



**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: 434 Parkinson Terrace, Orange, NJ 07050

Block# 1205 Lot/Lots# 11 Zone: R-2

Present use: Vacant

Proposed use: To build a two-family home

**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)

**III. Applicant Name:** Jean Annulyse **Phone (973)** 493-3815

**Address:** 435 Washington street, Apt I, Orange, NJ 07050

**Email:** jannulyse965@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) \_\_\_\_\_

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: Jean Annalyse Phone: (973) 493-3815  
Address: 435 Washington Street, Orange, NJ 07050  
Email: jannalyse965@gmail.com Fax: \_\_\_\_\_

V. Applicant's Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_

VI. Applicant's Architect: Jorge P. Fernandes R.A. Phone: (201) 628-4695  
Address: 75 Parkhurst Street, Newark, NJ  
Email: crearc11c@gmail.com Fax: \_\_\_\_\_

VII. Applicant's Surveyor: DMC ASSOCIATES, INC. Phone: (973) 838-9187  
Address: 6 Carey Avenue, Butler, NJ 07405  
Email: cbehre@dmcsurveying.com Fax: (973) 838-4389

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:

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)

In a housing shortage market, replacing a single-family home with a two-family home directly increases the housing supply without requiring additional land. This type of "gentle density helps meet demand while maintaining the overall character and scale of the neighborhood. Adding one additional unit can ease pressure on rising home prices and rents by providing more options for families and individuals. Two family homes are often more affordable than detached single-family houses, making homeownership or rental opportunities accessible to middle-income households.

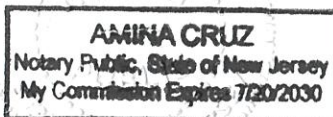
XVI. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

Sworn to and subscribed before me this

February day of 19<sup>th</sup>, 20 26

*Amina Cruz*  
Notary Public

*[Signature]*  
Signature of Applicant



Application deemed complete on \_\_\_\_\_

Reviews received from:

- City Engineer \_\_\_\_\_
- City Planner \_\_\_\_\_
- Police Department \_\_\_\_\_
- Fire Department \_\_\_\_\_
- Health Department \_\_\_\_\_
- Board of Education \_\_\_\_\_

Fee received \_\_\_\_\_

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

Technical Review | Escrow Deposit received \_\_\_\_\_

- Variances not requiring site plan or Subdivision approval \$2,500
- Conditional use approval \$2,500
- Wireless \$5,000

Residential Site Plan Application \_\_\_\_\_

- Minor residential site plan for single family \$250
- Preliminary Approval (0-5 units) \$4,000
- Preliminary Approval (6-50 units) \$7,000
- Preliminary Approval (51-100 units) \$10,000
- Preliminary Approval (Over 100 units) \$15,000

Non-residential site plans - Preliminary Approval \_\_\_\_\_

- With principal buildings over 1,000 Square feet of gross floor area
- Site 1,000 – 5,000 sf of gfa \$4,000
  - Site 5,001 – 25,000 sf of gfa \$10,000
  - Site 25,001 – 1,000,000 sf of gfa \$15,000
  - Site over 1,000,000 sf of gfa \$20,000
- Without principal buildings over 1,000 Square feet of gross floor area
- Lot area up to one acre \$2,500
  - One acre to ten acres \$5,000
  - Over ten acres \$7,500

Subdivision Applications \_\_\_\_\_

- Minor subdivision \$250
- Major subdivision (over 3 lots)**
- Preliminary Approval \$5,000
- Final Approval \$1,500



**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 two-family house Variance from the requirement of the Zoning Ordinance so as to permit

on the premises at 434 Parkinson Terrace (street address) and designated as Block 1205 Lot(s) 11 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](mailto:tscipio@orangenj.gov) or 973-968-6005.

Yours truly,

Jean Annulyse (applicant's name)

435 Washington Street (street address)

Orange, NJ, 07050 (city, state, zip code)



**ZONING BOARD OF ADJUSTMENTS**

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

**AFFIDAVIT**

State Of New Jersey:

ss

County of Essex :

On this \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand and \_\_\_\_\_ Before me personally came Jean Annulyse, of legal age and to me known, who being by me duly sworn, did depose and say that he resides at 435 Washington street in the city of Orange; 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.**



**ZONING BOARD OF ADJUSTMENTS**

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

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 1205 Lot(s) 11, and known as 434 Parkinson Terrace (street address), located in a R-2 zone hereby appeals to the Zoning Board of Adjustment from the order, determination, decision of Khalil Alleyne (name of enforcing official) made on the 20th day of August, 2025.

I appeal Mr. Alleyne's decision because building a two-family house on 435 Parkinson Terrace is an efficient use of the lot. This two-family home will help alleviate local house shortages without dramatically changing neighborhood character. Also, in build-up areas, especially older neighborhoods, many lots were created before modern zoning rules. Constructing a two-family home will make efficient use of under-utilized land.

(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.

Jean Annulyse  
 Appellant's name (please print or type)

Jean Annulyse  
 Appellant's signature

2/12/26  
 Date

**SURVEYORS NOTES:**

- A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13-40-5.2(1).
- The utilities shown have been located from evidence observed on the surface only. The surveyor does not warrant that the utilities shown comprise all such utilities in the area, either in-surface or above or below ground. The surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities.
- Location of sub-surface improvements are not part of this survey. Example: oil tanks, shafts, drainage structures, etc.
- This survey does not represent submergence investigation nor has the surveyor performed a full back title investigation to the prior use of the property. The State of New Jersey contains approximately 200 working and 400 abandoned mines throughout the State. Ultimate user should consult with the State of New Jersey Department of Labor and Workforce Development - Office of Public Safety Compliance prior to future construction to ensure safe development.
- Riparian claims, riparian rights and conveyance map were not reviewed or considered part of this survey.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any property or rights to the subject real estate; assessments, other than possible easements that are shown on this survey; or any other facts that are shown on this survey; building setback lines; restrictive covenants; subdivision restrictive covenants; and use regulations and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Subject to any and all easements or restrictions either recorded or unrecorded.
- This survey does not purport to represent or determine Flood Hazard Areas, Riparian Zones, Wetlands Location or Buffer Zones, etc. as established by the Federal Emergency Management Agency and/or the New Jersey Department of Environmental Protection and are not considered part of contractual obligations under this survey. Ultimate user shall secure the services of a certified Ecologist or Engineer.
- Flood plain maps were not reviewed or considered part of this survey.
- The retracement of the boundary depicted herein by the surveyor is based upon the evidence found and recorded and the opinion of the surveyor as to the validity of such evidence, any representation herein is not to publish disengagement of title of the subject property or adjoining land owners. The ultimate users of this survey shall have acknowledged the same and that the surveyor and company have no fiduciary duty or confidentiality obligation to the client or users.
- This survey represents a positional location of recorded dead lines and not to represent or determine ownership to ultimate users of this survey.
- Lot Area = 3,067 ± sq. ft.
- Vertical Datum is NAVD83 utilizing dual free, diff. GPS. Benchmarks are NGS Cor. Station: N.J.2, ellip. Ht. = 17.817m, N.J.M.T, ellip. Ht. = 101.115m, N.J.S.C, ellip. Ht. = 172.957m, NYMD, ellip. Ht. = 128.211m.
- All elevations are shown in feet.
- Contour Interval is 1.0 Foot.
- This survey was prepared without the benefit of a full title abstract search. The surveyor highly recommends to all users of this survey that a title search be performed regarding Lot 11, Block 1205 before any proposed improvements or construction.

REVISION DATE	DESCRIPTION	BY

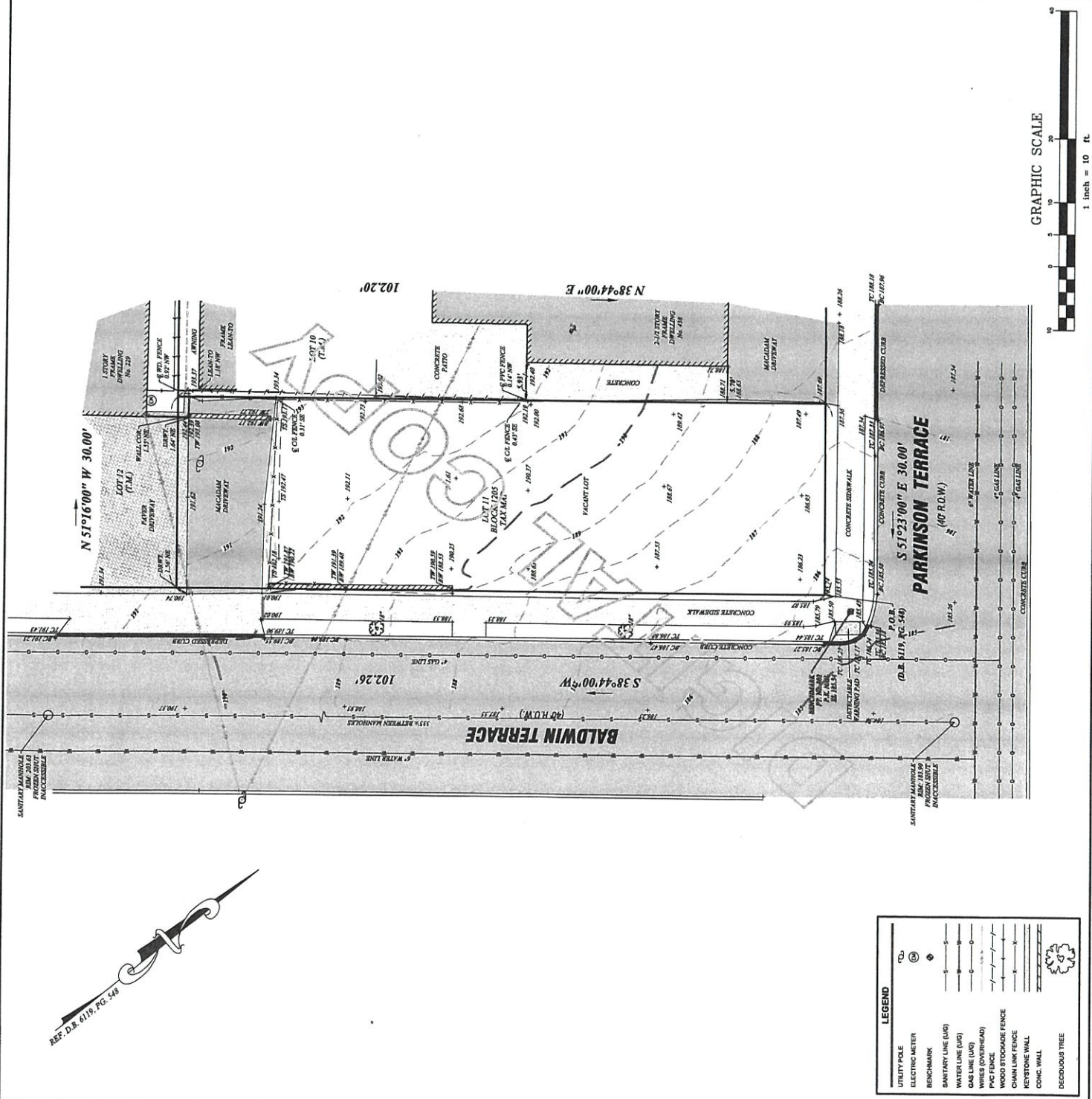
**BOUNDARY AND TOPOGRAPHY SURVEY OF**  
 TAX LOT 11, BLOCK 1207, A.K.A. 434 PARKINSON TERRACE,  
 CITY OF ORANGE,  
 ESSEX COUNTY, NEW JERSEY



