



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 type="checkbox"/> Other Variance |

II. For the following property:

Street Address: 574 white st, orange

Block# 2401 Lot/Lots# 3 Zone: MX-2

Present use: Single family

Proposed use: 2 Family

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)
We would like to convert this single family home into a 2 family.

III. Applicant Name: Daniel Moradi Phone (973) 666-4020

Address: 520 elm st, kearny NJ 07032

Email: Danmoradi100@gmail.com

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

The relationship of the applicant to the property in question is:
 Owner Lessee Other (specify) family member of owner

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.

IV. Owner: Isaac Moradi Phone: 9736526897
Address: 520 elm st, Kearny 07032
Email: leadertech25@gmail.com Fax: _____

V. Applicant's Engineer: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

VI. Applicant's Architect: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

VII. Applicant's Surveyor: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

VIII. Applicant's Attorney: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

IX. Applicant's Planning Consultant: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

X. Applicant's Traffic Engineer: _____ 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):**

- 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

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

NO

XV. List below the arguments to support this application: (Please attach additional pages if needed)
The Property is currently built as a 2 family. All it needs are 2 gas and electric meters.

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

6 day of December, 2023

Notary Public

Daniel Moradi

Signature of Applicant



11 Park Lake Road
Sparta, NJ 07871
P: 973.300.9003
F: 973.300.4003

January 29, 2024

Trisha Scipio, Zoning Board Secretary
City of Orange
City Hall
29 North Day Street
Orange, New Jersey 07050

Re: City of Orange Township, County of Essex, State of New Jersey
574 White Street (Block 2401, Lot 3)
Completeness and Technical Review #1
CP Project No.: 580.536

Members of the Zoning Board:

Overview:

The Applicant, Daniel Moradi, requests approval to convert the existing single-family home to a two-family home at the above referenced location in the Mixed-Use Medium Density Residential and Central Business (MX-2) Zone. The existing home is constructed as a two-family home, but is currently being used as a single-family home. The applicant is proposing to “officially” convert the existing home to a two-family home by installing two gas and water meters. The existing single-family home and proposed two-family home are not permitted uses in the MX-2 Zone.

The following documents, received electronically, have been reviewed:

1. City of Orange Board of Adjustment Application dated December 6, 2023.
2. Zoning Approval Denied, dated November 2, 2023

Completeness Review:

As directed, I have reviewed the subject application and documents for completeness in accordance with the applicable City of Orange Township Development Regulations. From an engineering perspective, it is my recommendation that this application be deemed **incomplete**. The Applicant will need to retain the requisite professionals to provide the following:

A survey (boundary and topographic) of the subject property, performed by a NJ licensed surveyor.

A professional engineer/planner to address site issues pertaining to parking and to address the use variance, density variance and other potential bulk variances. The interior layout and individual apartment ingress/egress of the existing building, inclusive of basement (if applicable), all habitable floors and attic.

This information will provide this office, other Zoning Board professionals and the Zoning Board members with the necessary information required to fully understand the applicant's request and determine all applicable variances associated with the application.

If you should have any questions regarding the above, please do not hesitate to contact my office.

Sincerely,
CP Engineers, LLC



David A. Clark, P.E., C.M.E.
Zoning Board of Adjustment Board Engineer

CC: Daniel Moradi – Applicant (danmoradi100@gmail.vom) – email only



City of Orange Township
 ZONING DEPARTMENT
 29 NORTH DAY STREET
 ORANGE, NJ 07050
 (973) 952-6075
 KALLEYNE@ORANGENJ.GOV

Application Date: 10/24/2023
 Application Number: ZA-23-00351
 Permit Number: _____
 Project Number: _____
 Fee: \$100

Zoning Approval Denied

Date: 11/2/2023

To: ISAAC MORADI
 520 ELM STREET
 KEARNY, NJ 07032

CC: APP EMAIL:LEADERTECH25@GMAIL.COM

RE: 574 WHITE STREET
 BLOCK: 2401 LOT: 3 QUAL: ZONE: MX-2

DEAR ISAAC MORADI,

Applicant is seeking to convert existing single family residential dwelling into a two (2) family residential dwelling.

This property is located within the City of Orange Township's MX-2 Mixed Use Medium Density Residential and Commercial Business Zone. Within this zone, the proposed use is not permitted.

Also, a two (2) family residential dwelling requires a minimum of 5,000 square feet of lot space. The existing lot at this location is undersized, having approximately 1,600 square feet.

Therefore, zoning approval is denied.

