



ZONING MAP



VIVID ARC

TELEPHONE NUMBER: 551.206.6196
E-MAIL ADDRESS: arlenis@vivid-arc.com
WEBSITE: vivid-arc.com

47 HILLYER

PROPOSED 2-FAMILY HOME
47 HILLYER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802 LOT: 30

B2C HILLYER DEVELOPMENT LLC

KEY PLAN:

3-STORY DWELLING NO. 47
HILLYER AVE.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT

ARCHITECT OF RECORD:
ARLENIS DOMINGUEZ
N.J. LIC. NUMBER: 21A102182000

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DATE	DRN	CHK	DESCRIPTION
11.13.23	YG	AD	PLANNING BOARD

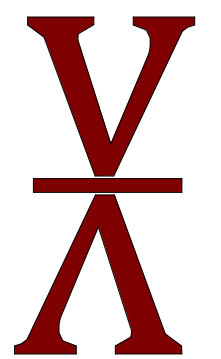
REV	DATE	DRN	CHK	DESCRIPTION

PROJ. NO.: 1233 SCALE: As indicated

DWG. NAME: TITLE SHEET, BUILDING CRITERIA, TAX MAP, ZONING MAP, 200' RADIUS LIST, AND KEY MAP

DWG. NO.: T-1.00

SHEET NO. 1 OF 8 PLOT DATE

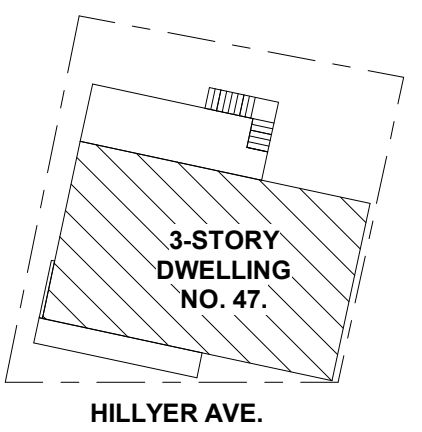


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47 HILLYER
PROPOSED 2-FAMILY HOME
47 HILLYER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802 LOT: 30
B2C HILLYER DEVELOPMENT LLC

KEY PLAN:



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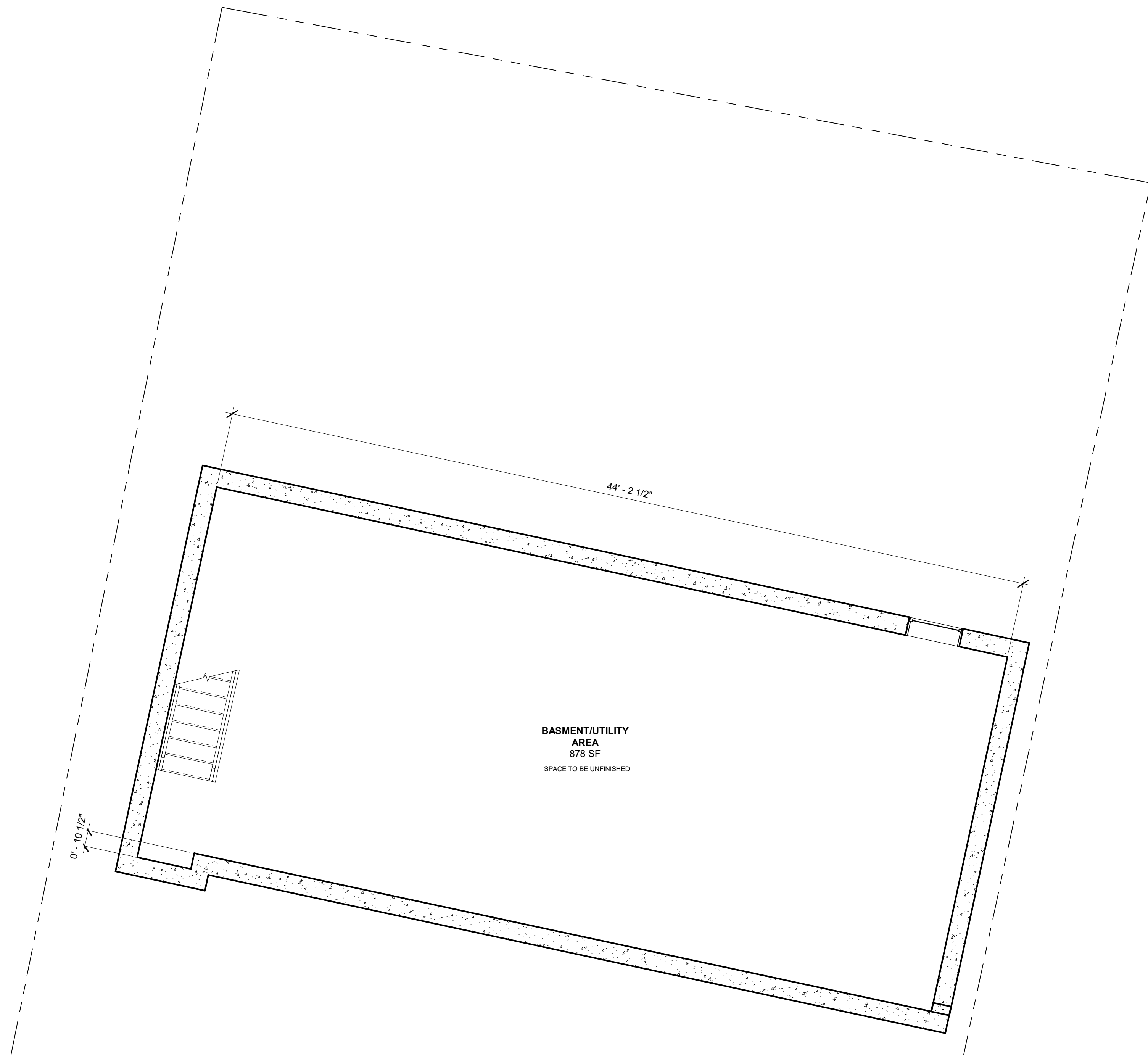
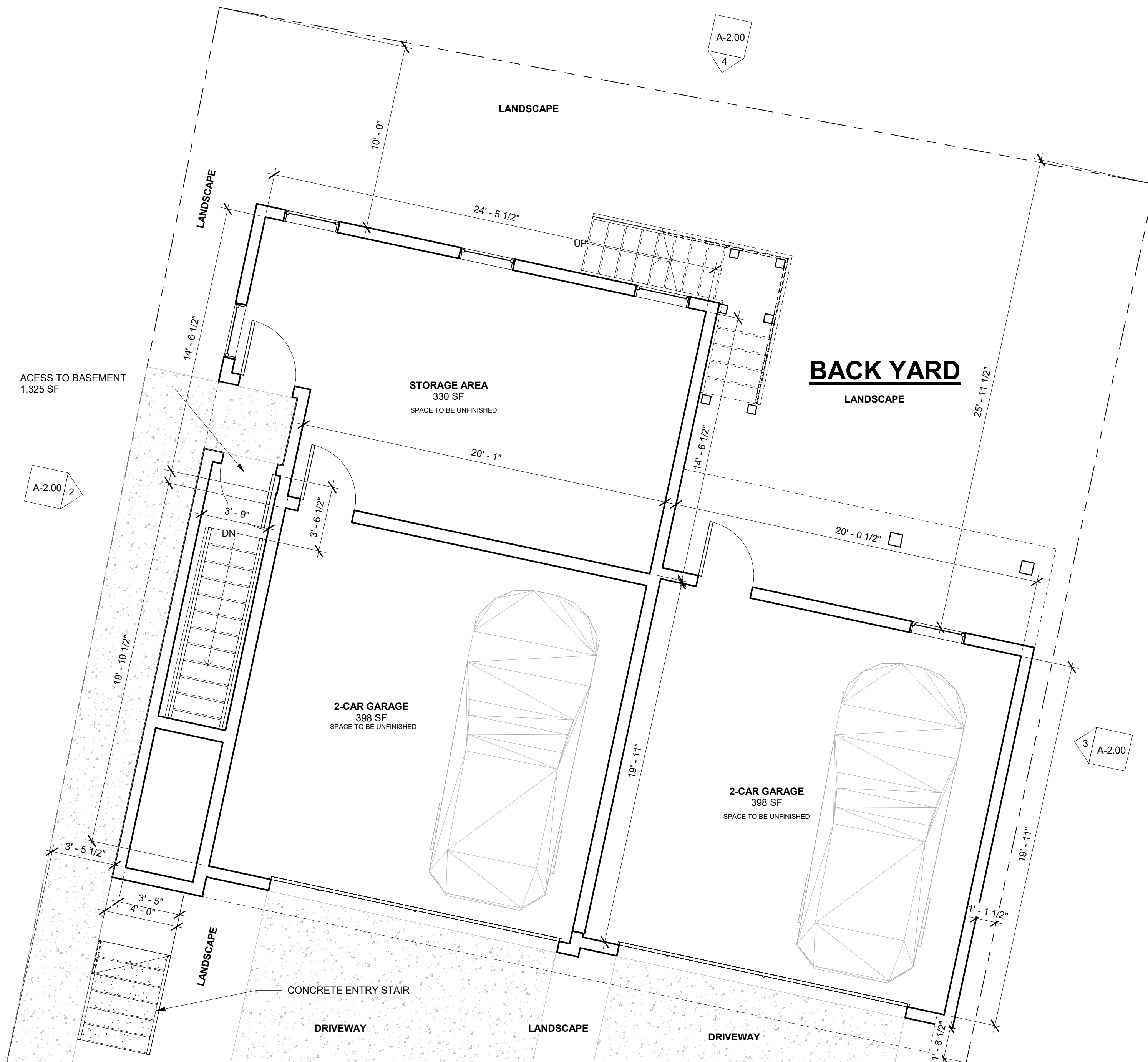
REV	DATE	DRN	CHK	DESCRIPTION