**DMC ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 4 CARY AVENUE, BUTLER, NJ 07003  
 TEL: (973) 838-9187 FAX: (973) 838-1358 INFO@DMCSURVEYING.COM

**ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100**  
 CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: BP  
 SCALE: 1" = 10'  
 DATE: 06/30/2025  
 SHEET NO.: 1 OF 1  
 DRAWING NO.: 2505037



**LEGEND**

UTILITY POLE	⊕
ELECTRIC METER	⊙
BENCHMARK	⊕
SANITARY LINE (WD)	—
WATER LINE (WD)	—
GAS LINE (WD)	—
WIRES (OVERHEAD)	—
PVC FENCE	—
WOOD STAKE FENCE	—
CHAIN LINK FENCE	—
KEYSTONE WALL	—
CONC. WALL	—
DECIDUOUS TREE	—



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

Application Date:	8/7/2025
Application Number:	ZA-25-00237
Permit Number:	
Project Number:	
Fee:	\$100

## Zoning Approval Denied

Date: 8/20/2025

To: JEAN ANNULYSSE  
435 WASHINGTON STREET  
ORANGE, NJ 07050

CC: APP TELE:(973) 493-3815  
APP EMAIL:JANNULYSSE965@GMAIL.COM

RE: 434 PARKINSON TERRACE  
BLOCK: 1205 LOT: 11 QUAL: ZONE: R-2

DEAR JEAN ANNULYSSE,

Applicant is seeking to build a new construction two (2) family residential home. This property is located within the City of Orange Township's R2-Urban One and Two Family Residential Zone. Within this zone, this use is permitted.

However, a two (2) family home requires a minimum lot area of 5,000 square feet. The proposed location currently has 3,067 square feet of lot size. This lot is currently undersized.

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. Trish Scipio, at TScipio@orangenj.gov.

Sincerely,

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KHALFANI ALLEYNE, ZONING OFFICER



# WELCOME TO THE CITY OF ORANGE TOWNSHIP

MOVING ORANGE FORWARD ►

<b>Block/Lot/Qual:</b>	1205. 11.	<b>Tax Account Id:</b>	730
<b>Property Location:</b>	434 PARKINSON TERRACE	<b>Property Class:</b>	1 - Vacant Land
<b>Owner Name/Address:</b>	ANNULYSSE, JEAN D 435 WASHINGTON ST ORANGE, NJ 07050	<b>Land Value:</b>	71,800
		<b>Improvement Value:</b>	0
		<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	71,800
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

**Taxes**

[Make a Payment](#)

[View Tax Rates](#)

[View Current Bill](#)

[Project Interest](#)

[PAS-1 Form Info](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2026	02/01/2026	Tax	723.39	0.00	0.00	0.00	PAID
2026	05/01/2026	Tax	723.38	723.38	0.00	723.38	OPEN
<b>Total 2026</b>			<b>1,446.77</b>	<b>723.38</b>	<b>0.00</b>	<b>723.38</b>	
2025	02/01/2025	Tax	701.85	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	701.84	0.00	0.00	0.00	PAID
2025	08/01/2025	Tax	769.34	0.00	0.00	0.00	PAID
2025	11/01/2025	Tax	720.51	0.00	0.00	0.00	PAID
<b>Total 2025</b>			<b>2,893.54</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2024	02/01/2024	Tax	669.00	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	669.00	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	737.92	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	731.46	0.00	0.00	0.00	PAID
<b>Total 2024</b>			<b>2,807.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	02/01/2023	Tax	622.15	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	622.15	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	679.95	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	751.74	0.00	0.00	0.00	PAID
<b>Total 2023</b>			<b>2,675.99</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Last Payment: 02/17/26

[Return to Home](#)

BLQ: 1205. 11.  
Owner Name: ANNULYSSE, JEAN D

Property Location: 434 PARKINSON TERRACE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2026	2		723.38	723.38	0.00	723.38
2026	1		723.39	0.00	0.00	0.00
2026		Total	1,446.77	723.38	0.00	723.38
2025	4		720.51	0.00	0.00	0.00
2025	3		769.34	0.00	0.00	0.00
2025	2		701.84	0.00	0.00	0.00
2025	1		701.85	0.00	0.00	0.00
2025		Total	2,893.54	0.00	0.00	0.00
2024	4		731.46	0.00	0.00	0.00
2024	3		737.92	0.00	0.00	0.00
2024	2		669.00	0.00	0.00	0.00
2024	1		669.00	0.00	0.00	0.00
2024		Total	2,807.38	0.00	0.00	0.00
2023	4		751.74	0.00	0.00	0.00
2023	3		679.95	0.00	0.00	0.00
2023	2		622.15	0.00	0.00	0.00
2023	1		622.15	0.00	0.00	0.00
2023		Total	2,675.99	0.00	0.00	0.00
2022	4		531.57	0.00	0.00	0.00
2022	3		538.03	0.00	0.00	0.00
2022	2		709.49	0.00	0.00	0.00
2022	1		709.50	0.00	0.00	0.00
2022		Total	2,488.59	0.00	0.00	0.00
2021	4		730.48	0.00	0.00	0.00
2021	3		730.98	0.00	0.00	0.00
2021	2		688.26	0.00	0.00	0.00
2021	1		688.26	0.00	0.00	0.00
2021		Total	2,837.98	0.00	0.00	0.00
2020	4		142.35	0.00	0.00	0.00
2020	3		141.87	0.00	0.00	0.00
2020	2		1,234.41	0.00	0.00	0.00
2020	1		1,234.41	0.00	0.00	0.00
2020		Total	2,753.04	0.00	0.00	0.00
2019	4		1,284.81	0.00	0.00	0.00
2019	3		1,223.49	0.00	0.00	0.00
2019	2		1,214.67	0.00	0.00	0.00
2019	1		1,214.67	0.00	0.00	0.00
2019		Total	4,937.64	0.00	0.00	0.00
2018	4		1,300.59	0.00	0.00	0.00
2018	3		1,295.96	0.00	0.00	0.00
2018	2		1,131.06	0.00	0.00	0.00
2018	1		1,131.06	0.00	0.00	0.00



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

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

**IN RESPONSE TO WRITTEN REQUEST OF: Jean Annulyse  
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: 434 Parkinson Terrace  
Block 1205 Lot 11**

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

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

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

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

**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: February 18<sup>th</sup>, 2026**

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

**[WWW.OrangeNJ.Gov](http://WWW.OrangeNJ.Gov)  
[CMurray@OrangeNJ.Gov](mailto: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)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1205	11		434 PARKINSON TERRACE	ANNULYSSE, JEAN D	435 WASHINGTON ST	ORANGE, NJ	07050	434 Parkinson Terrace, Orange, NJ, 07050

§

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

#### Adjacent Properties (51)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1204	1		246 MT VERNON AVENUE	MT VERNON MANAGEMENT,LLC	246 MT VERNON AVENUE	ORANGE, NJ	07050	246 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	2		250 MT VERNON AVENUE	TSAY, JANTE	6 COVENTRY LANE	NORTH CALDWELL, NJ	07006	250 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	3		252-54 MT VERNON AVENUE	RODRIGUEZ, PABLO CESAR	P.O. BOX 511	BLOOMFIELD, N.J.	07003	252-54 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	4		258 MT VERNON AVENUE	JOSEPH, JOANTHAN & CILAMENE	258 MT. VERNON AVE.	ORANGE, N.J.	07050	258 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	5		260 MT VERNON AVENUE	ORTIZ, JORGE	260 MT. VERNON AVE.	ORANGE, NJ	07050	260 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	6		264 MT VERNON AVENUE	MOSCOSO, NORMA	261 MOUNT VERNON AVE	ORANGE, NJ	07050	264 Mt Vernon Avenue, Orange, NJ, 07050