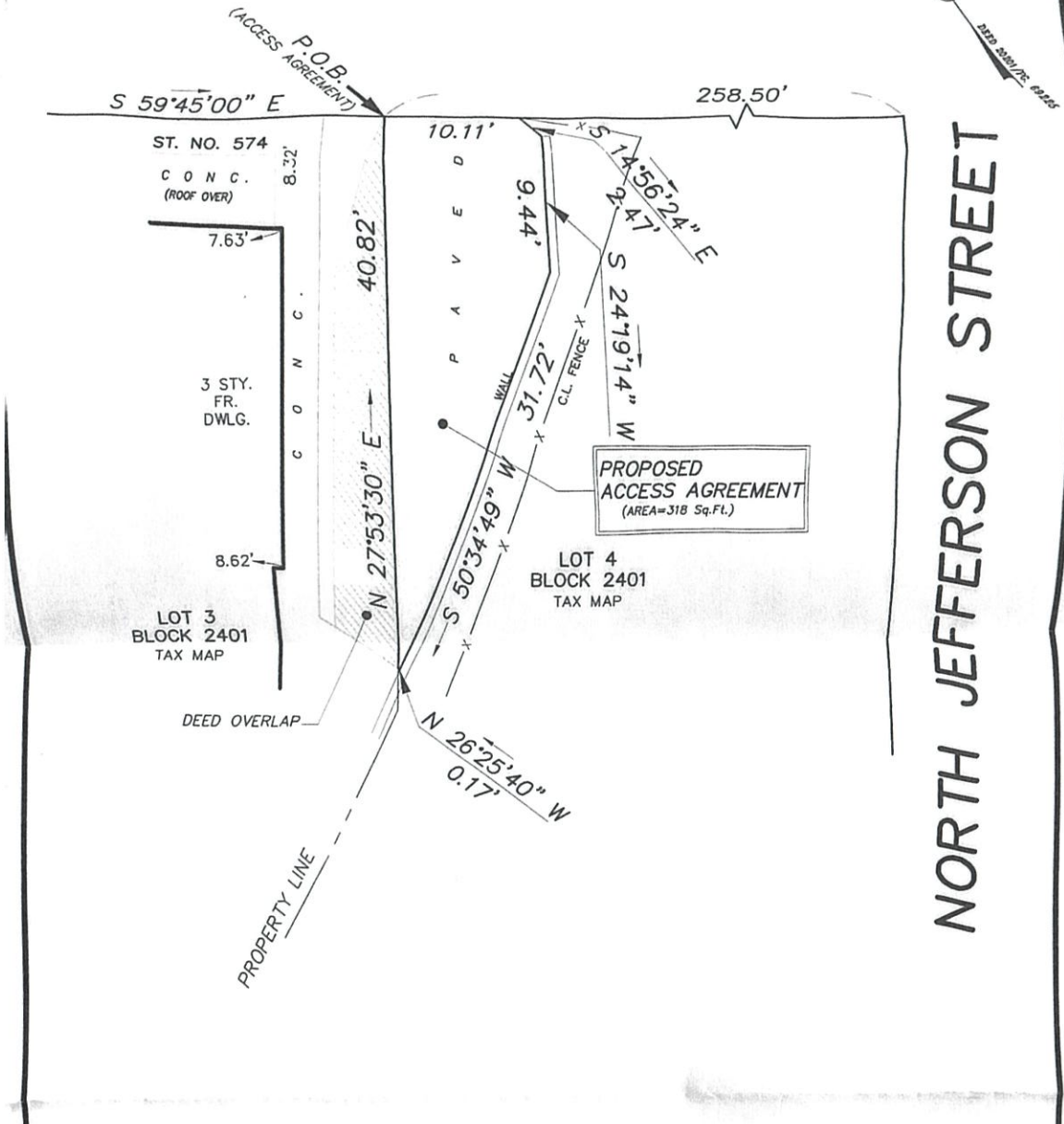
If Applicant wishes to continue pursuit of this use, Applicant must obtain site plan approval from the City of Orange Township's Zoning Board of Adjustment. For further information regarding the Zoning Board application process, please contact Zoning Board Secretary, Ms. Joyce Lanier, at JLanier@orangenj.gov.

Sincerely,

 KHALFANI ALLEYNE, ZONING OFFICER

WHITE STREET (50' WIDE)

NORTH JEFFERSON STREET



PROPOSED ACCESS AGREEMENT

LOT 4 - BLOCK 2401

MAP OF PROPERTY LOCATED AT
ORANGE, ESSEX COUNTY, N.J.