PROJ. NO.:	SCALE
1233	As indicated

DWG. NAME:
PROPOSED FLOOR PLANS

DWG. NO.:
A-1.00

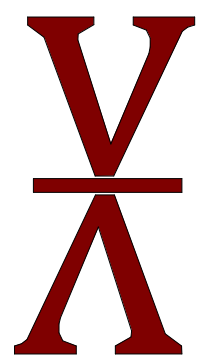
SHEET NO. 6 OF 8 PLOT DATE



2 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

1 PROPOSED BASEMENT FLOOR
1/4" = 1'-0"

HILLYER STREET

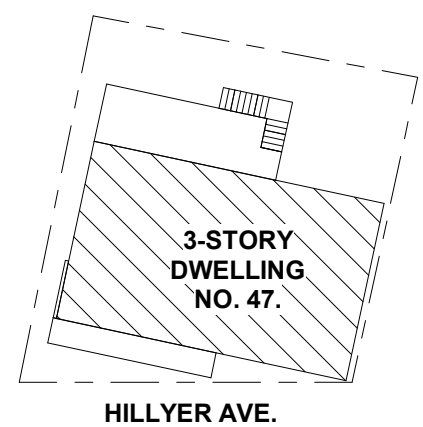


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47 HILLYER
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47 HILLYER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802 LOT: 30
B2C HILLYER DEVELOPMENT LLC

KEY PLAN:



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ARCHITECT OF RECORD:
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DATE	DRN	CHK	DESCRIPTION
11.13.23	YG	AD	PLANNING BOARD

