

Post Polak, P.A.

Celebrating 50 Years of Service

425 EAGLE ROCK AVENUE, SUITE 200

ROSELAND, NEW JERSEY 07068-1717

973-228-9900

FAX 973-994-1705

www.postpolak.com

Marsha M. Moore

Shareholder

mmoore@postpolak.com

973-228-9900, Ext. 220

January 31, 2024

VIA HAND DELIVERY & EMAIL (tscipio@orangenj.gov)

Trisha A. Scipio, Zoning Board Secretary

City of Orange Township Zoning Board of Adjustment

29 North Day Street, Room 305

Orange, NJ 07050

**RE: Pefund Investment Group LLC
Property: 389 Olcott Street, Orange, NJ
Block: 4701, Lot: 13
Post Polak File No. 7394.00001**

Dear Ms. Scipio:

This firm represents Pefund Investment Group LLC in connection with the above-referenced matter. Enclosed please find four (4) collated sets of the following:

1. Revised Zoning Board of Adjustment Application; and
2. 24" x 36" signed and sealed revised sets of Site Plans prepared by Artek Studio, LLC dated August 21, 2021 consisting of six (6) sheets.

An Application has been submitted to the City of Orange Historic Preservation Commission.

Should you require any further documentation, please do not hesitate to contact me.

Very truly yours,

POST POLAK, P.A.

/s/Marsha M. Moore

Marsha M. Moore

MMM/ams

Enclosures

cc: Peter Atselefun c/o Pefund Investment Group, LLC (via email)

Daniel A. Roma, AIA c/o Artek Studio, LLC (via email)

Maria Rocha c/o Artek Studio, LLC (via email)

{01194286.1}

Handwritten signature and date: 1-31-2024

RECEIVED
CITY CLERK'S OFFICE
2024 JAN 31 P 3:16



ZONING BOARD OF ADJUSTMENT
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 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: 389 Olcott Street

Block# 4701 Lot/Lots# 13 Zone: R-1

Present use: Detached garage

Proposed use: Single family dwelling with detached garage

If a variance is involved, specify each variance(s) requested and the reason(s) for each variance requested: The Applicant is seeking the following variance relief:

1. Pre-Existing Lot area: 5,000 sq. ft. required; 4,313 sq. ft. proposed
2. Pre-Existing Lot width: 40 ft. required; 37.50 ft proposed
3. Side-yard setback: 8 ft each required; 10.5 ft. & 3.5 ft. proposed
4. Construction of an Urban One Family Detached dwelling in the R-1 Zone

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

III. Applicant Name: Pefund Investment Group, LLC Phone 646-266-7605

Address: 1955 Ostwood Terrace, Union, New Jersey 07083-0708

Email: patselefun2k@yahoo.com

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

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.

RECEIVED
ORANGE CITY CLERK'S OFFICE
JAN 31 3:20

IV. Owner: Pefund Investment Group, LLC
Address: 1955 Ostwood Terrace, Union, New Jersey 07083-0708
Phone Number: 646-266-7605 Fax: _____
Email: patselefun2k@yahoo.com

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

VI. Applicant's Architect: Daniel A. Roma, AIA
Address: 877 Broad Street, Newark, New Jersey 07102
Phone Number: 973-824-0022 Fax: 973-824-7447
Email: danielangelroma@gmail.com

VII. Applicant's Surveyor: Michael Pronesti, PLS
Address: 870 Pompton Avenue, Suite B1, Cedar Grove, New Jersey 07009
Phone Number: 973-857-3319 Fax: 973-857-3608
Email: Mike@Pronesti.com

VIII. Applicant's Attorney: Marsha M. Moore, Esq.
Address: 425 Eagle Rock Avenue, Roseland, New Jersey 07068
Phone Number: 973-228-9900 x 220 Fax: 973-994-1705
Email: mmoore@postpolak.com

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

X. Applicant's Traffic Engineer: _____
Address: _____
Phone Number: _____ Fax: _____
Email: _____

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 apply):