SURVEY NO. 24018A

CERTIFIED TO:
ISAAC MORALI

BORRIE, McDONALD & WATSON
LAND SURVEYORS

130 WASHINGTON STREET
BLOOMFIELD, N.J. 07003
(973)429-0049



Richard T. Watson

RICHARD T. WATSON
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

DATE: APR. 2, 2024

SCALE: 1" = 10'

STIEBER & VELORIC
ATTORNEYS AT LAW
160 SOUTH LIVINGSTON AVENUE
SUITE 208
LIVINGSTON, NEW JERSEY 07039

MICHAEL H. STIEBER
KATHIE R. VELORIC

April 5, 2024

(973) 422-9500
FAX: (973) 422-0700

Mr. Isaac Moradi
c/o Leadertech
520 Elm Street
Kearny, New Jersey 07032

Re: Premises: 574 White Street, City of Orange, Essex County, New Jersey
Block 2401, Lot 3 (574 White Street, Orange, New Jersey)
Block 2401, Lot 4, (564 White Street, Orange, New Jersey)

Dear Mr. Moradi:

I offer this correspondence on behalf of my client, and with the authority of Howard Haberman, the President of Haberman West Orange Corporation. (herein "Haberman"). Haberman is the owner of Block 2401, Lot 4 on the tax maps of the City of Orange Township, Essex County, New Jersey, commonly known as 564 White Street. (herein the "Haberman Property").

The Haberman property was acquired, by Haberman, pursuant to various deeds that date to 1968 and 1987, and a Corrective Deed of April 11, 2022, which pertains and refers to property owned by Haberman in the township of West Orange.

You have informed me of a pending application before the Orange Board of Adjustment for a variance to convert 574 White Street to a Two-family residential dwelling. That the application was tabled subject to providing evidence that the property meets the minimum lot coverage for the variance.

I have been presented with a survey prepared by Richard T. Watson, a licensed surveyor of Bloomfield, New Jersey. The survey depicts that a portion of a macadam driveway directly adjacent to 574 White Street, is a portion of Lot 4, Block 2403, the Haberman Property. The land depicted in the Watson survey, northwest of a chain link fence that fronts on White Street, Orange, New Jersey.

I am advised that based upon prior surveys and deeds of the Haberman Property, Mr. Watson, determined that a portion of the interior wall or curb, and the paved area adjacent to the wall/curb, which appears to be part of the macadam driveway of 574 White Street, represents a "deed overlap."

RE: Isaac Moradi from Haberman

Property: 574 White Street, Orange, New Jersey /564 White Street, Orange, New Jersey

April 5, 024

Page 2 of 2.

Specifically, a portion of the Haberman Property overlaps on 574 White Street. Though upon observation, one assumes that the fence on the Haberman Property is a demarcation of the property line between the two properties, and that all the macadam driveway bordered by the wall/curb, is associated with the property at 574 White Street.

The overlap, as depicted in the survey by Mr. Watson, is not a primary use by my client or any tenants or occupants of the adjoining building at 564 White Street.

My review of the survey and metes and bounds of the area which you seek as use to compliment and as an addition to the land area, particularly parking on the macadam portion of the overlap, is not an impediment to ingress and egress to the Haberman Property.

Accepting the interpretation that a portion of the property you presented before the Board of Adjustment is part of the Haberman Property, and subject to the interest and title to the same, I am authorized to advise you Haberman West Orange Corporation takes no exception to or objection for you to have access to and continued use of the overlap area, as it apparently has been used and deemed part of the property of 574 White Street for many years.

You informed me of the need to present authorization by the adjacent property owner, Haberman, to present it to the Board of Adjustment for its next meeting on your application.

The use, occupancy and access shall be subject to a formal access agreement. Incorporated therein shall be the continued use, occupancy, and access of the overlap portion, for parking.