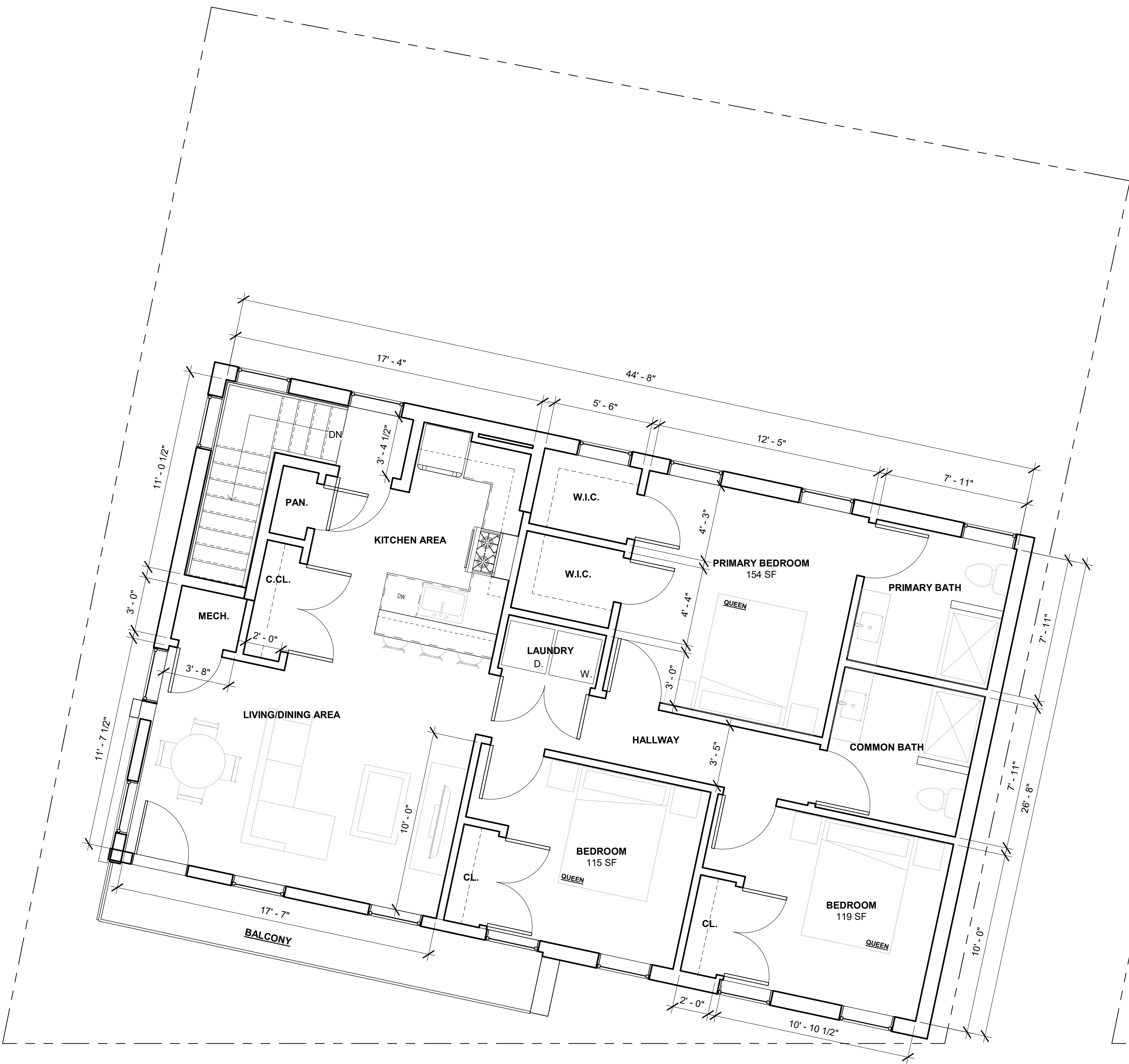
REV	DATE	DRN	CHK	DESCRIPTION

PROJ. NO.: 1233 SCALE: As indicated

DWG. NAME: PROPOSED FLOOR PLANS

DWG. NO.: A-1.01

SHEET NO. 7 OF 8 PLOT DATE



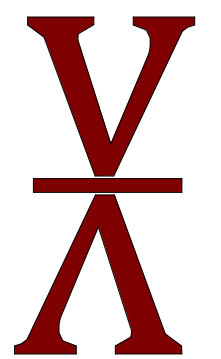
SECOND FLOOR GROSS SF
1300 SF

2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR GROSS SF
1300 SF

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



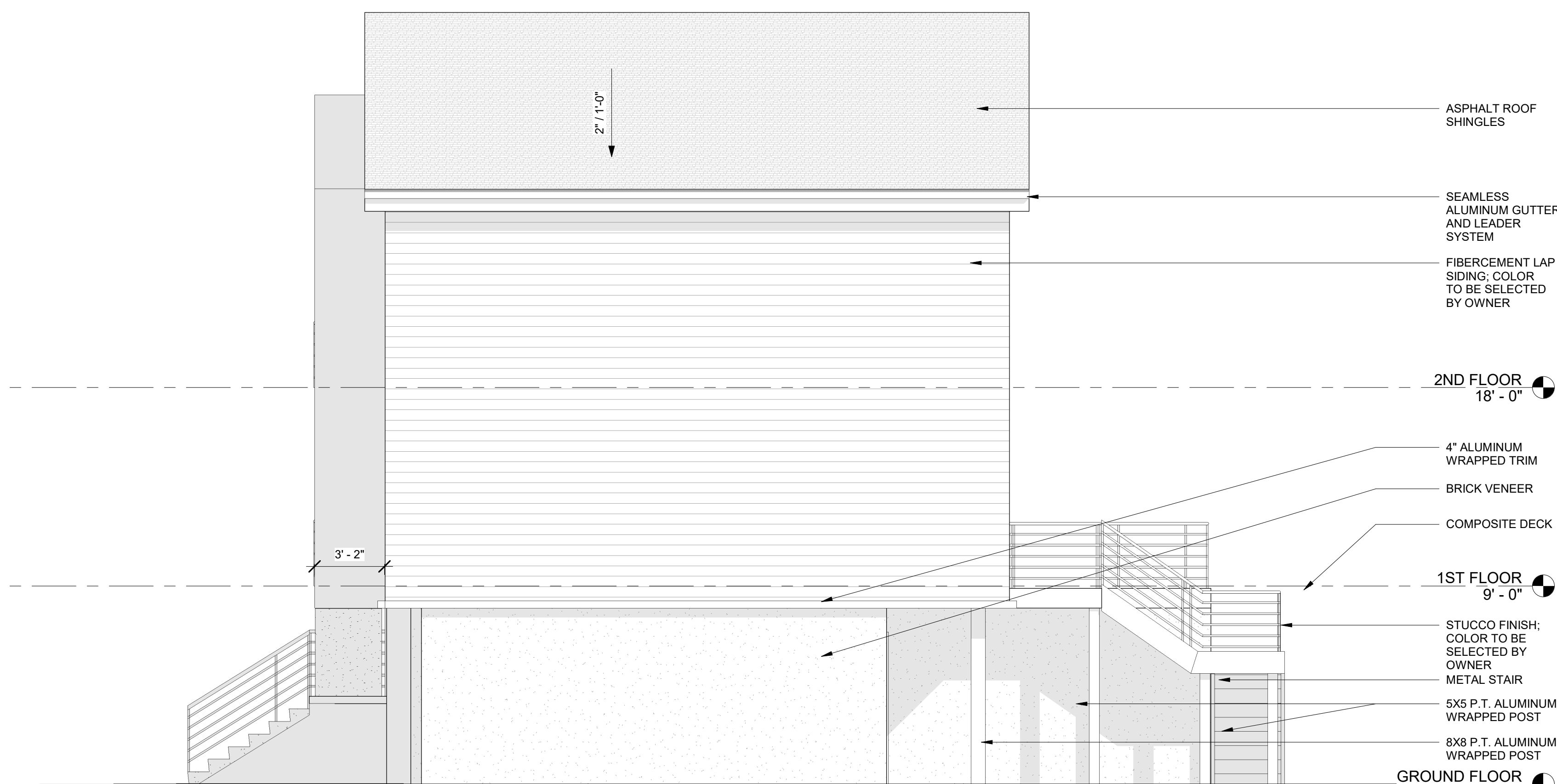
VIVID ARC

TELEPHONE NUMBER: 551.206.6196
E-MAIL ADDRESS: arlenis@vivid-arc.com
WEBSITE: vivid-arc.com

47 HILLYER
PROPOSED 2-FAMILY HOME
47 HILLYER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802 LOT: 30
B2C HILLYER DEVELOPMENT LLC



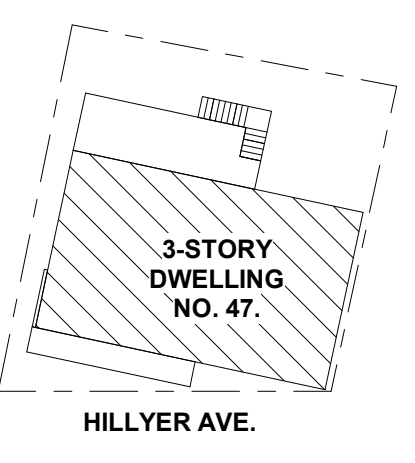
4 PROPOSED REAR ELEVATION
1/4" = 1'-0"



3 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

- ASPHALT ROOF SHINGLES
- SEAMLESS ALUMINUM GUTTER AND LEADER SYSTEM
- FIBERCEMENT LAP SIDING; COLOR TO BE SELECTED BY OWNER
- 2ND FLOOR 18'-0"
- 4" ALUMINUM WRAPPED TRIM
- BRICK VENEER
- COMPOSITE DECK
- 1ST FLOOR 9'-0"
- STUCCO FINISH; COLOR TO BE SELECTED BY OWNER
- METAL STAIR
- 5X5 P.T. ALUMINUM WRAPPED POST
- 8X8 P.T. ALUMINUM WRAPPED POST
- GROUND FLOOR 0'-0"

KEY PLAN:



NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT
ARCHITECT OF RECORD:
ARLENIS DOMINGUEZ
N.J. LIC. NUMBER: 21A102182000
These construction drawings are in the exclusive use of the particular project they illustrate. Vivid Arc, LLC retains ownership of this document and is the sole authority to authorize its reproduction or other use.

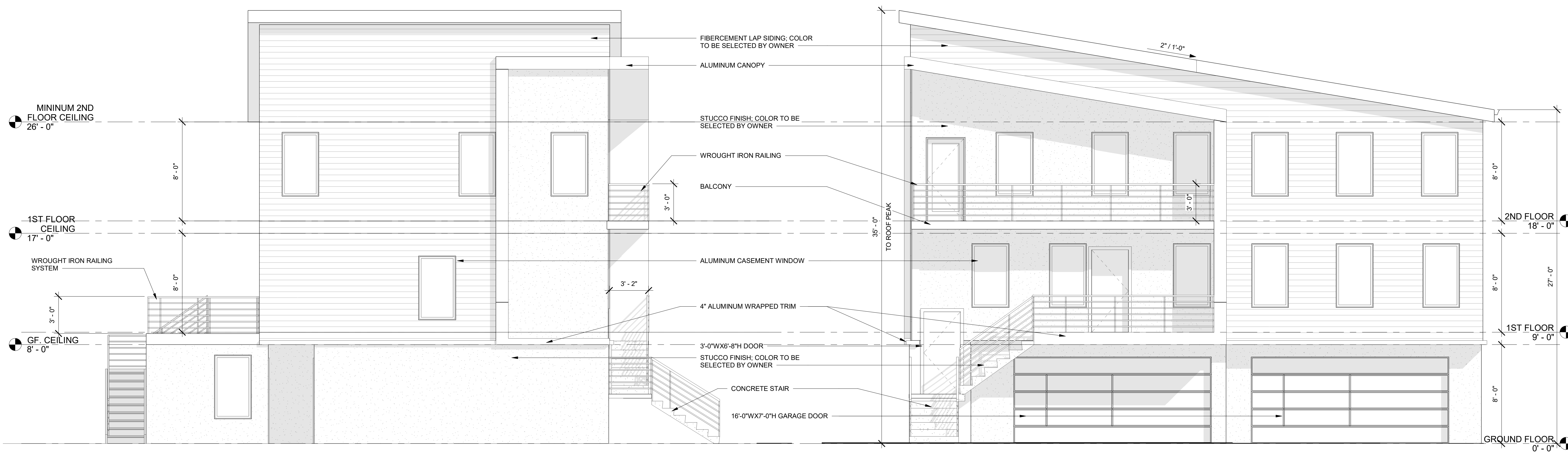
DATE	DRN	CHK	DESCRIPTION	
11.13.23	YG	AD	PLANNING BOARD	
REV	DATE	DRN	CHK	DESCRIPTION