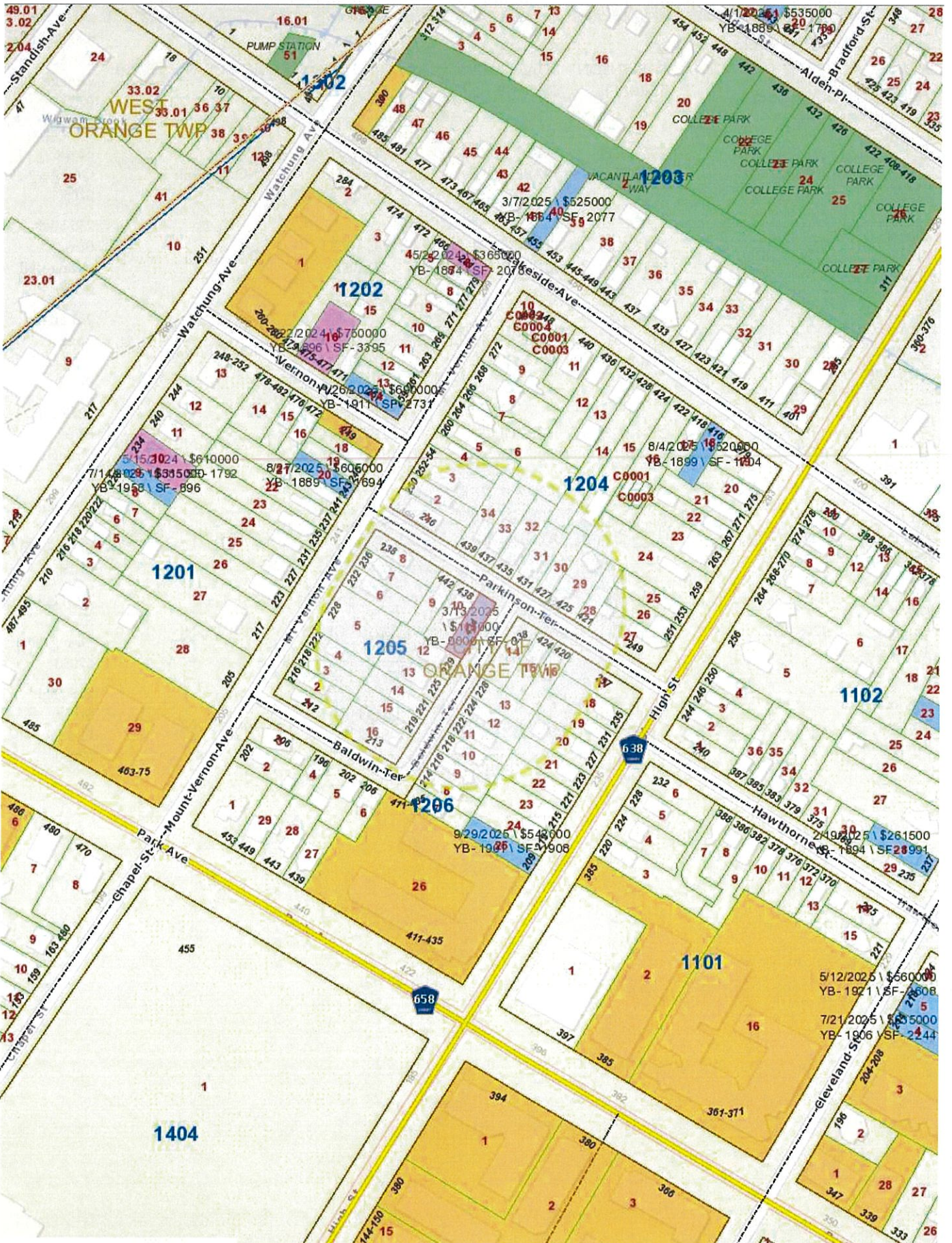
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1204	14		428 LAKESIDE AVENUE	RELIABLE PROPERTIES LLC	175 LINDBERGH BLVD	TEANECK, NJ	07666	428 Lakeside Avenue, Orange, NJ, 07050
City of Orange Township	1204	15		424 LAKESIDE AVENUE	MOHEN-FOSTER, SANDRA & MERRIL W/H	424 LAKESIDE AVE.	ORANGE, N.J.	07050	424 Lakeside Avenue, Orange, NJ, 07050
City of Orange Township	1204	24		259 HIGH STREET	ONYEMA, OBIOMA	259 HIGH STREET	ORANGE, NJ	07050	259 High Street, Orange, NJ, 07050
City of Orange Township	1204	25		253 HIGH STREET	MOHAMMED, K & J & ST. CLAIR, DEAN	253 HIGH ST.	ORANGE, N.J.	07050	253 High Street, Orange, NJ, 07050
City of Orange Township	1204	26		251 HIGH STREET	M. VEGA PROPERTIES, LLC	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	251 High Street, Orange, NJ, 07050
City of Orange Township	1204	27		249 HIGH STREET	M. VEGA PROPERTIES, LLC	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	249 High Street, Orange, NJ, 07050
City of Orange Township	1204	28		421 PARKINSON TERRACE	421 PARKINSON TERRACE LLC	22 BRYANT DR	LIVINGSTON, NJ	07039	421 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	29		425 PARKINSON TERRACE	425 PARKINSON LLC	132 MOUNT PLEASANT AVENUE	WEST ORANGE, N.J.	07052	425 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	30		427 PARKINSON TERRACE	209 HARRISON LLC	4 HARRISON AVENUE	WEST ORANGE, NJ	07052	427 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	31		431 PARKINSON TERRACE	DEWS JOEL L. & WF. EMMA	431 PARKINSON TERRACE	ORANGE NJ	07050	431 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	32		435 PARKINSON TERRACE	GILLOT, JULBETH ET AL.	435 PARKINSON TER	ORANGE, NJ	07050	435 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	33		437 PARKINSON TERRACE	DEMETRIUS, GLENDON, ETALS.	437 PARKINSON TERR.	ORANGE, N.J.	07050	437 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	34		439 PARKINSON TERRACE	COKE, REGINALD ET AL.	439 PARKINSON TERRACE	ORANGE, NJ	07050	439 Parkinson Terrace, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1205	1		212 MT VERNON AVENUE	TORRES,JOSE LUIS R & RABADAN,MARIA	212 MOUNT VERNON AVE	ORANGE, NJ	07050	212 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	2		216 MT VERNON AVENUE	SONGUI NOLAN & MAGDALINE H/W	216 MT VERNON AVENUE	ORANGE,N.J.	07050	216 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	3		218 MT VERNON AVENUE	BRUN, ANDREA J	218 MOUNT VERNON AVE	ORANGE, NJ	07050	218 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	4		222 MT VERNON AVENUE	DAVIS,CHESTER + RODMAN,SHEILA	222 MT VERNON AVENUE	ORANGE,N.J.	07050	222 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	5		228 MT VERNON AVENUE	ANKRAH, HENRY & JOSEPHINE	228 MT VERNON AVENUE	ORANGE, N.J.	07050	228 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	6		232 MT VERNON AVENUE	RAPHAEL, KEISHA	232 MOUNT VERNON AVE	ORANGE, NJ	07050	232 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	7		236 MT VERNON AVENUE	LABORDE,CHRISTIAN & GHISLAINE	236 MT VERNON AVENUE	ORANGE NJ	07050	236 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	8		238 MT VERNON AVENUE	PLATA, ALECZA	238 MOUNT VERNON AVENUE	ORANGE, NJ	07050	238 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	9		442 PARKINSON TERRACE	FARRIER, FAY	442 PARKINSON TERRACE	ORANGE,N.J.	07050	442 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1205	10		438 PARKINSON TERRACE	SALAZAR, JUAN & LIGIA	438 PARKINSON TERR	ORANGE, NJ	07050	438 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1205	11		434 PARKINSON TERRACE	ANNULYSSE, JEAN D	435 WASHINGTON ST	ORANGE, NJ	07050	434 Parkinson Terrace, Orange, NJ, 07050