- 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) Architectural Plans prepared by Daniel A. Roma, AIA
- 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 N/A

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: The application can be granted pursuant to Section 70(c)(1) and (c)(2) of the Municipal Land Use Law. The Property is an undersized lot and the strict application of the zoning regulations would result in peculiar and exception practical difficulties and exceptional and undue hardship upon the Applicant. The requested relief can be granted pursuant to subsection c(2) of the MLUL because granting the requested relief will advance the purposes of the MLUL and the benefits to be derived therefrom will substantially outweigh the detriment associated therewith. In this regard, the Applicant will demonstrate that the proposed development will provide a desirable visual environment, update the housing stock, provide sufficient light, air and open space, and otherwise promote the general welfare. Granting the requested relief will convert an underutilized property into an aesthetically pleasing development.

(Please attach additional pages if needed)

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

20 day of January, 2024



Notary Public



Signature of Applicant

REBECCA E SCHWARZ
ID No. 50184868
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 02/07/2027

(For Board Use Only)

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

City Engineer _____

City Planner _____

Police Department _____

Fire Department _____

Health Department _____

J.E.M. LEGAL COURIER, LLC

55 BELMONT DRIVE
LIVINGSTON, NEW JERSEY 07039
973-535-8312

DATE: 31 Dec 2021 PG ___ OF ___ JEM REF: _____
FIRM: Postals CLIENT MATTER: _____

*Trust A. Scipio, board member
Zoning Board of Adjustment
99 N. Day St
Orange, NJ*

PICK UP TIME: 2:35 WAIT: _____ MIN. UNTIL _____
DELIVERY TIME: _____ WAIT: _____ MIN. UNTIL _____

RECEIVED BY: X *[Signature]*

RETURN TO: _____ AT: _____ AM
PM

DROP OFF _____ FILE & RETURN X BOX _____
OTHER _____

DRIVER
He

TRIP: _____ TOLLS/PARKING _____
RETURN: _____ PHONE/MISC.: _____
WAIT: _____ FEES ADVANCES: _____
BOX/OTHER: _____
TOTAL FEES: _____ TOTAL DISBS: _____

TOTAL CLIENT CHARGES \$ _____



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Marsha M. Moore

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January 31, 2024

VIA HAND DELIVERY & EMAIL (tscipio@orangenj.gov)

Trisha A. Scipio, Zoning Board Secretary

City of Orange Township Zoning Board of Adjustment

29 North Day Street, Room 305

Orange, NJ 07050

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Post Polak File No. 7394.00001**

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Very truly yours,

POST POLAK, P.A.

/s/Marsha M. Moore
Marsha M. Moore

MMM/ams

Enclosures

cc: Peter Atselefun c/o Pefund Investment Group, LLC (via email)

Daniel A. Roma, AIA c/o Artek Studio, LLC (via email)

Maria Rocha c/o Artek Studio, LLC (via email)

{01194286.1}



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

Application Date: 11/2/2023
Application Number: ZA-23-00356
Permit Number: _____
Project Number: _____
Fee: \$100

Zoning Approval Denied

Date: 11/8/2023

To: PEFUND INVESTMENT GROUP, LLC
1955 OSTWOOD TERRACE
UNION, NJ 07083

CC: APP TELE: (646) 266-7605
APP EMAIL: PATSELEFUN2K@YAHOO.COM

RE: 389 OLCOTT STREET
BLOCK: 4701 LOT: 13 QUAL: ZONE: R-1

DEAR PEFUND INVESTMENT GROUP, LLC,

Applicant is seeking to build a new construction single family residential structure at this location.

This use is permitted.

However, this property is located within the City of Orange Township's R1 Single Family Residential Zone. Within this zone, construction of a single family structure requires ten-thousand (10,000) square feet of lot size and fifty (50) feet of lot width.