PROJ. NO.: 1233
SCALE: As indicated

DWG. NAME:
PROPOSED BUILDING ELEVATIONS

DWG. NO.: **A-2.00**

SHEET NO. 8 OF 8 PLOT DATE



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

- FIBERCEMENT LAP SIDING; COLOR TO BE SELECTED BY OWNER
- ALUMINUM CANOPY
- STUCCO FINISH; COLOR TO BE SELECTED BY OWNER
- WROUGHT IRON RAILING
- BALCONY
- ALUMINUM CASEMENT WINDOW
- 4" ALUMINUM WRAPPED TRIM
- 3'-0"X6'-8" DOOR
- STUCCO FINISH; COLOR TO BE SELECTED BY OWNER
- CONCRETE STAIR
- 16'-0"X7'-0" GARAGE DOOR

PRIME & TUVEL

ATTORNEYS AT LAW

April 11, 2024

VIA UPS OVERNIGHT

City of Orange Township, ZBA
29 North Day Street, Fourth Floor
Orange, NJ 07050
Trisha Scipio, Zoning Board Secretary

**RE: B2C Hillyer Development, LLC (“Applicant”)
47 Hillyer Street, Block 1802, Lot 30, City of Orange (the “Property”)
Application for Variance Relief**

Dear Ms. Scipio:

As you may be aware, this office represents the Applicant in connection with an application for variance relief at the Property referenced above. The Applicant is proposing to construct a three-story “stacked” two family-dwelling on the Property. Please find enclosed revised plans as per the Board’s comments from the April 4th TRC meeting, for your review:

- Four (4) sets of Site Plans, signed and sealed, prepared by Inglese Architecture + Engineering;
- Four (4) sets of Architectural Plans, signed and sealed, prepared by Vivid Arc;

Kindly confirm receipt of this submission. Should you have any comments or concerns, please don’t hesitate to contact my office.

Sincerely,

Benjamin T.F. Wine

Benjamin T.F. Wine, Esq.
Attorney for Applicant

BTFW:emt
enclosure

PRIME & TUVEL
1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601
(201) 883-1010
Attorney for Applicant


<p>IN RE:</p> <p>B2C Hillyer Development, LLC</p> <p>47 Hillyer Street, City of Orange Twp., NJ</p> <p>Block 1802, Lot 30 on the City of Orange Township Tax Map</p>	<p>THE CITY OF ORANGE TOWNSHIP ZONING BOARD OF ADJUSTMENT</p> <p>AFFIDAVIT OF SERVICE</p> <p>AND</p> <p>PUBLICATION OF NOTICE</p>
--	---

STATE OF NEW JERSEY)
) SS
 COUNTY OF BERGEN)

I, Ellen Terzini, of full age, being duly sworn according to law, upon my oath, depose and say:


1. I am an employee with the law firm of Prime & Tuvel
2. The form of public notice (hereinafter referred to as "Notice") announcing the meeting on April 22, 2024 at 7:00 pm is attached as Exhibit "A."
3. The list of property owners within two hundred feet of the subject property prepared by the City of Orange Township, as well as other entities to whom the Notice in Exhibit "A" was sent, is attached as Exhibit "B."
4. The Notice in Exhibit "A" was sent by United States Certified Mail, Return Receipt Requested, to the property owners within two hundred feet of the site and to the other entities listed in Exhibit "B." Copies of the "white" return receipts postmarked April 12, 2024, from the United States Post Office are attached as Exhibit "C."
5. The Notice in Exhibit "A" was published in Jersey Journal on April 12, 2024. A copy of the publication is attached as Exhibit "D." The original affidavit of publication will be provided to the Board once received.

Sworn to and Subscribed before
 me this 15 day of April 2024



Notary Public

Sally C La
 NOTARY PUBLIC
 State of New Jersey
 ID # 50111300
 My Commission Expires
 August 26, 2024





Ellen M. Terzini

Exhibit “A”

NOTICE OF PUBLIC HEARING

City of Orange Township Zoning Board of Adjustment

PLEASE TAKE NOTICE that the City of Orange Township Zoning Board of Adjustment (the "Board") will hold a virtual public hearing on April 22, 2024 at 7:00 PM, to review and take formal action upon an application for use variance, bulk variance and design waiver/exception relief (the "Application") by B2C Hillyer Development LLC (the "Applicant") with respect to property having a street address of 47 Hillyer Street, Orange, New Jersey 07050, and being designated as Block 1802, Lot 30 (the "Property") on the City of Orange Township Tax Map. The Property is located in the R-2 Zoning District.

The Applicant proposes to construct a two-family residence on the Property, as well as related site improvements, including but not limited to, lighting and landscaping.

The Applicant seeks use variance relief pursuant to N.J.S.A. 40:55D-70(d)(5) for density greater than permitted (17.5 units per acre permitted; 31.7 units per acre proposed).

The Applicant also seeks bulk variance and design waiver/exception relief, including: (1) Lot area less than required (5,000 sq. ft. required; 2,748 sq. ft. existing and proposed); (2) Front yard setback less than required (20 ft. required; 1.92 ft. proposed); (3) Side yard setback less than required (8 ft. required; 1.08/3.58 ft. proposed); (4) Rear yard setback less than required (25 ft. required; 10 ft. proposed); (5) Building coverage greater than permitted (40% permitted; 49% proposed); (6) Fenestration less than required (20% required; 14.8% on front/8.6% on left side/14.4% on rear side/0% on right side proposed); and (7) Not providing separate front and rear entrances for each unit, where same is required.

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, *de minimis* exceptions from the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

Pursuant to the declarations by the Governor of the State of New Jersey [Executive Orders 103 and 107], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, the public hearing will be held by **online/virtual means and telephonically only**. During the public hearing, interested parties may appear, either in person or by attorney, and present any comments or questions which they may have regarding this Application by either (a) participating online by visiting <https://us02web.zoom.us/j/87677287921?pwd=ZDh1TkxrcWd5SSFFRbC9majFwZlZ5dz09> and following the instructions provided to join the online/virtual meeting, including but not limited to entering meeting ID: 876 7728 7921 and passcode: 773044, if prompted, or (b) participating telephonically by calling +1 (646) 931-3860 or +1 (301) 715-8592 and entering meeting ID: 876 7728 7921 and passcode: 773044, if prompted. Participating via online/virtual means or telephonically is free of charge to the public.

Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Trisha Scipio, of their interest in participating in advance of the public hearing by sending an email to the Board Secretary at tscipio@orangenj.gov or by calling the Board Secretary during regular business hours at (973) 968-6005. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email to tscipio@orangenj.gov or by phone at (973) 968-6005 during regular business hours. There will also be a portion of the public hearing dedicated to public questions, public comment, and the opportunity for the public to offer evidence.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public at the Office of the City Clerk, located on the 4th floor of the City of Orange Township City Hall, 29 North Day Street, Orange, New Jersey 07050, during regular business hours, which are typically Monday through Friday, 8:30 AM – 4:30 PM. Copies of the Application and supporting materials (including maps and plans) will also be posted on <https://orangetwpnjcc.org/>. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

Benjamin T.F. Wine, Esq.
Prime & Tuvel
1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601
Phone: (201) 883-1010
Email: ben@primelaw.com
Attorneys for B2C Hillyer Development LLC

Exhibit “B”



THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

**IN RESPONSE TO WRITTEN REQUEST OF: Benjamin T.F. Wine Esq.
Fee is \$10.00**

Listed below are the names and addresses of owners of all Real Property as shown on our current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property known and designated as:

**Subject: 47 Hillyer Street
Block 1802 Lot 30**

1,2 **State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

3,4 **Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

5,6 **Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

7,8 **Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

9,10 **Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

I hereby certify the above to be a list from the current City of Orange Township duplicate of names and addresses of owners of real property located as described above.