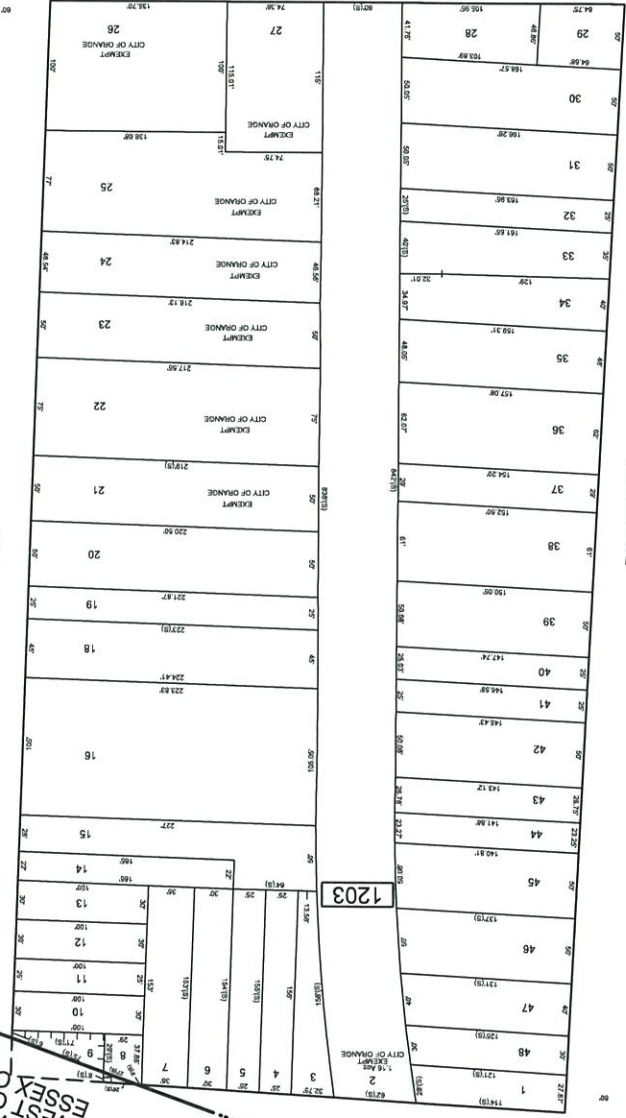
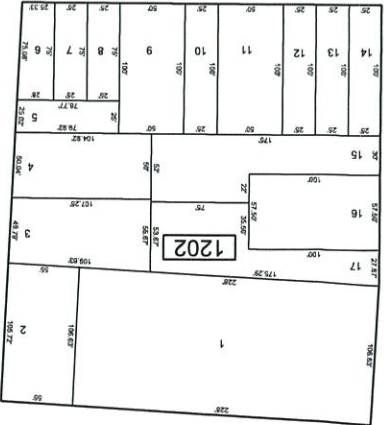
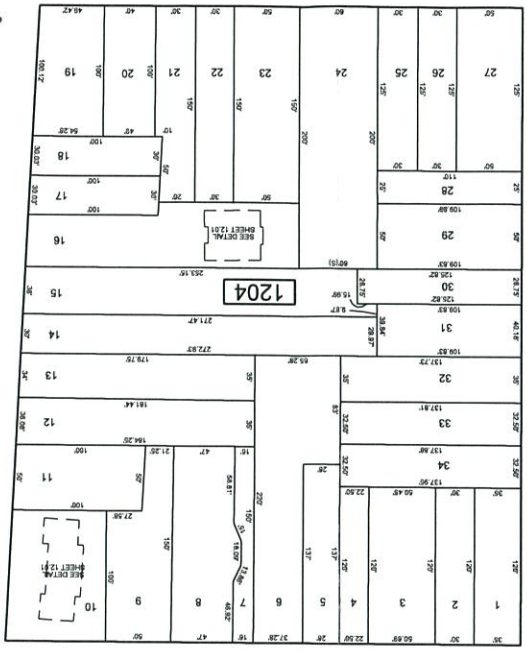
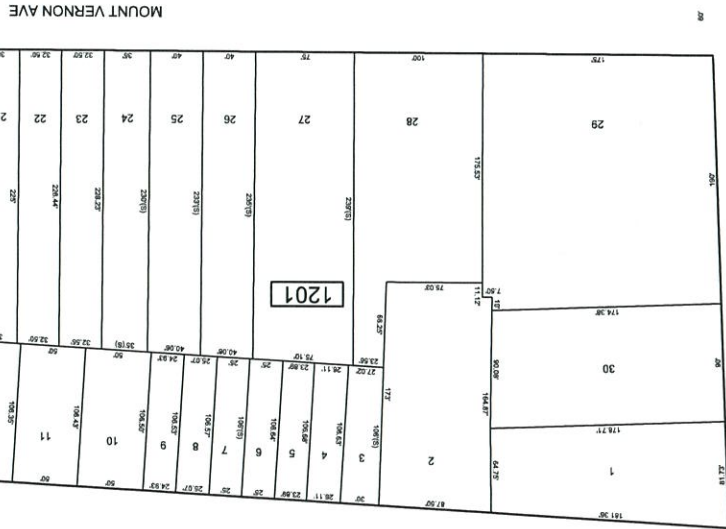
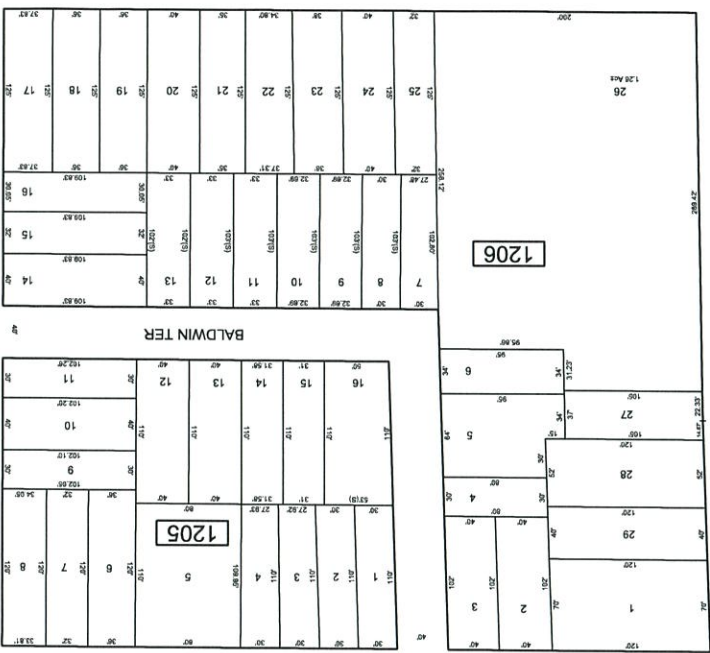
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1205	12		229 BALDWIN TERRACE	SIMON, KEITH & PAULINE	229 BALDWIN TERRACE	ORANGE, NJ	07050	229 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	13		225 BALDWIN TERRACE	FRYER, STACY JONES	225 BALDWIN TERRACE	ORANGE, N.J.	07050	225 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	14		221 BALDWIN TERRACE	COKE, RUPERT & BABSITA H/W	221 BALDWIN TERRACE	ORANGE NJ	07050	221 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	15		219 BALDWIN TERRACE	TAPIA, LUIS	219 BALDWIN TERR.	ORANGE, N.J.	07050	219 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	16		213 BALDWIN TERRACE	BOZZACCO, ENRICO	213 BALDWIN TERRACE	ORANGE, NJ	07050	213 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	8		214 BALDWIN TERRACE	ISD PROPERTIES NJ LLC	3312 HUDSON AVE. #5E	UNION CITY, N.J.	07087	214 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	9		216 BALDWIN TERRACE	CHARLES, EMMANUEL & ILERAIE	216 BALDWIN TERR.	ORANGE, NJ	07050	216 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	10		218 BALDWIN TERRACE	BROWNE, VERON P.	218 BALDWIN TERRACE	ORANGE, NJ	07050	218 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	11		222 BALDWIN TERRACE	ENID DYAL	387 HAWTHORNE STREET	ORANGE, NJ	07050	222 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	12		224 BALDWIN TERRACE	GUAMAN, MILTON ET AL.	224 BALDWIN TERRACE	ORANGE, NJ	07050	224 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	13		228 BALDWIN TERRACE	DESIR, CYNTHIA & TAYLOR	228 BALDWIN TERRACE	ORANGE NJ	07050	228 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	14		238 BALDWIN TERRACE	TALABI, EDWARD	238 BALDWIN PLACE	ORANGE, NJ	07050	238 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	15		424 PARKINSON TERRACE	HICKMOND, STEVEN	424 PARKINSON TERR.	ORANGE, N.J.	07050	424 Parkinson Terrace, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1206	16		420 PARKINSON TERRACE	BOOKER, SHARONDA & THOMAS	420 PARKINSON TERRACE	ORANGE, NJ	07050	420 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1206	17		237 HIGH STREET	DAGOGO-BROWN, WABELESA	403 JUSTIN COURT	CEDAR KNOLLS, N.J.	07927	237 High Street, Orange, NJ, 07050
City of Orange Township	1206	18		235 HIGH STREET	FORRESTER, RICHARD & KARRETT	235 HIGH STREET	ORANGE, NJ	07050	235 High Street, Orange, NJ, 07050
City of Orange Township	1206	19		231 HIGH STREET	CELESTIN, MUSSET & MICHELINE	231 HIGH STREET	ORANGE, N.J.	07050	231 High Street, Orange, NJ, 07050
City of Orange Township	1206	20		227 HIGH STREET	HERCULES, SOCORRO	227 HIGH STREETT	ORANGE, NJ	07050	227 High Street, Orange, NJ, 07050
City of Orange Township	1206	21		223 HIGH STREET	OSHUNTULU, AYODELE J. & ABISOLA	223 HIGH STREET	ORANGE, NJ	07050	223 High Street, Orange, NJ, 07050
City of Orange Township	1206	22		221 HIGH STREET	DELIANE, MARGARETH TAQUINE	221 HIGH ST.	ORANGE, NJ	07050	221 High Street, Orange, NJ, 07050
City of Orange Township	1206	23		215 HIGH STREET	NIXON, JOAN P.	215 HIGH STREET	ORANGE, NJ	07050	215 High Street, Orange, NJ, 07050

# Buffer Report - Map



PARK AVE



REVISIONS			
DATE	BY	LIC NO	BLOCK LOT
11/20/09	ANDREW M. MARSHALL	44892	1203
12/02/09	FRANK R. MURPHY	43172	1203
			12-17

\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO)