For the proposed use, this property is undersized, having approximately 4,478 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

DISCLOSURE STATEMENT OF LIMITED LIABILITY COMPANY

Name of Company Pefund Investment Group, LLC

Principal Place of Business 1955 Ostwood Terrace, Union, New Jersey 07083-0708

Name of Registered Agent Peter Atselefun

Address 1955 Ostwood Terrace, Union, New Jersey 07083-0708

Incorporated in State of New Jersey

<u>Name</u>	<u>Home Address</u>	<u>% of Owner</u>
Peter Atselefun	1955 Ostwood Terrace, Union, New Jersey	100

I certify that the above represents the name and address of all members with a 10% or greater interest in the above company.

Pefund Investment Group

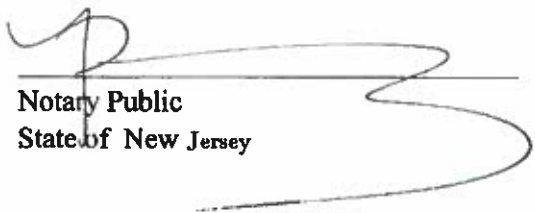
By: 
Name: Peter Atselefun
Title: Managing Member

AFFIDAVIT OF OWNERSHIP

**STATE OF NEW JERSEY
COUNTY OF ESSEX**

Peter Atselefun, Sole Member of Pefund Investment Group LLC (the "Company") of full age, being duly sworn to law on oath, deposes and says, that deponent has an address of 1955 Ostwood Terrace, Union, New Jersey, 07083 and the Company is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Orange Township aforesaid, known and designated as 389 Olcott Street, Block: 4701, Lot: 13.

Sworn to and subscribed before me this 31 day of October, 2023.



Notary Public
State of New Jersey

Pefund Investment Group LLC


Name: Peter Atselefun
Title: Sole Member

REBECCA E SCHWARZ
ID No. 50184868
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 02/07/2027

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Pefund Investment Group LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 1955 Ostwood Terrace	Requester's name and address (optional)
6 City, state, and ZIP code Union, New Jersey 07083	
7 List account number(s) here (optional)	

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
OR									
Employer identification number									
8	4	-	2	1	1	5	2	9	3

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>Peter Atalep</i>	Date ▶ <i>11/2/2023</i>
------------------	--	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adopt-on taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