Date: April 8th, 2024

Christopher L. Murray
**Christopher L. Murray C.T.A
Tax Assessor**

**WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov**

Buffer Report

CITY OF ORANGE TOWNSHIP
Office of the Assessor
29 North Day Street
Orange, New Jersey 07050
Telephone: (973) 952-6062
Facsimile: (973) 673-5878

Highlighted feature(s)

Subject Property (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
11,12 City of Orange Township	1802	30		47 HILLYER STREET	B2C HILLYER DEVELOPMENT LLC	224 JOHNSON AVE, 2ND FL	HACKENSACK, NJ	07601

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

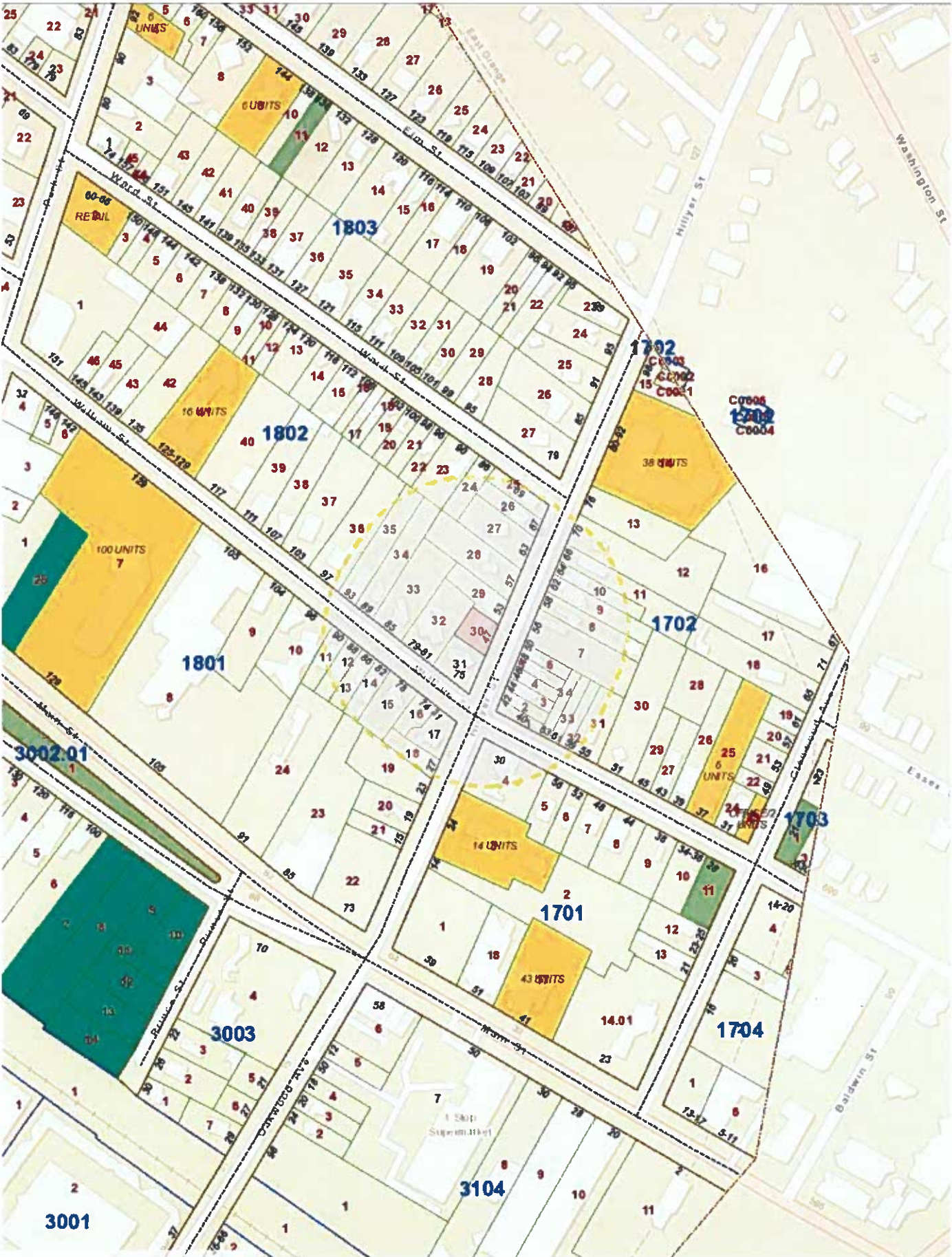
Adjacent Properties (42)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
13	1701	4	30 HILLYER STREET	COX, TREVOR	38 SOUTH ARLINGTON AVE.	EAST ORANGE, NJ	07018
4,15	1702	1	40 HILLYER STREET	RIDGELINE CAPITAL, LLC	P.O. BOX 213	ROSELAND, NJ	07068
16	1702	2	42 HILLYER STREET	POLLAND, RUSSELL R. & ANNA	42 HILLYER STREET	ORANGE, NJ	07050
7,18	1702	3	44 HILLYER STREET	ETE REALTY LLC	1442 44TH ST	BROOKLYN, NY	11219
19	1702	4	46 HILLYER STREET	JONES, MARY A.	46 HILLYER STREET	ORANGE, N.J.	07050
20	1702	5	48 HILLYER STREET	MULLINGS, MICHAEL ANTHONY	48 HILLYER STREET	ORANGE, N.J.	07050
4,20	1702	6	50 HILLYER STREET	H FIX AND FLIPS, LLC,	725 RIVER ROAD STE 32-281	EDGEWATER, NJ	07020
22	1702	7	56 HILLYER STREET	TLATEMPA, ARELI RODRIGUEZ	56 HILLYER ST.	ORANGE, N.J.	07050
23	1702	8	58 HILLYER STREET	HAYES, ELIZABETH	58 HILLYER STREET	ORNAGE, NJ	07050
24	1702	9	62 HILLYER STREET	MITCHELL, DONNETT	5 JUNIPER AVE.	MANALAPAN, N.J.	07726
25	1702	10	64 HILLYER STREET	HUDSON, ELIZA	64 HILLYER STREET	ORANGE, N.J.	07050
16,27	1702	11	66 HILLYER STREET	66 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052
28,29	1702	12	70 HILLYER STREET	70 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052
30	1702	31	55 WILLIAM STREET	OPPKU, FELICIA	55 WILLIAM STREET	ORANGE, NJ	07050
31	1702	32	59 WILLIAM STREET	HERRING, CANDACE & OFORI-ATTA, YAO	59 WILLIAM ST	ORANGE, NJ	07050