Very yours,

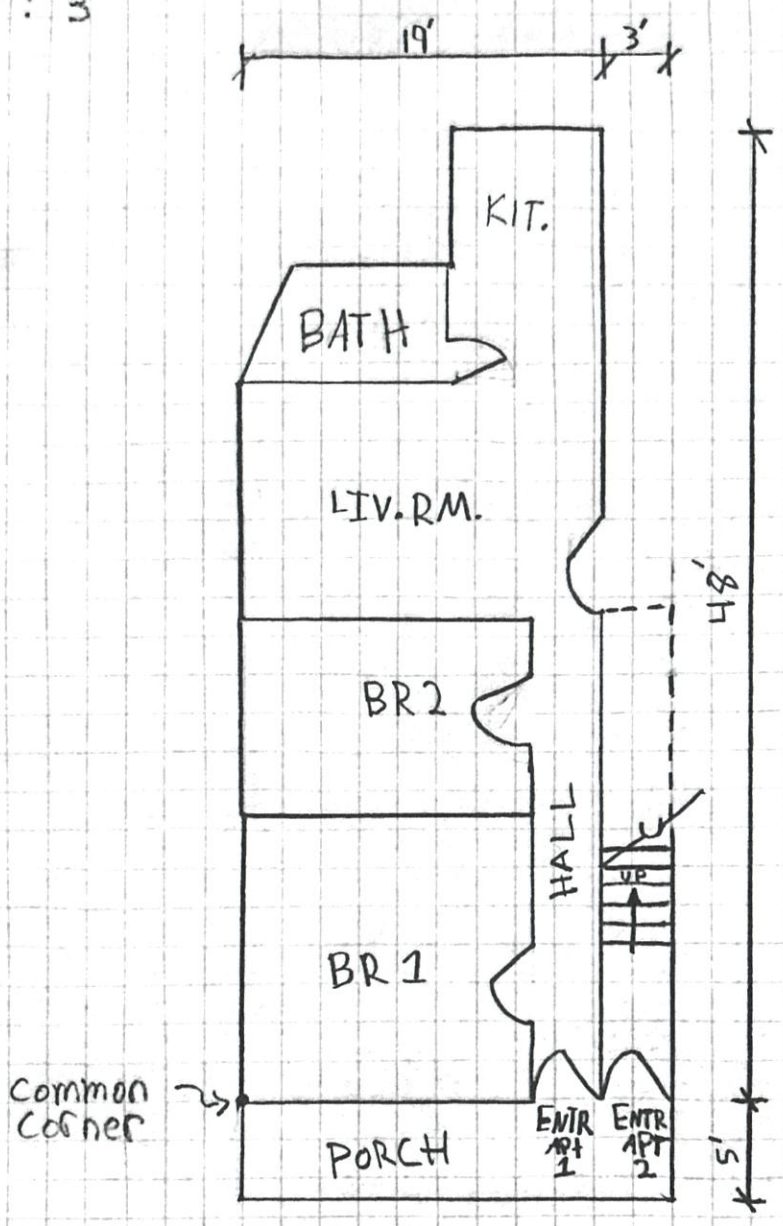

MICHAEL H. STIEBER

MHS

cc: Client: via email

cc; Stuart B. Klepesch, Esq.