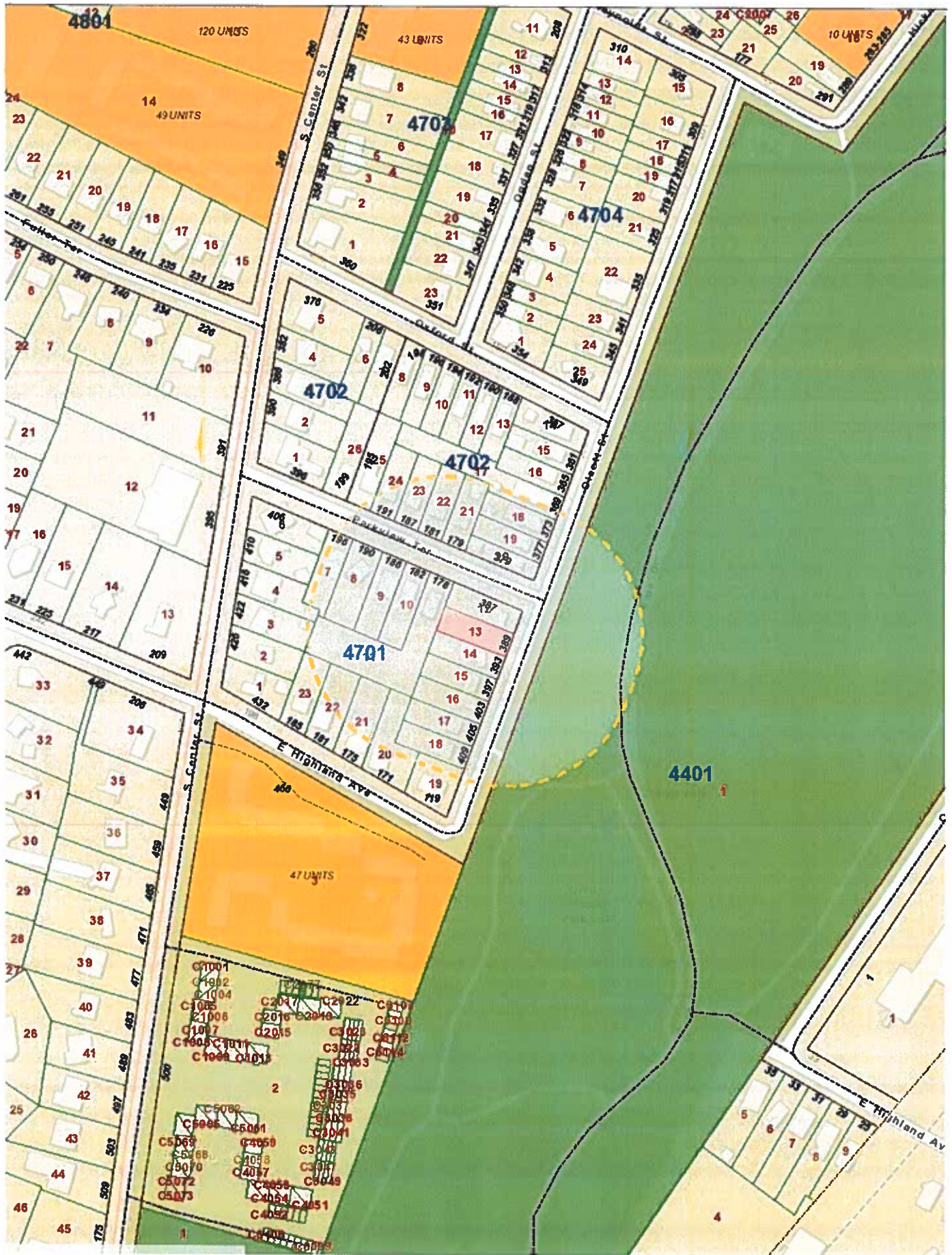
- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Buffer Report - Map



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
City of Orange Township	4701	13		389 OLCOTT STREET	PEFUND INVESTMENT GROUP, LLC	1955 OSTWOOD TERRACE	UNION, NJ	07083

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.**Adjacent Properties (29)**

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
4401	1		CENTRAL AVENUE	THE COUNTY OF ESSEX	COUNTY HALL OF RECORDS	NEWARK NJ	07010
4701	3		422 SOUTH CENTER STREET	RICHARDS, ROSANN E	1 JENKS COURT	MORRISTOWN, NJ	07960
4701	4		416 SOUTH CENTER STREET	CHEN, CLAUDETTE + ROSE, DOROTHY	416 SOUTH CENTER STREET	ORANGE NJ	07050
4701	7		196 PARKVIEW TERRACE	HEDGEMAN, DAVID	196 PARKVIEW TERRACE	ORANGE, NEW JERSEY	07050
4701	8		190 PARKVIEW TERRACE	PIERRE, VENICE	190 PARKVIEW TER	ORANGE, N.J.	07050
4701	9		186 PARKVIEW TERRACE	TCA HOLDING, LLC	186 PARKVIEW TERR.	ORANGE, N.J.	07050
4701	10		182 PARKVIEW TERRACE	BROOKS, DEVON & MICHELLE	182 PARKVIEW TERRACE	ORANGE, N.J.	07050
4701	11		178 PARKVIEW TERRACE	JACKSON, KAREN H.	178 PARKVIEW TERR.	ORANGE, N.J.	07050
4701	12		387 OLCOTT STREET	ANDERSON, HEATHER M+HARRIS, BRANDON I	387 OLCOTT ST	ORANGE, NJ	07050
4701	13		389 OLCOTT STREET	PEFUND INVESTMENT GROUP, LLC	1955 OSTWOOD TERRACE	UNION, NJ	07083
4701	14		393 OLCOTT STREET	SAKOLSKY, JOSHUA N. & STACY L. BRIA-	393 OLCOTT ST	ORANGE, NJ	07050
4701	15		397 OLCOTT STREET	CARLDWELL, THOMAS & BARROW, LAVAUN	397 OLCOTT ST.	ORANGE, N.J.	07050
4701	16		403 OLCOTT STREET	DE LOS SANTOS, WANDY & FRANKLIN	403 OLCOTT ST.	ORANGE, N.J.	07050
4701	17		405 OLCOTT STREET	HOFFMAN, LISA	405 OLCOTT ST.	ORANGE, N.J.	07050
4701	18		409 OLCOTT STREET	BRITT, MARY LOIS	409 OLCOTT ST	ORANGE, N.J.	07050