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
32	1702	33	61 WILLIAM STREET	COLEY, ELLA	61 WILLIAM ST.	ORANGE, N.J.	07050
33	1702	34	63 WILLIAM STREET	PAREDES, KEITLYN & ANGEL G	63 WILLIAM STREET	ORANGE, NJ	07050
34,35	1801	10	96 WILLIAM STREET	HOUSE OF GOD	96 WILLIAM STREET	ORANGE NJ	07050
36	1801	11	90 WILLIAM STREET	CISCO, DONNA	90 WILLIAM STREET	ORANGE, NJ	07050
37	1801	12	88 WILLIAM STREET	URRENA, EIDY	88 WILLIAM STREET	ORANGE, NJ	07050
36,37	1801	13	86 WILLIAM STREET	86 WILLIAM ST HOLDINGS LLC	86 WILLIAM ST	ORANGE, NJ	07050
40	1801	14	82 WILLIAM STREET	GUALPA, JUAN	82 WILLIAM ST	ORANGE, NJ	07050
41	1801	15	78 WILLIAM STREET	MURRAY, JESSIE M.	78 WILLIAM STREET	ORANGE NJ	07050
42,1	1801	16	74 WILLIAM STREET	MANI, OLGA & ROMANO, YAIRT D.	74 WILLIAM STREET	ORANGE, N.J.	07050
43	1801	17	31 HILLYER STREET	ISRAEL, JARTEAU	31 HILLYER STREET	ORANGE, NJ	07050
44	1801	18	27 HILLYER STREET	PEEPLES, AYANNA	27 HILLYER ST	ORANGE, NJ	07050
45	1801	19	23 HILLYER STREET	TEJADA-LANDAVERDE, JOSE A.	23 HILLYER ST.	ORANGE, N.J.	07050
46,47	1801	23	85 MAIN STREET	ORANGE REMAX PROPERTIES LLC	10 MANDEVILLE DRIVE	WAYNE, N.J.	07407
48	1802	23	90 WARD STREET	CHARLES, ARIOS & LORRINA	90-94 WARD STREET	ORANGE, NJ	07050
49	1802	24	86 WARD STREET	TAYLOR, KATHLEEN	86 WARD STREET	ORANGE, NJ	07052
50	1802	25	69 HILLYER STREET	HYLTON, WENDY	69 HILLYER ST.	ORANGE, N.J.	07050
51	1802	26	67 HILLYER STREET	SCOTT,PATRICK + THELMA	67 HILLYER STREET	ORANGE,N.J.	07050
52	1802	27	63 HILLYER STREET	RODRIGUEZ, JONATHAN	12 EAGLE AVENUE	PATERSON, NJ	07503
53	1802	28	57 HILLYER STREET	LYONS, FAYBION A.	57 HILLYER STREET	ORANGE, NJ	07050
54	1802	29	53 HILLYER STREET	XIA, ZHILAN	510 WYOMING AVE.	MILLBURN, N.J.	07041
55,56	1802	30	47 HILLYER STREET	B2C HILLYER DEVELOPMENT LLC	224 JOHNSON AVE, 2ND FL	HACKENSACK, NJ	07601
57,58	1802	31	75 WILLIAM STREET	75 WILLIAM ST LLC,	535 EAST 3RD STREET	BROOKLYN, NY	11218
59	1802	32	79-81 WILLIAM STREET	FLEMING, JR., WILLIAM	79-81 WILLIAM STREET	ORANGE,N.J.	07050
60	1802	33	85 WILLIAM STREET	PENA-CHACON, MARVIN	85 WILLIAM STREET	ORANGE, N.J.	07050

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
61 1802	34		89 WILLIAM STREET	GUALLPA, MARIA E.	89 WILLIAM ST.	ORANGE, N.J.	07050
62 1802	35		93 WILLIAM STREET	GUALLPA, EFRAIN	217 WILLIAM ST.	ORANGE, N.J.	07050
63 1802	36		97 WILLIAM STREET	AURELUS, YVON & MARIE	97 WILLIAM ST.	ORANGE, N.J.	07050

Buffer Report - Map



2146.00 B2C Hillyer Development, LLC
47 Hillyer Street, Block 1802, Lot 30
Orange, NJ
Additional Addresses

64

Commissioner of Transportation
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

65

Attn: Anyone authorized to accept service
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

66

Municipal Clerk
City of Orange
City Hall
29 N. Day St.
Orange, NJ 07050

67

Attn: Anyone authorized to accept service
City of Orange
City Hall
29 N. Day St.
Orange, NJ 07050

68

Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044

69

Attn: Anyone Authorized to Accept Service
Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044

Exhibit “C”

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5643 55

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.640
Total Postage and Fees	\$8.690

Postmark Here

APR 12 2024

Sent To: **State of New Jersey/Department of Transportation**
 Street, Apt. No., or PO Box No. **1035 Parkway Avenue**
 City, State, Zip+4 **Trenton, NJ 08625**

Code: 2146.00
Code2: 1

PS Form 3800, January 2023 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5643 62

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.640
Total Postage and Fees	\$8.690

Postmark Here

APR 12 2024

Sent To: **Attn: Anyone Authorized to Accept Service**
 State of New Jersey/Department of Transportation
 Street, Apt. No., or PO Box No. **1035 Parkway Avenue**
 City, State, Zip+4 **Trenton, NJ 08625**

Code: 2146.00
Code2: 2

PS Form 3800, January 2023 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5643 79

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.640
Total Postage and Fees	\$8.690

Postmark Here

APR 12 2024

Sent To: **Comcast Cablevision**
 Street, Apt. No., or PO Box No. **495 Prospect Street**
 City, State, Zip+4 **West Orange, NJ 07052**

Code: 2146.00
Code2: 3

PS Form 3800, January 2023 See Reverse for Instructions

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9214 7969 0099 9790 1834 5643 86

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.640
Total Postage and Fees	\$8.690

Postmark Here

APR 12 2024

Sent To: **Attn: Anyone Authorized to Accept Service**
 Comcast Cablevision
 Street, Apt. No., or PO Box No. **495 Prospect Street**
 City, State, Zip+4 **West Orange, NJ 07052**

Code: 2146.00
Code2: 4

PS Form 3800, January 2023 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5643 93

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.640
Total Postage and Fees	\$8.690

Postmark Here

APR 12 2024

Sent To: **Public Service, Electric & Gas Company**
 Street, Apt. No., or PO Box No. **80 Park Plaza**
 City, State, Zip+4 **Newark, NJ 07102**

Code: 2146.00
Code2: 5

PS Form 3800, January 2023 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 09

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.640
Total Postage and Fees	\$8.690

Postmark Here

APR 12 2024

Sent To: **Attn: Anyone Authorized to Accept Service**
 Public Service, Electric & Gas Company
 Street, Apt. No., or PO Box No. **80 Park Plaza**
 City, State, Zip+4 **Newark, NJ 07102**

Code: 2146.00
Code2: 6

PS Form 3800, January 2023 See Reverse for Instructions

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

7

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 16

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \$3.65
- Return Receipt (electronic) \$ \$3.65
- Certified Mail Restricted Delivery \$ \$0.00
- Adult Signature Required \$ \$0.00
- Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage

\$ \$0.640

Total Postage and Fees

\$ \$8.690

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Verizon/New Jersey
P.O. Box 2749
Addison, TX 75001**

PS Form 3800, January 2023

See Reverse for Instructions

Code: 2146.00
Code2: 7

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

8

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 23

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \$3.65
- Return Receipt (electronic) \$ \$3.65
- Certified Mail Restricted Delivery \$ \$0.00
- Adult Signature Required \$ \$0.00
- Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage

\$ \$0.640

Total Postage and Fees

\$ \$8.690

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Attn: Anyone Authorized to Accept Service
Verizon/New Jersey
P.O. Box 2749
Addison, TX 75001**

PS Form 3800, January 2023

See Reverse for Instructions

Code: 2146.00
Code2: 8

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9

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 30

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \$3.65
- Return Receipt (electronic) \$ \$3.65
- Certified Mail Restricted Delivery \$ \$0.00
- Adult Signature Required \$ \$0.00
- Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage

\$ \$0.640

Total Postage and Fees

\$ \$8.690

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Board of Public Utilities
Two Gateway Center
Newark, NJ 07102**

PS Form 3800, January 2023

See Reverse for Instructions

Code: 2146.00
Code2: 9

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10

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 47

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \$3.65
- Return Receipt (electronic) \$ \$3.65
- Certified Mail Restricted Delivery \$ \$0.00
- Adult Signature Required \$ \$0.00
- Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage

\$ \$0.640

Total Postage and Fees

\$ \$8.690

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Attn: Anyone Authorized to Accept Service
Board of Public Utilities
Two Gateway Center
Newark, NJ 07102**