574 white st
Block: 2401
LOT: 3

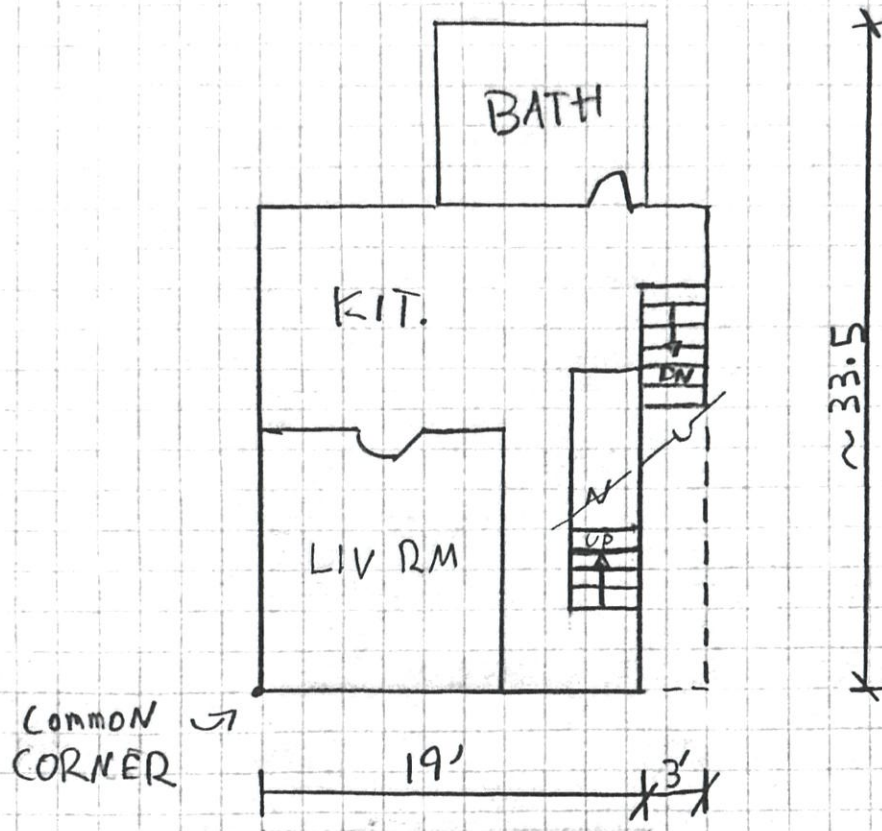


FIRST FLOOR

$\frac{1}{4}'' = 2ft$

574 white st
Block: 2401
Lot: 3

Pg 2

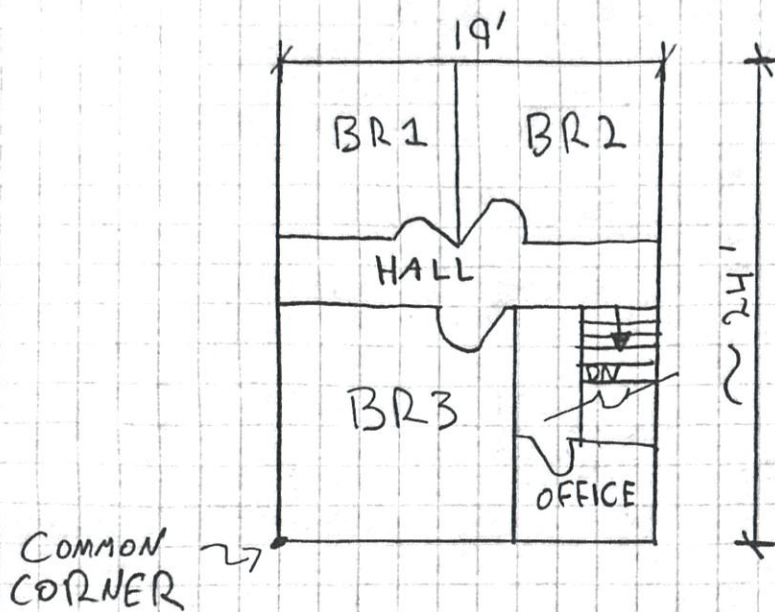


SECOND FLOOR

$\frac{1}{4}'' = 2ft$

574 White St
Block: 2401
Lot: 3

Pg 3

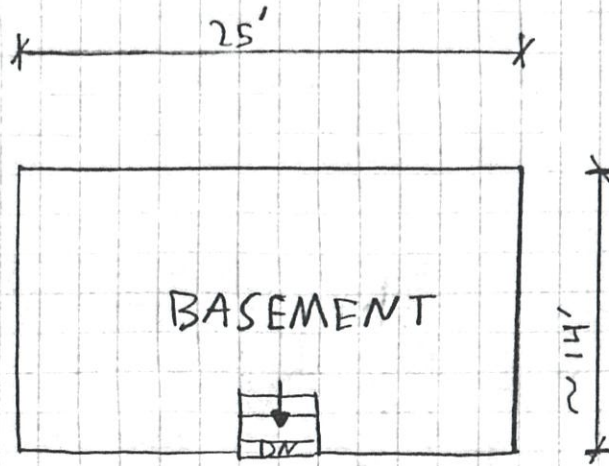


THIRD FLOOR