WATCHUNG AVE

HAWTHORNE ST

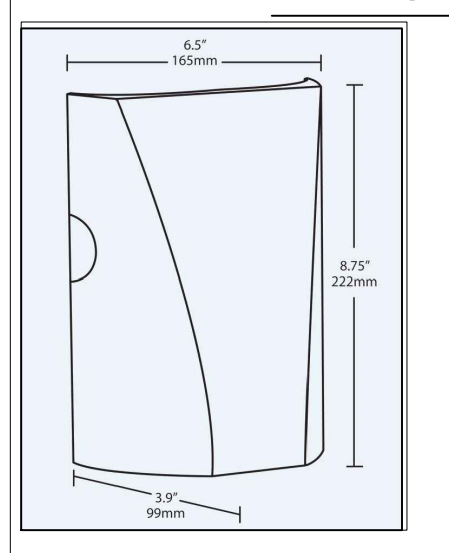
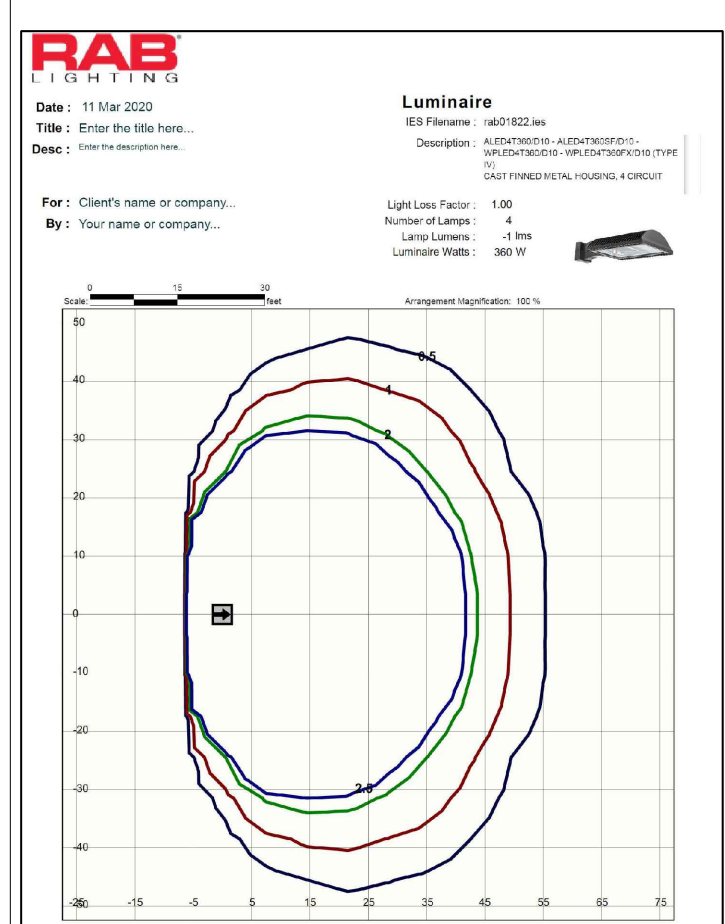
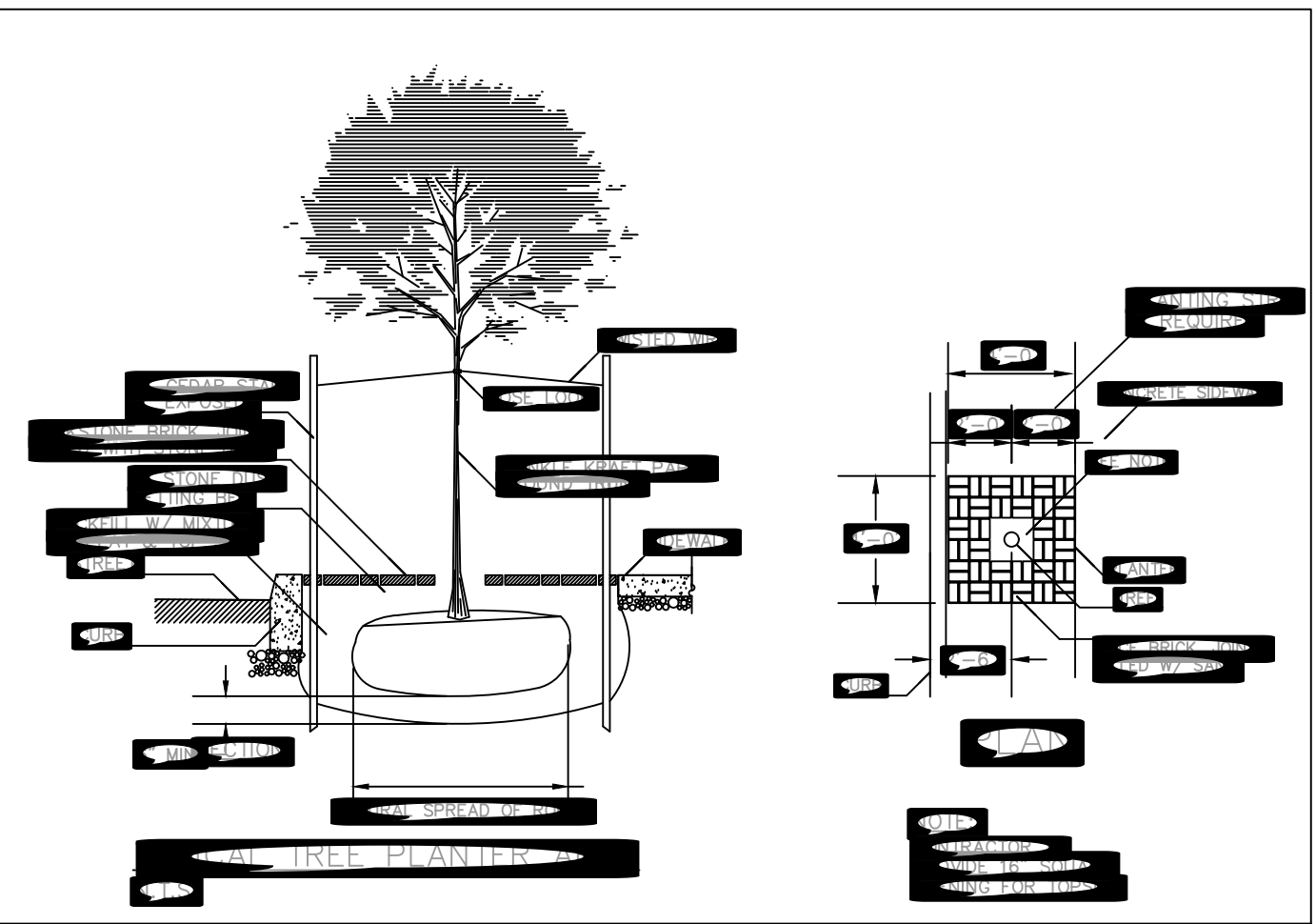
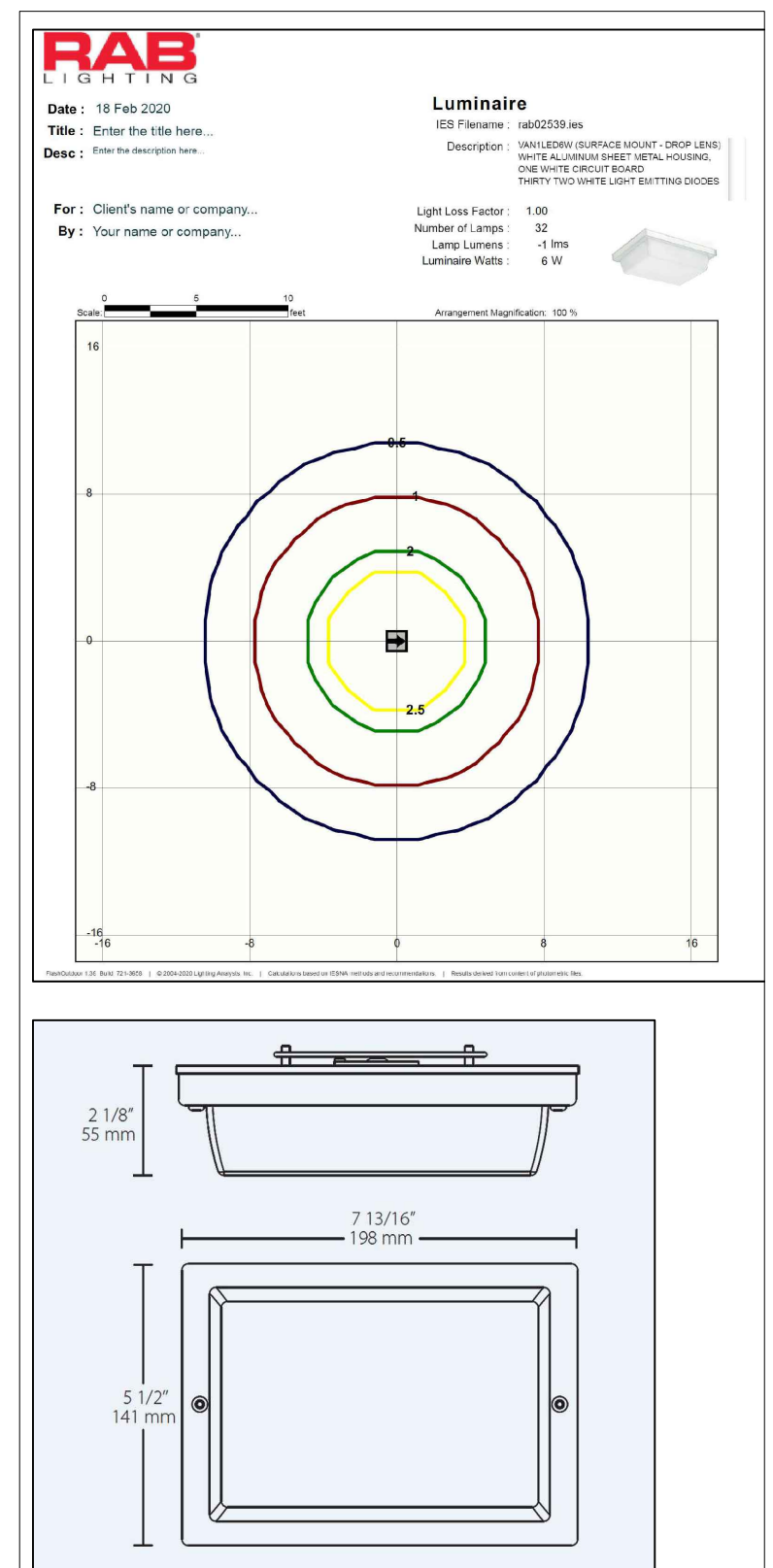
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2005, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 868