PS Form 3800, January 2023

See Reverse for Instructions

Code: 2146.00
Code2: 10

**U.S. Postal Service™
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11

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9214 7969 0099 9790 1834 5644 54

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \$3.65
- Return Receipt (electronic) \$ \$3.65
- Certified Mail Restricted Delivery \$ \$0.00
- Adult Signature Required \$ \$0.00
- Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage

\$ \$0.640

Total Postage and Fees

\$ \$8.690

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**B2C Hillyer Development LLC
224 Johnson Ave, 2nd Fl
Hackensack, NJ 07601**

PS Form 3800, January 2023

See Reverse for Instructions

Code: 2146.00
Code2: 11

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12

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 61

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \$3.65
- Return Receipt (electronic) \$ \$3.65
- Certified Mail Restricted Delivery \$ \$0.00
- Adult Signature Required \$ \$0.00
- Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage

\$ \$0.640

Total Postage and Fees

\$ \$8.690

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Attn: Anyone Authorized to Accept Service
B2C Hillyer Development LLC
224 Johnson Ave, 2nd Fl
Hackensack, NJ 07601**

PS Form 3800, January 2023

See Reverse for Instructions

Code: 2146.00
Code2: 12

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13

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 78

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Cox, Trevor
38 South Arlington Ave.
East Orange, NJ 07018

Code: 2146.00
Code2: 13

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14

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5644 85

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Ridgeline Capital, LLC
P.O. Box 213
Roseland, NJ 07068

Code: 2146.00
Code2: 14

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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15

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9214 7969 0099 9790 1834 5644 92

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Attn: Anyone Authorized to Accept Service
Ridgeline Capital, LLC
P.O. Box 213
Roseland, NJ 07068

Code: 2146.00
Code2: 15

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CERTIFIED MAIL® RECEIPT
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16

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5645 08

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Pollard, Russel R. & Anna
42 Hillyer Street
Orange, NJ 07050

Code: 2146.00
Code2: 16

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17

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9214 7969 0099 9790 1834 5645 15

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
ETE Realty LLC
1442 44th St
Brooklyn, NY 11219

Code: 2146.00
Code2: 17

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18

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9214 7969 0099 9790 1834 5645 22

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Attn: Anyone Authorized to Accept Service
ETE Realty LLC
1442 44th St
Brooklyn, NY 11219

Code: 2146.00
Code2: 18

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19

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9214 7969 0099 9790 1834 5645 39

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Jones, Mary A.
46 Hillyer Street
Orange, NJ 07050**

Code: 2146:00
Code2: 19

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20

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9214 7969 0099 9790 1834 5645 46

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Mullings, Michael Anthony
48 Hillyer Street
Orange, NJ 07050**

Code: 2146:00
Code2: 20

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21

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9214 7969 0099 9790 1834 5645 53

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**H Fix and Flips, LLC,
725 River Road Ste 32-281
Edgewater, NJ 07020**

Code: 2146:00
Code2: 21

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20

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9214 7969 0099 9790 1651 7820 31

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Attn: Anyone Authorized to Accept Service
H Fix and Flips, LLC,
725 River Road Ste 32-281
Edgewater, NJ 07020**

Code: 2146:00
Code2: 20

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22

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9214 7969 0099 9790 1834 5645 60

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Tiatempa, Areli Rodriguez
56 Hillyer St.
Orange, NJ 07050**

Code: 2146:00
Code2: 22

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23

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9214 7969 0099 9790 1834 5645 77

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

**Hayes, Elizabeth
58 Hillyer Street
Orange, NJ 07050**

Code: 2146:00
Code2: 23

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24

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9214 7969 0099 9790 1834 5645 84

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Mitchell, Donnett
5 Juniper Ave.
Manalapan, NJ 07726

Code: 2146.00
Code2: 24

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25

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9214 7969 0099 9790 1834 5645 91

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Hudson, Eliza
64 Hillyer Street
Orange, NJ 07050

Code: 2146.00
Code2: 25

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26

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9214 7969 0099 9790 1834 5646 07

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

66 Hillyer Street LLC
350 Main St.
West Orange, NJ 07052

Code: 2146.00
Code2: 26

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27

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5646 14

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone Authorized to Accept Service
66 Hillyer Street LLC
350 Main St.
West Orange, NJ 07052

Code: 2146.00
Code2: 27

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28

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5646 21

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

70 Hillyer Street LLC
350 Main St.
West Orange, NJ 07052

Code: 2146.00
Code2: 28

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29

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5646 38

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone Authorized to Accept Service
70 Hillyer Street LLC
350 Main St.
West Orange, NJ 07052

Code: 2146.00
Code2: 29

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30

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5646 45

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Oppku, Felicia
55 William Street
Orange, NJ 07050

Code: 2146:00
Code2: 30

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31

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9214 7969 0099 9790 1834 5646 52

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Herring, Candace & Oforiatta, Yao
59 William St
Orange, NJ 07050

Code: 2146:00
Code2: 31

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32

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5646 69

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Coley, Ella
61 William St
Orange, NJ 07050

Code: 2146:00
Code2: 32

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33

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9214 7969 0099 9790 1834 5646 76

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Paredes, Keitlyn & Angel G
63 William Street
Orange, NJ 07050

Code: 2146:00
Code2: 33

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34

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9214 7969 0099 9790 1834 5646 83

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
House of God
96 William Street
Orange, NJ 07050

Code: 2146:00
Code2: 34

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35

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5646 90

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Attn: Anyone Authorized to Accept Service
House of God
96 William Street
Orange, NJ 07050

Code: 2146:00
Code2: 35

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36

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5647 06

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Cisco, Donna
90 William Steet
Orange, NJ 07050
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 2146.00
Code2: 36

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37

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1834 5647 13

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Urrena, Eidy
88 William Street
Orange, NJ 07050
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 2146.00
Code2: 37

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38

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9214 7969 0099 9790 1834 5647 20

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
86 William St Holdings LLC
86 William St
Orange, NJ 07050
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 2146.00
Code2: 38

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39

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9214 7969 0099 9790 1834 5647 37

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Attn: Anyone Authorized to Accept Service
86 William St Holdings LLC
86 William St
Orange, NJ 07050
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 2146.00
Code2: 39

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40

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9214 7969 0099 9790 1834 5647 44

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Gualpa, Juan
82 William St
Orange, NJ 07050
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 2146.00
Code2: 40

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41

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9214 7969 0099 9790 1834 5647 51

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Murray, Jessie M.
78 William Street
Orange, NJ 07050
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 2146.00
Code2: 41

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42

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9214 7969 0099 9790 1834 5647 68

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
 Mani, Olga & Romano, Yairt D.
 74 William Street
 Orange, NJ 07050

Code: 2146.00
Code2: 42

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43

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9214 7969 0099 9790 1834 5647 75

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
 Israel, Jarteau
 31 Hillyer Street
 Orange, NJ 07050

Code: 2146.00
Code2: 43

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44

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9214 7969 0099 9790 1834 5647 82

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
 Peebles, Ayanna
 27 Hillyer St
 Orange, NJ 07050

Code: 2146.00
Code2: 44

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45

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9214 7969 0099 9790 1834 5647 99

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
 Tejada-Landaverde, Jose A.
 23 Hillyer St
 Orange, NJ 07050

Code: 2146.00
Code2: 45

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46

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9214 7969 0099 9790 1834 5648 05

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
 Orange Remax Properties LLC
 10 Mandeville Drive
 Wayne, NJ 07407

Code: 2146.00
Code2: 46

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47

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9214 7969 0099 9790 1834 5648 12

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
 Attn: Anyone Authorized to Accept Service
 Orange Remax Properties LLC
 10 Mandeville Drive
 Wayne, NJ 07407

Code: 2146.00
Code2: 47

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48

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9214 7969 0099 9790 1834 5648 29

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To: **Charles, Arias & Lorrina**
90-94 Ward Street
Orange, NJ 07050