1/4" = 2ft

574 White st
Block: 2401
Lot: 3

Pg 4



BASEMENT
1/4" = 2 ft



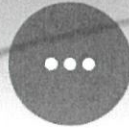
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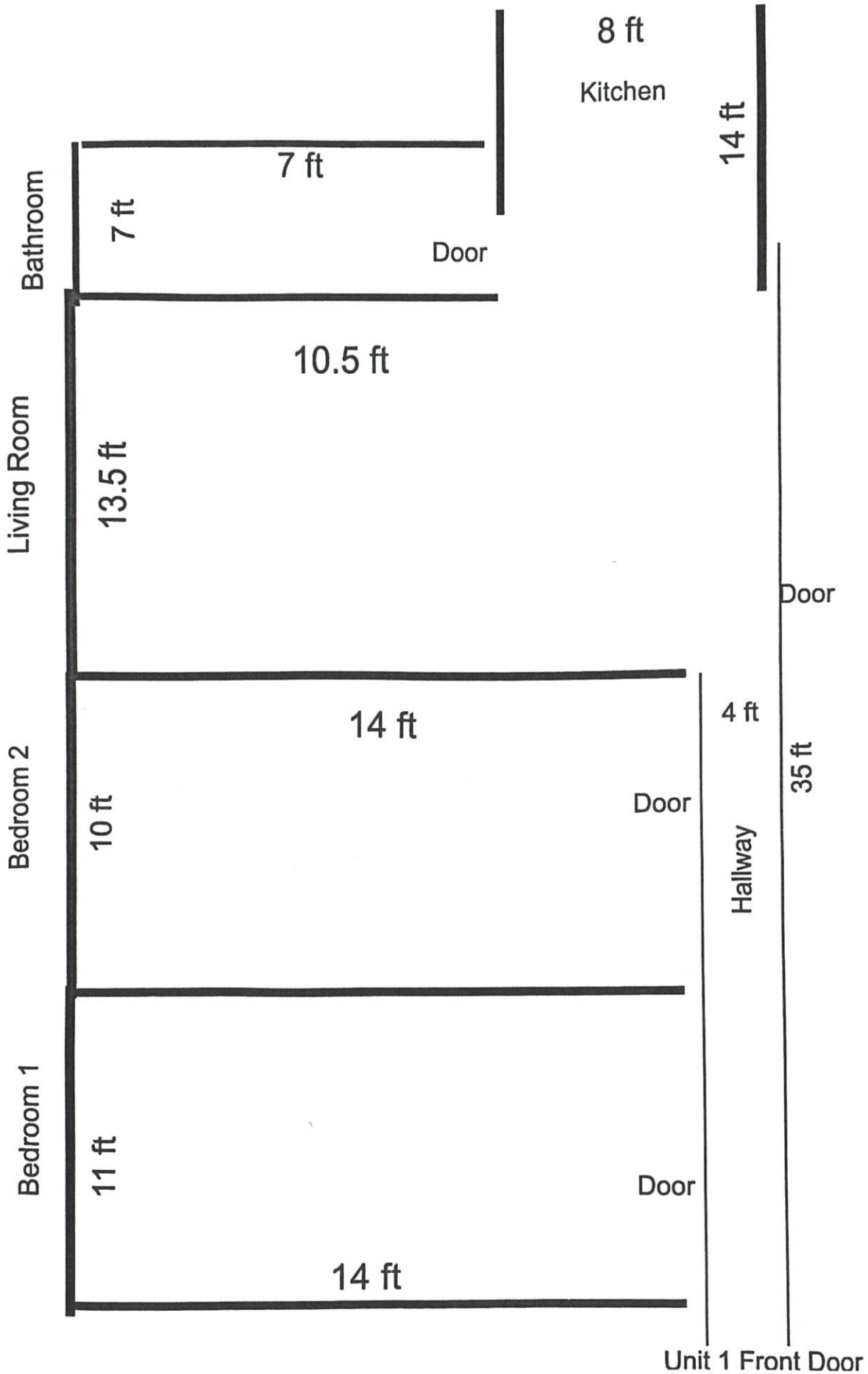


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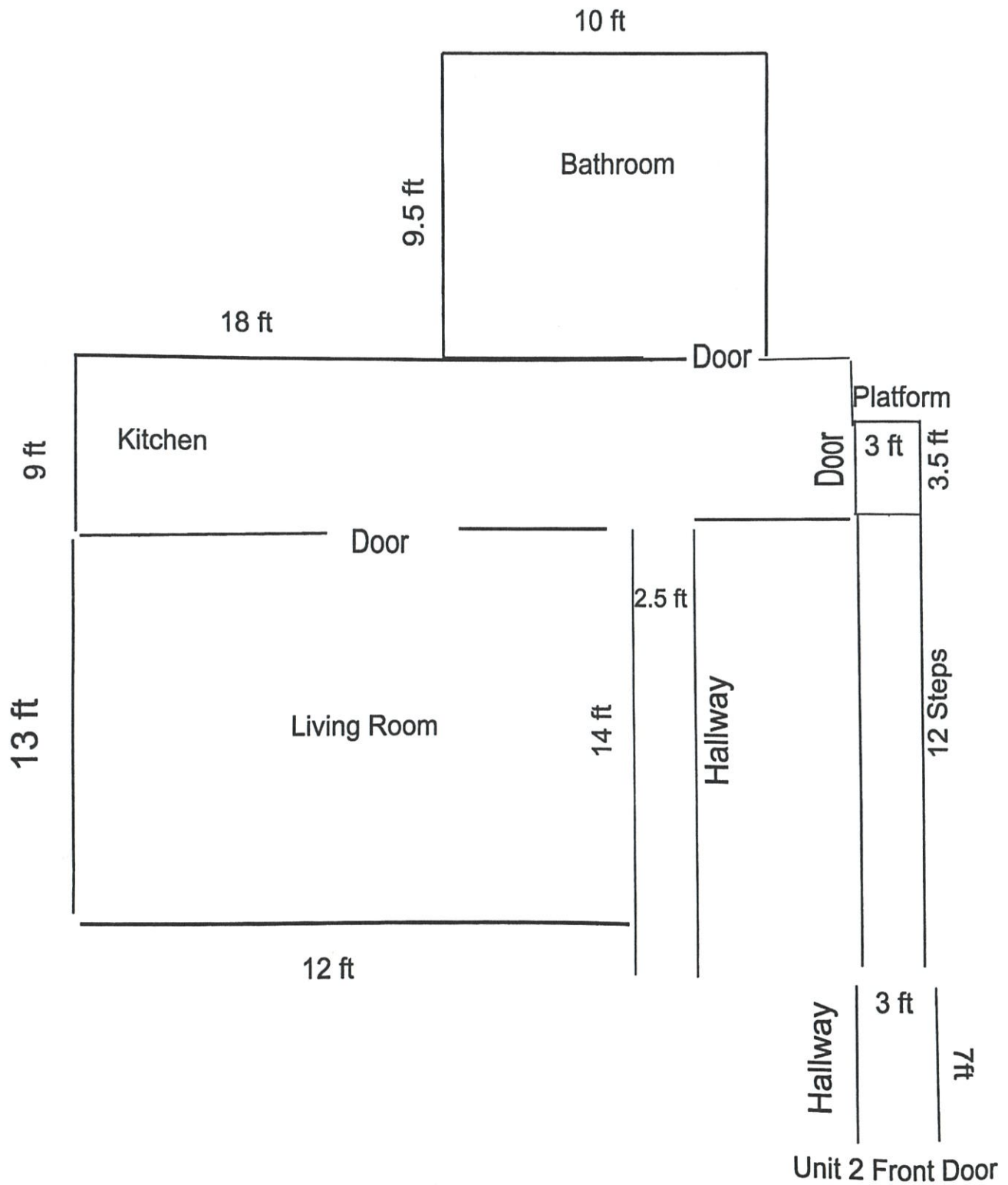
© 2024 Google