ESSEX COUNTY  
SCALE: 1" = 50'  
NEW JERSEY  
DATE: OCTOBER 2002

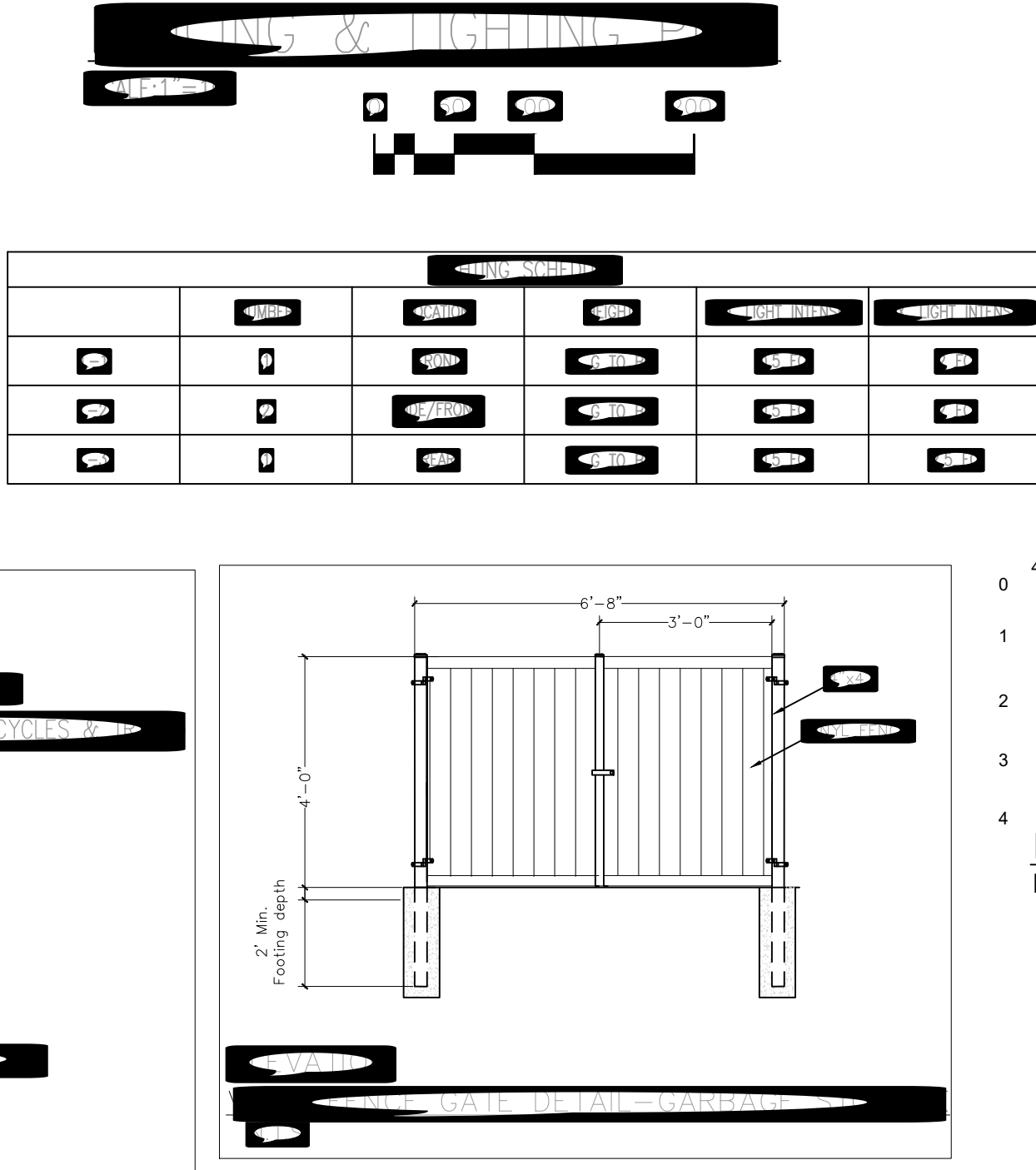
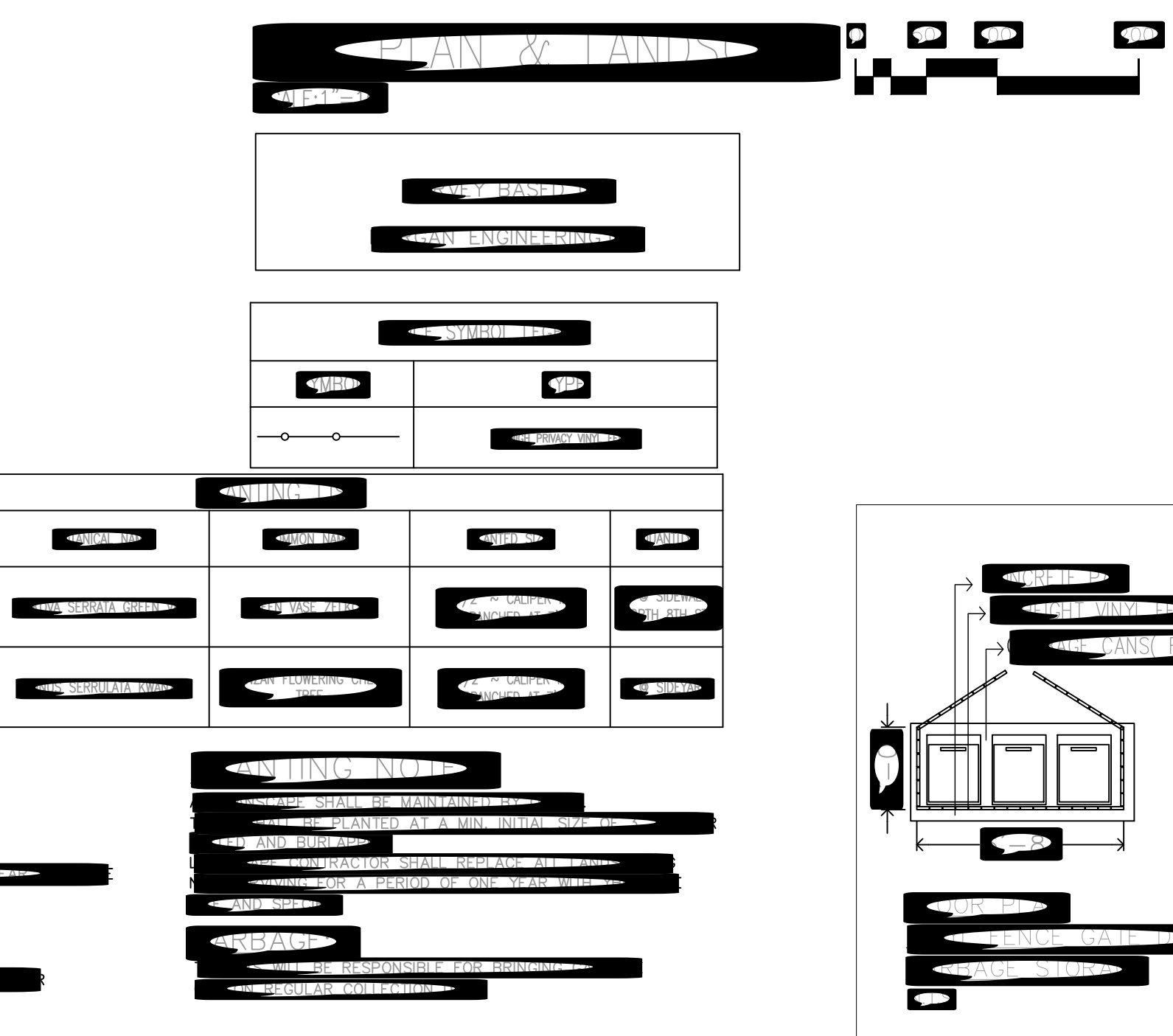
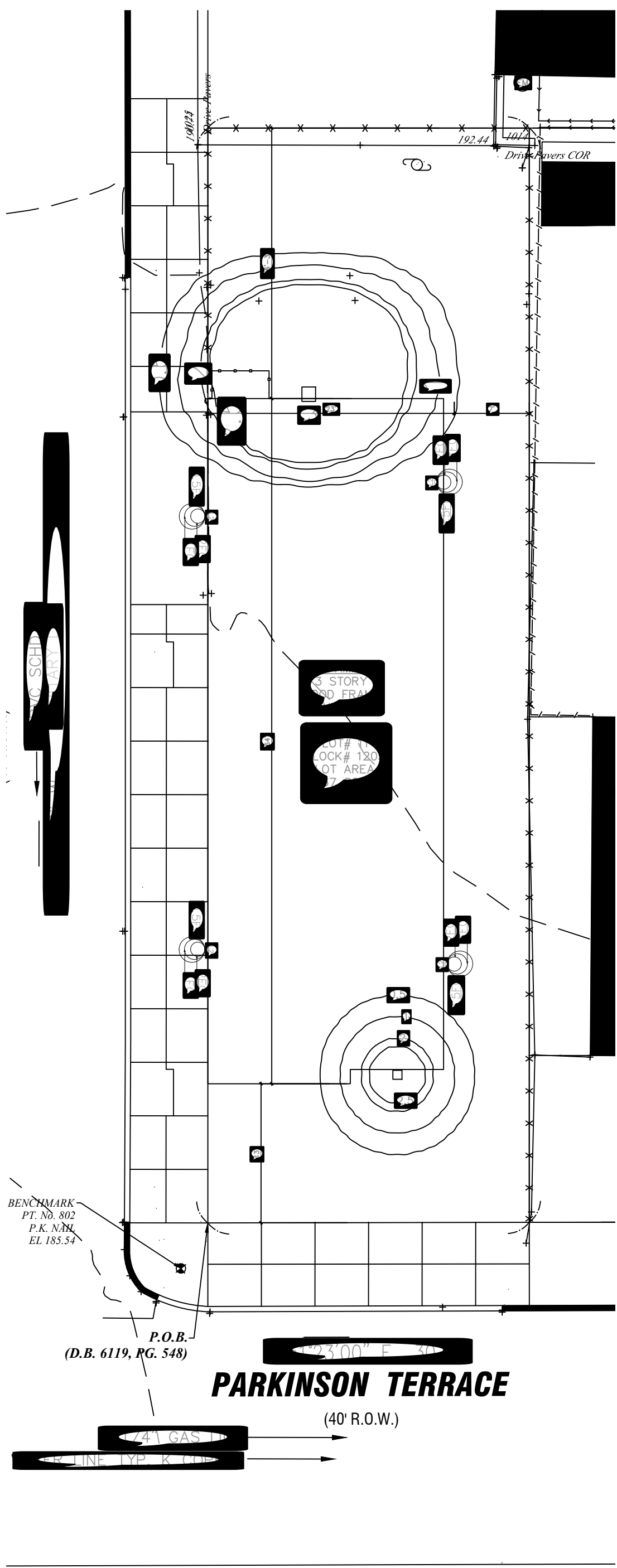
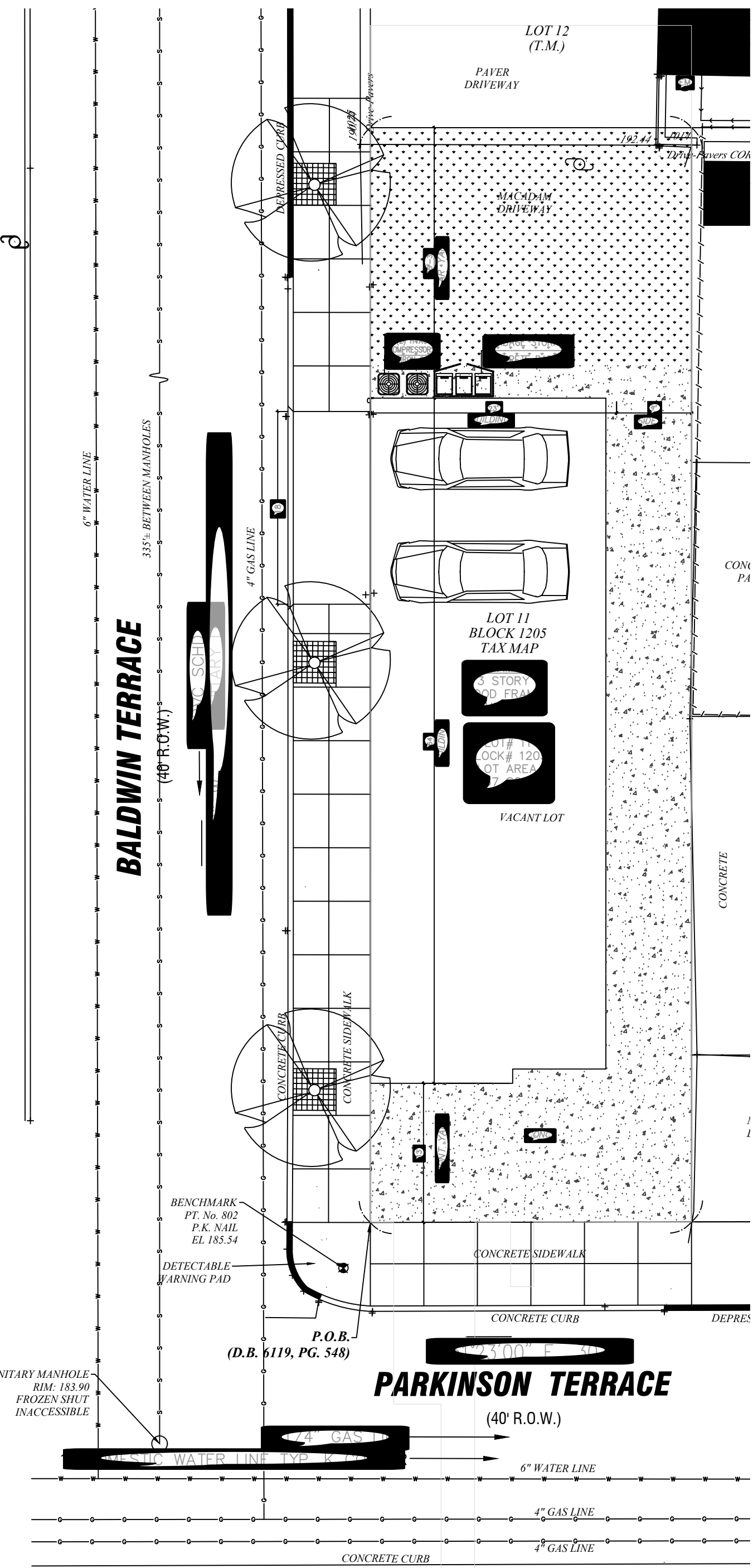