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)

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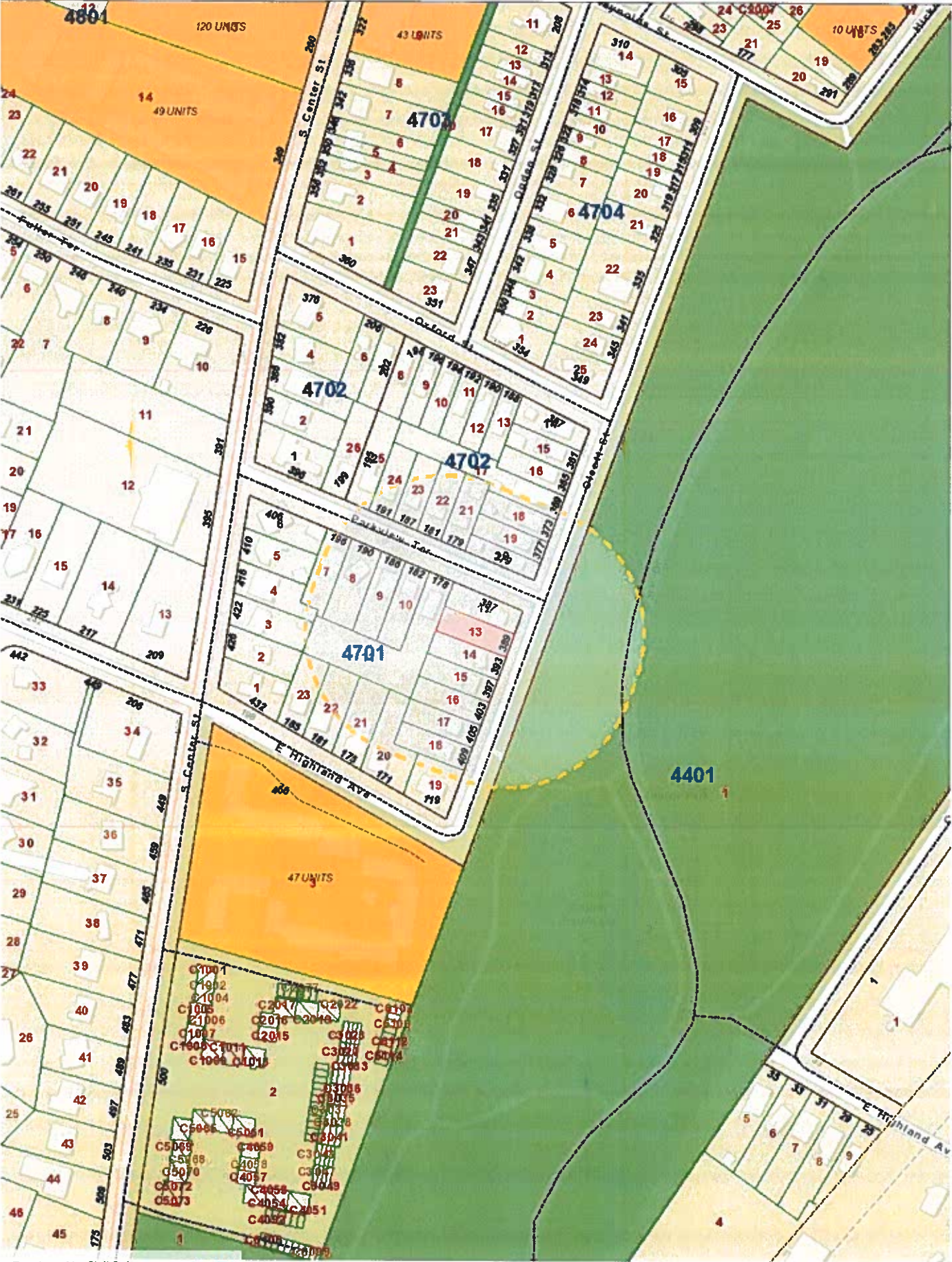
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4701	11		178 PARKVIEW TERRACE	JACKSON, KAREN H.	178 PARKVIEW TERR	ORANGE, N.J.	07050
4701	12		387 OLCOTT STREET	ANDERSON, HEATHER M+HARRIS, BRANDON I	387 OLCOTT ST	ORANGE, NJ	07050
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4701	16		403 OLCOTT STREET	DE LOS SANTOS, WANDY & FRANKLIN	403 OLCOTT ST.	ORANGE, N.J.	07050
4701	17		405 OLCOTT STREET	HOFFMAN, LISA	405 OLCOTT ST.	ORANGE, N.J.	07050
4701	18		409 OLCOTT STREET	BRITT, MARY LOIS	409 OLCOTT ST	ORANGE, N.J.	07050