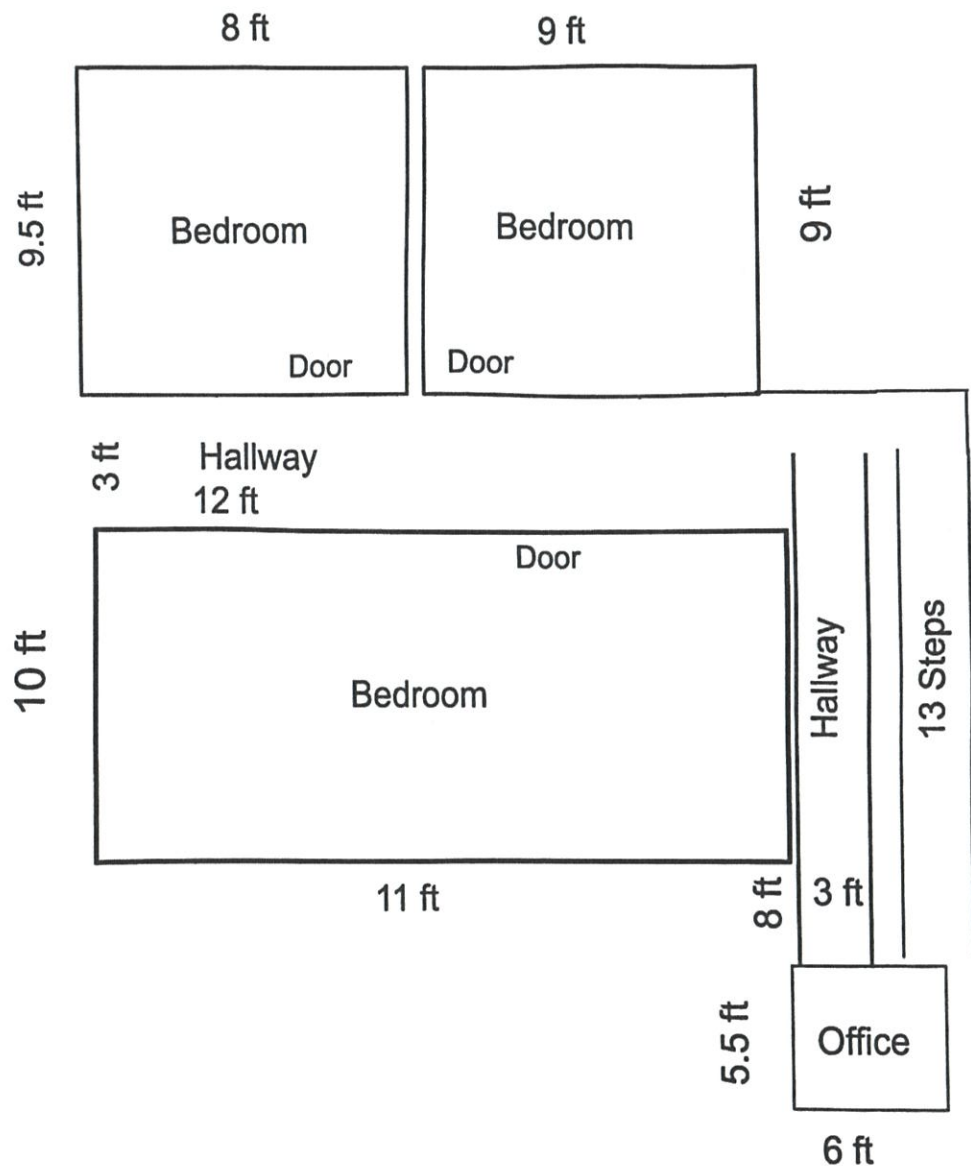
574 White St



Unit 2 Floor 1



Unit 2 Floor 2



Dear city of Orange, our property 574 white st, Orange is already in a position to be a 2 family.
We do not need to change any plans/architecture whatsoever. We would appreciate if your
team can approve the conversion from a one family to a two family.