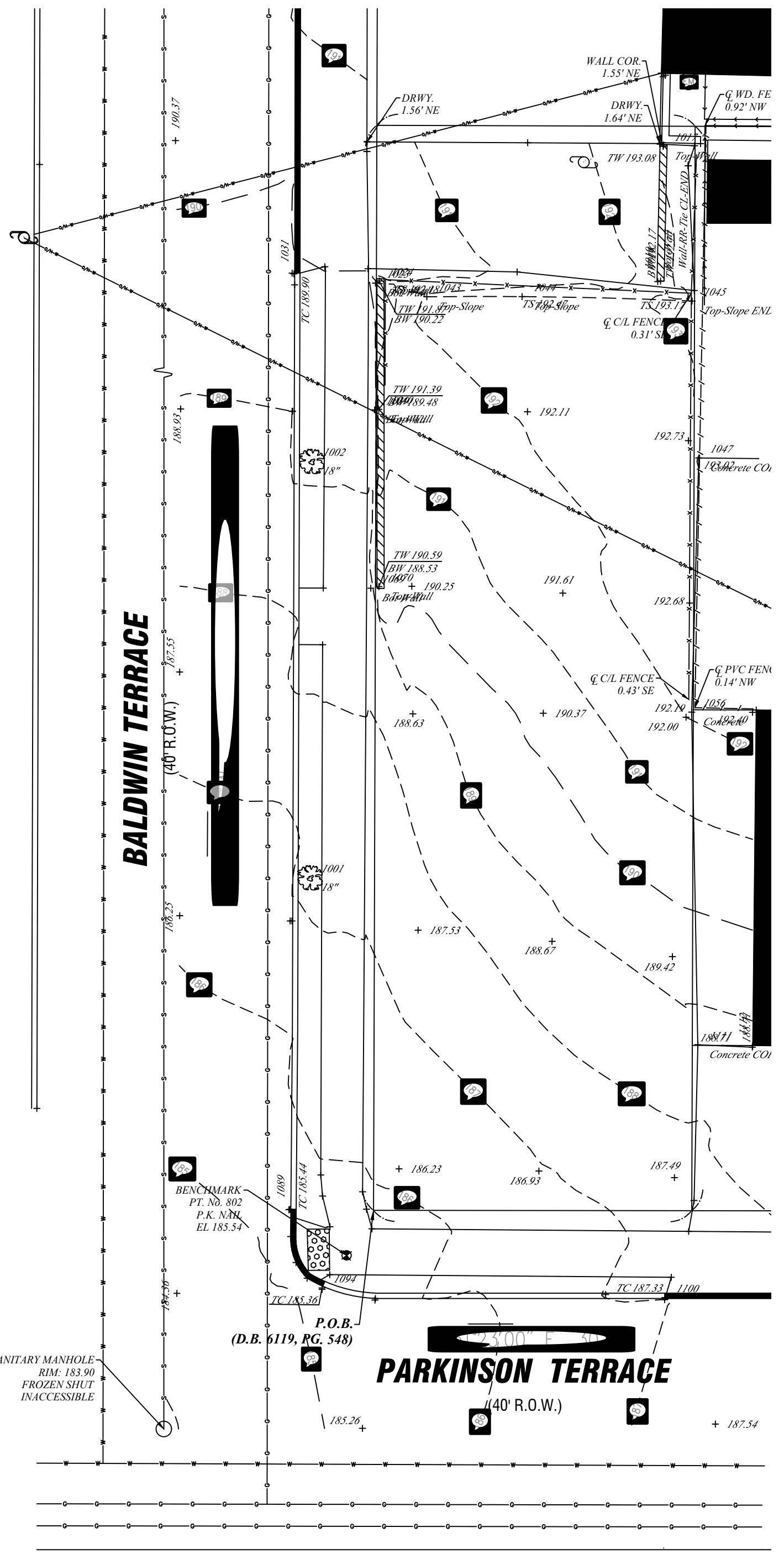
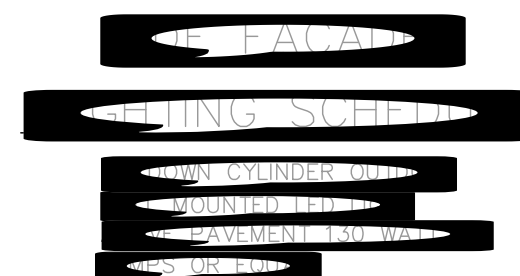
**ROBERT R. HEGGAN**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 1773  
850 WHITE HORSE PACE  
HAMMONTON, NEW JERSEY 08037