Code: 2146.00
Code2: 48

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49

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9214 7969 0099 9790 1834 5648 36

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To: **Taylor, Kathleen**
86 Ward Street
Orange, NJ 07052

Code: 2146.00
Code2: 49

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50

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9214 7969 0099 9790 1834 5648 43

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To: **Hylton, Wendy**
69 Hillyer St.
Orange, NJ 07050

Code: 2146.00
Code2: 50

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51

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9214 7969 0099 9790 1834 5648 50

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To: **Scott, Patrick + Thelma**
67 Hillyer Street
Orange, NJ 07050

Code: 2146.00
Code2: 51

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52

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9214 7969 0099 9790 1834 5648 67

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To: **Rodriguez, Jonathan**
12 Eagle Avenue
Paterson, NJ 07501

Code: 2146.00
Code2: 52

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53

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9214 7969 0099 9790 1834 5648 74

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Postmark
Here

Sent To: **Lyons, Faybion A.**
57 Hillyer Street
Orange, NJ 07050

Code: 2146.00
Code2: 53

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31

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9214 7969 0099 9790 1834 5648 81

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Xia, Zhilan
Street, Apt. No.,
or PO Box No. **510 Wyoming Ave.**
City, State, Zip+4 **Millburn, NJ 07041**

Code: 2146.00
Code2: 54

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57

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9214 7969 0099 9790 1651 7819 28

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
75 William St LLC,
Street, Apt. No.,
or PO Box No. **535 East 3rd Street**
City, State, Zip+4 **Brooklyn, NY 11218**

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58

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9214 7969 0099 9790 1834 5649 28

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Attn: Anyone Authorized to Accept Service
Street, Apt. No.,
or PO Box No. **75 William St LLC,**
City, State, Zip+4 **535 East 3rd Street**
Brooklyn, NY 11218

Code: 2146.00
Code2: 58

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59

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9214 7969 0099 9790 1834 5649 35

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Fleming, Jr., William
Street, Apt. No.,
or PO Box No. **79-81 William Street**
City, State, Zip+4 **Orange, NJ 07050**

Code: 2146.00
Code2: 59

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60

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9214 7969 0099 9790 1834 5649 42

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Pena-Chacon, Marvin
Street, Apt. No.,
or PO Box No. **85 William Street**
City, State, Zip+4 **Orange, NJ 07050**

Code: 2146.00
Code2: 60

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61

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9214 7969 0099 9790 1834 5649 59

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$3.65
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Gualpa, Maria E.
Street, Apt. No.,
or PO Box No. **89 William St.**
City, State, Zip+4 **Orange, NJ 07050**

Code: 2146.00
Code2: 61

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62

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9214 7969 0099 9790 1834 5649 66

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Gualpa, Efrain
217 William St.
Orange, NJ 07050

Code: 2146.00
Code2: 62

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63

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9214 7969 0099 9790 1834 5649 73

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Aurelus, Yvon & Marie
97 William St.
Orange, NJ 07050

Code: 2146.00
Code2: 63

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64

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9214 7969 0099 9790 1834 5649 80

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
Here

Sent To
Attn: Commissioner of Transportation
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

Code: 2146.00
Code2: 64

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

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Attn: Anyone Authorized to Accept Service
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

Code: 2146.00
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
\$	\$0.640
Total Postage and Fees	\$
\$	\$8.690

Postmark
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Sent To
Attn: Municipal Clerk
City of Orange
City Hall
29 N. Day St.
Orange, NJ 07050

Code: 2146.00
Code2: 66

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
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Postage	\$
\$	\$0.640
Total Postage and Fees	\$
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Postmark
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Sent To
Attn: Anyone Authorized to Accept Service
City of Orange
City Hall
29 N. Day St.
Orange, NJ 07050

Code: 2146.00
Code2: 67

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Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
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Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044

Code: 2146:00
Code2: 68

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9214 7969 0099 9790 1834 5650 31

Certified Mail Fee	\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	\$0.640
Total Postage and Fees	\$	\$8.690

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone Authorized to Accept Service
Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044

Code: 2146:00
Code2: 69

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Exhibit “D”

The Star-Ledger, Newark
The Star-Ledger

Publication Name:
The Star-Ledger, Newark

Publication URL:
www.nj.com/starledger

Publication City and State:
Newark , NJ

Publication County:
Essex

Notice Popular Keyword Category:

Notice Keywords:
47 hillyer

Notice Authentication Number:
202404121244241876865
2906008597

Notice URL:

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Notice Publish Date:
Friday, April 12, 2024

Notice Content

NOTICE OF PUBLIC HEARING City of Orange Township Zoning Board of Adjustment PLEASE TAKE NOTICE that the City of Orange Township Zoning Board of Adjustment (the "Board") will hold a virtual public hearing on April 22, 2024 at 7:00 PM, to review and take formal action upon an application for use variance, bulk variance and design waiver/exception relief (the "Application") by B2C Hillyer Development LLC (the "Applicant") with respect to property having a street address of 47 Hillyer Street, Orange, New Jersey 07050, and being designated as Block 1802, Lot 30 (the "Property") on the City of Orange Township Tax Map. The Property is located in the R-2 Zoning District. The Applicant proposes to construct a two-family residence on the Property, as well as related site improvements, including but not limited to, lighting and landscaping. The Applicant seeks use variance relief pursuant to N.J.S.A. 40:55D-70(d)(5) for density greater than permitted (17.5 units per acre permitted; 31.7 units per acre proposed). The Applicant also seeks bulk variance and design waiver/exception relief, including: (1) Lot area less than required (5,000 sq. ft. required; 2,748 sq. ft. existing and proposed); (2) Front yard setback less than required (20 ft. required; 1.92 ft. proposed); (3) Side yard setback less than required (8 ft. required; 1.08/3.58 ft. proposed); (4) Rear yard setback less than required (25 ft. required; 10 ft. proposed); (5) Building coverage greater than permitted (40% permitted; 49% proposed); (6) Fenestration less than required (20% required; 14.8% on front/8.6% on left side/14.4% on rear side/0% on right side proposed); and (7) Not providing separate front and rear entrances for each unit, where same is required. The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, de minimis exceptions from the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. Pursuant to the declarations by the Governor of the State of New Jersey [Executive Orders 103 and 107], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, interested parties may appear, either in person or by attorney, and present any comments or questions which they may have regarding this Application by either (a) participating online by visiting <https://us02web.zoom.us/j/87677287921?pwd=ZDh1TkxrcWd5SFFRbC9majFwZ1Z5dz09> and following the instructions provided to join the online/virtual meeting, including but not limited to entering meeting ID: 876 7728 7921 and passcode: 773044, if prompted, or (b) participating telephonically by calling +1 (646) 931-3860 or +1 (301) 715-8592 and entering meeting ID: 876 7728 7921 and passcode: 773044, if prompted. Participating via online/virtual means or telephonically is free of charge to the public. Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Trisha Scipio, of their interest in participating in advance of the public hearing by sending an email to the Board Secretary at tscipio@orangenj.gov or by calling the Board Secretary during regular business hours at (973) 968-6005. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email to tscipio@orangenj.gov or by

phone at (973) 968-6005 during regular business hours. There will also be a portion of the public hearing dedicated to public questions, public comment, and the opportunity for the public to offer evidence. The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public at the Office of the City Clerk, located on the 4th floor of the City of Orange Township City Hall, 29 North Day Street, Orange, New Jersey 07050, during regular business hours, which are typically Monday through Friday, 8:30 AM 4:30 PM. Copies of the Application and supporting materials (including maps and plans) will also be posted on <https://orangetwpnjcc.org/>. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. Benjamin T.F. Wine, Esq. Prime & Tuvel 1 University Plaza Drive, Suite 500 Hackensack, New Jersey 07601 Phone: (201) 883-1010 Email: ben@primelaw.com Attorneys for B2C Hillyer Development LLC 4/12/24 \$172.00

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