Thank you,
Daniel Moradi
9736664020

Commitment Number: 220370285
Seller's Loan Number: 101681-1

This instrument prepared by: Michelle M. McCurdy, Esq., 8940 Main Street, Clarence, NY
14031, 866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Block 240.1 Lot 3

SPECIAL/LIMITED WARRANTY DEED

HOF I REO 5, INC., whose mailing address is **201 EAST MCBEE AVENUE, STE #300, GREENVILLE, SC 29601**, hereinafter grantor, for \$345,000.00 (Three Hundred Forty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ISAAC MORADI**, hereinafter grantee, whose tax mailing address is **520 ELM ST, KEARNY, NJ 07032**, the following real property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX AND STATE OF NEW JERSEY.

ALSO KNOWN AS TAX LOT 3 IN BLOCK 2401 ON THE TAX ASSESSMENT MAP OF THE CITY OF ORANGE TOWNSHIP.

MORE COMMONLY KNOWN AS 574 WHITE STREET, ORANGE TOWNSHIP, NJ, 07050.

ALL THAT LOT, TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, IN THE STATE OF NJ, AND DESCRIBED AS FOLLOWS.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE

JERSEY:

BEGINNING AT A POINT ON THE SOUTHWEST SIDELINE OF WHITE STREET THEREIN DISTANT NORTHWESTERLY 258.50 FEET FROM THE INTERSECTION OF THE SAME WITH THE NORTHWEST SIDELINE OF NORTH JEFFERSON STREET AND FROM THENCE RUNNING

(1) SOUTH 27 DEGREES 53 MINUTES 30 SECONDS WEST 44.20 FEET TO A POINT; THENCE

(2) ALONG A COURSE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 219.29 FEET AN ARC DISTANCE OF 41.92 FEET TO A POINT; THENCE

(3) SOUTH 62 DEGREES 56 MINUTES 58 SECONDS WEST 22.21 FEET TO A POINT; THENCE

(4) NORTH 59 DEGREES 45 MINUTES WEST 5.86 FEET TO A POINT; THENCE

(5) NORTH 30 DEGREES 39 MINUTES 50 SECONDS EAST 100 FEET TO A POINT; THENCE

(6) ALONG THE SOUTHWEST SIDELINE OF WHITE STREET SOUTH 59 DEGREES 45 MINUTES EAST 34.50 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS TAX LOT 3 IN TAX BLOCK 2401 ON THE OFFICIAL TAX MAP OF THE CITY OF ORANGE TOWNSHIP, ESSEX COUNTY, STATE OF NJ.

FOR INFORMATION PURPOSES ONLY: THE MAILING ADDRESS IS: 574 WHITE STREET, ORANGE, NJ 07050.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS 574 WHITE STREET, TAX LOT 3 , TAX BLOCK 2401 ON THE OFFICIAL TAX MAP OF THE CITY OF ORANGE TOWNSHIP, NJ.

Property Address is: 574 White Street, Orange, NJ 07050

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on August 23, 2023:

HOFIREO 5, INC., By Lima One Capital, LLC, as Attorney in Fact

By: [Signature]
Name: Kevin Holliday
Its: Director of Servicing Ops.

STATE OF SC
COUNTY OF Greenville

I CERTIFY that on 8/23rd, 2023, Kevin Holliday,
personally came before me and stated or acknowledged under oath, to my satisfaction, that this
person:

- (a) was the maker of the attached document;
- (b) was authorized to and did execute this document as the Director of Servicing on behalf of **Lima One Capital, LLC, as Attorney in Fact for HOFIREO 5, INC.**, the entity named in this document;
- (c) executed this document as the voluntary act of the entity named in this document and
- (d) this deed was made for \$ _____ as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

[Signature]
Notary Public



Letter of Authorization

I Isaac Moradi, allow my son, Daniel Moradi to handle all procedures necessary for the acceptance of a use variance from a one family to a two family for my property 574 white st, Orange NJ.

Isaac Moradi

Dated: 12/6/2023

Daniel Moradi

Dated: 12/6/2023