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
4701	19		119 EAST HIGHLAND AVENUE	JEAN, MARIE	119 EAST HIGHLAND AVE	ORANGE, NJ	07050
4701	20		171 EAST HIGHLAND AVENUE	ELYSEE, EDSON	171 E HIGHLAND AVE	ORANGE, NJ	07050
4701	21		175 EAST HIGHLAND AVENUE	SKELTON, NEIL	175 EAST HIGHLAND AV	ORANGE, NJ	07050
4701	22		181 EAST HIGHLAND AVENUE	RUTTY, HOMER & OLIVE C/O MRS GOMES	43 TWIN RIVERS DRIVE	EAST WINDSOR, NJ	08520
4701	23		185 EAST HIGHLAND AVENUE	WOOD, BARBARA J.	185 EAST HIGHLAND AVENUE	ORANGE, N.J.	07050
4702	17		369 OLCOTT STREET	BUTLER, IVY YOLANDA	369 OLCOTT ST	ORANGE, NJ	07050
4702	18		373 OLCOTT STREET	CLARKE, NEVILLE & BEVERLY REID-	373 OLCOTT STREET #2	ORANGE, NJ	07050
4702	19		377 OLCOTT STREET	VIGO, JESUS F. & JOHN S.	377 OLCOTT ST.	ORANGE, N.J.	07050
4702	20		379 OLCOTT STREET	CARTER, MARILYN & SELWYN	379 OLCOTT STREET	ORANGE, NJ	07050
4702	21		179 PARKVIEW TERRACE	SLADE EUGENE & WIFE	179 PARKVIEW TER	ORANGE, N.J.	07050
4702	22		181 PARKVIEW TERRACE	HOWARD, WILLIE	107 MADONNA PLACE	EAST ORANGE, NJ	07018
4702	23		187 PARKVIEW TERRACE	SINGLETON, RHONDA J.	187 PARKVIEW TERRACE	ORANGE, NJ	07050
4702	24		191 PARKVIEW TERRACE	RUFF, DOROTHY	191 PARKVIEW TER	ORANGE NJ	07050
4702	25		195 PARKVIEW TERRACE	ATAKORA, GLORIA	95 PARKVIEW TERRACE	ORANGE NJ	07050

Buffer Report - Map





CITY OF ORANGE TOWNSHIP
Office of the Tax Collector
29 North Day Street
Orange, New Jersey 07050
862-241-8775

October 12, 2023

The property below is current on tax and water.

Street	Block/Lot
389 Olcott Stret	4701/13

Paula S. Ferreira
Tax Collector