TOWN OF ORANGE  
WEST ORANGE  
ESSEX COUNTY



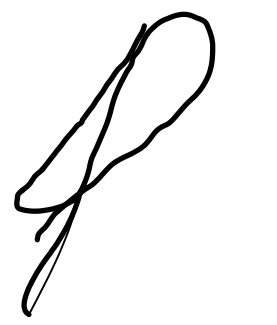


ILLUMINATION DIAGRAM NTS



**CREARC LLC**  
 CREATIVE ARCHITECTURE  
 75 PARKHURST STREET  
 NEWARK NJ 07114  
 201-628-4695  
 CREARCLLC@GMAIL.COM

JORGE P. FERNANDES  
 REGISTERED ARCHITECT



NJ LIC. 21A1020684.00

REVISIONS

NEW TWO FAMILY HOUSE

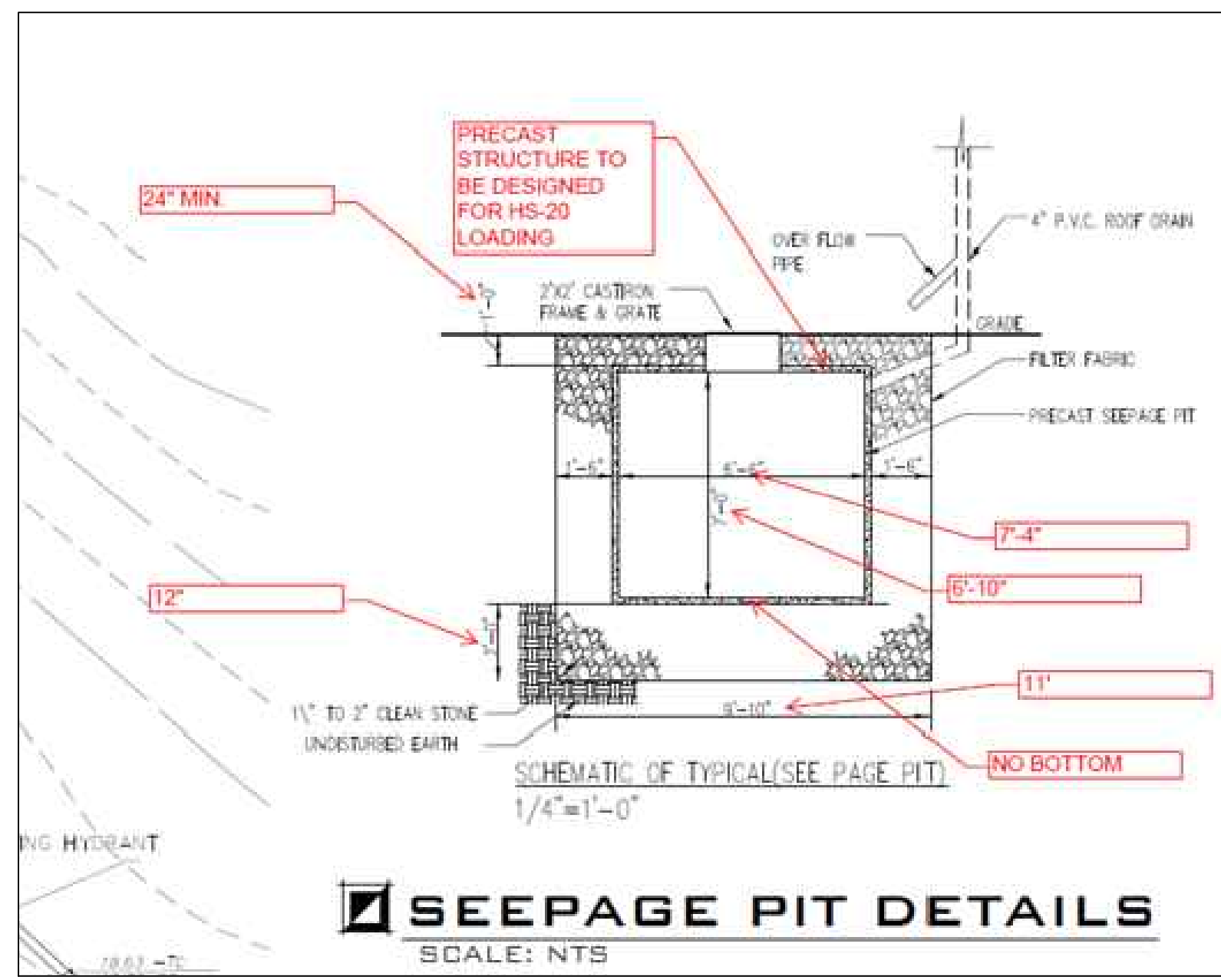
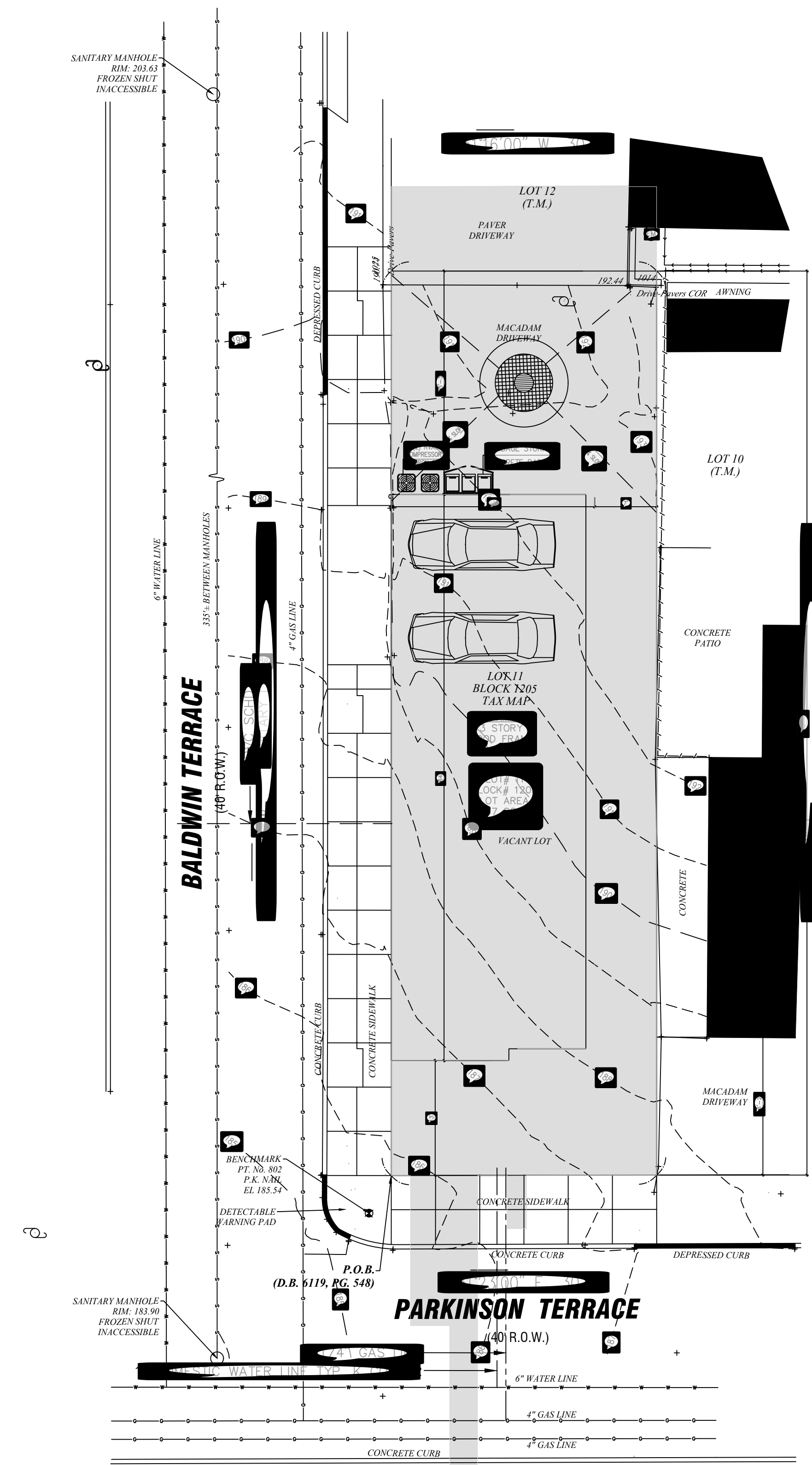


EXI SITE PLAN, PROPOSED SITE & LIGHTING PLAN

PROJECT NO: 2025-07-14

DATE: 07/30/2025

DRAFTSMAN: KMP



- 1. [REDACTED]
- 2. [REDACTED]
- 3. [REDACTED]
- 4. [REDACTED]
- 5. [REDACTED]
- 6. [REDACTED]
- 7. [REDACTED]
- 8. [REDACTED]
- 9. [REDACTED]
- 10. [REDACTED]

COEFFICIENT  
 LAWN/HEAVY SOIL= 0.35  
 ROOF/BUILDING= 0.95  
 PAVEMENT= 0.95

INTENSITY (in/hr) EOP  
 = 3.8

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

$Q = 0.35 \times 0.057 \times 3.80 = 0.075 \text{ CFS}$

$Q = 0.35 \times 0.057 \times 5.90 = 0.103 \text{ CFS}$

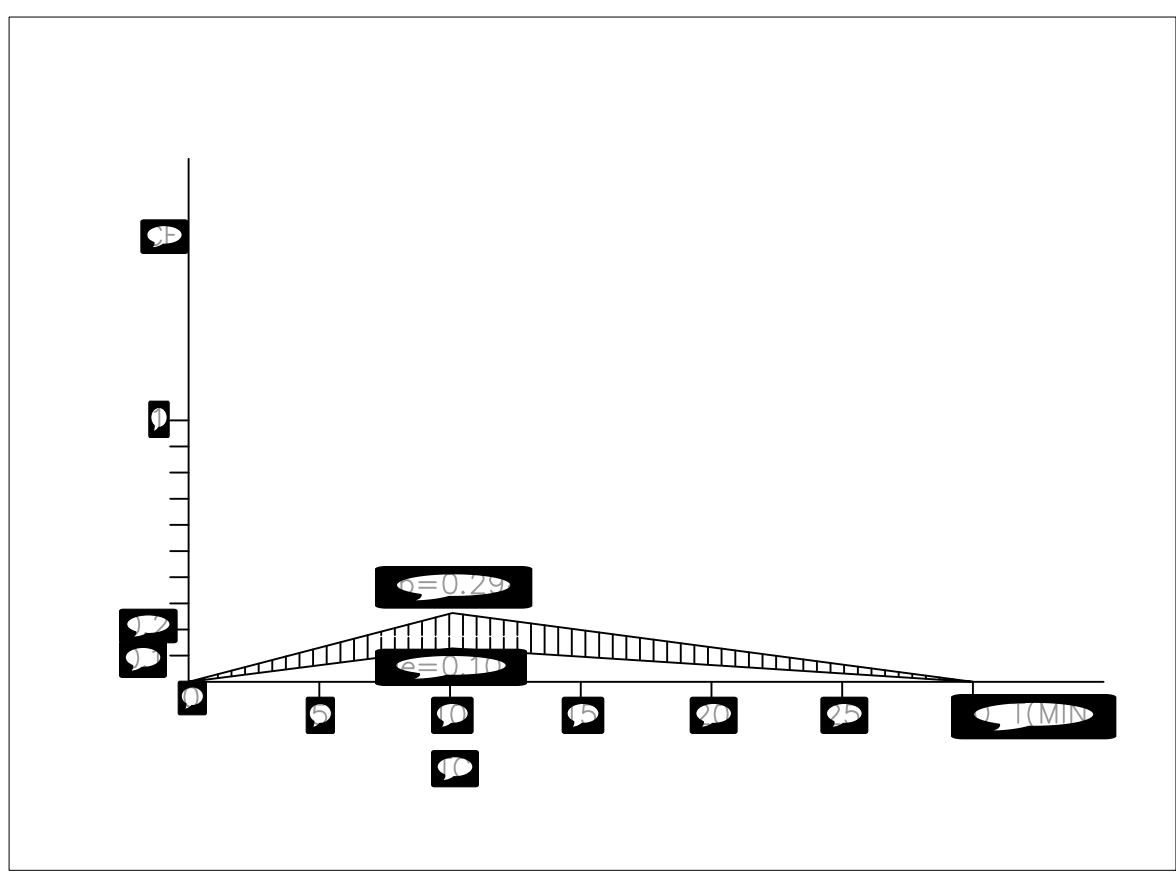
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

$Q = 0.0499 \times 3.80 = 0.189 \text{ CFS}$

$Q = 0.0499 \times 5.90 = 0.294 \text{ CFS}$

CONCENTRATION (CFS)



$Q = 264.6 - 92.7 = 171.9 \text{ CFS REQUIRED}$

CREARC LLC  
 CREATIVE ARCHITECTURE  
 75 PARKHURST STREET  
 NEWARK NJ 07114  
 201-628-4695  
 CREARCLLC@GMAIL.COM

JORGE P. FERNANDES  
 REGISTERED ARCHITECT

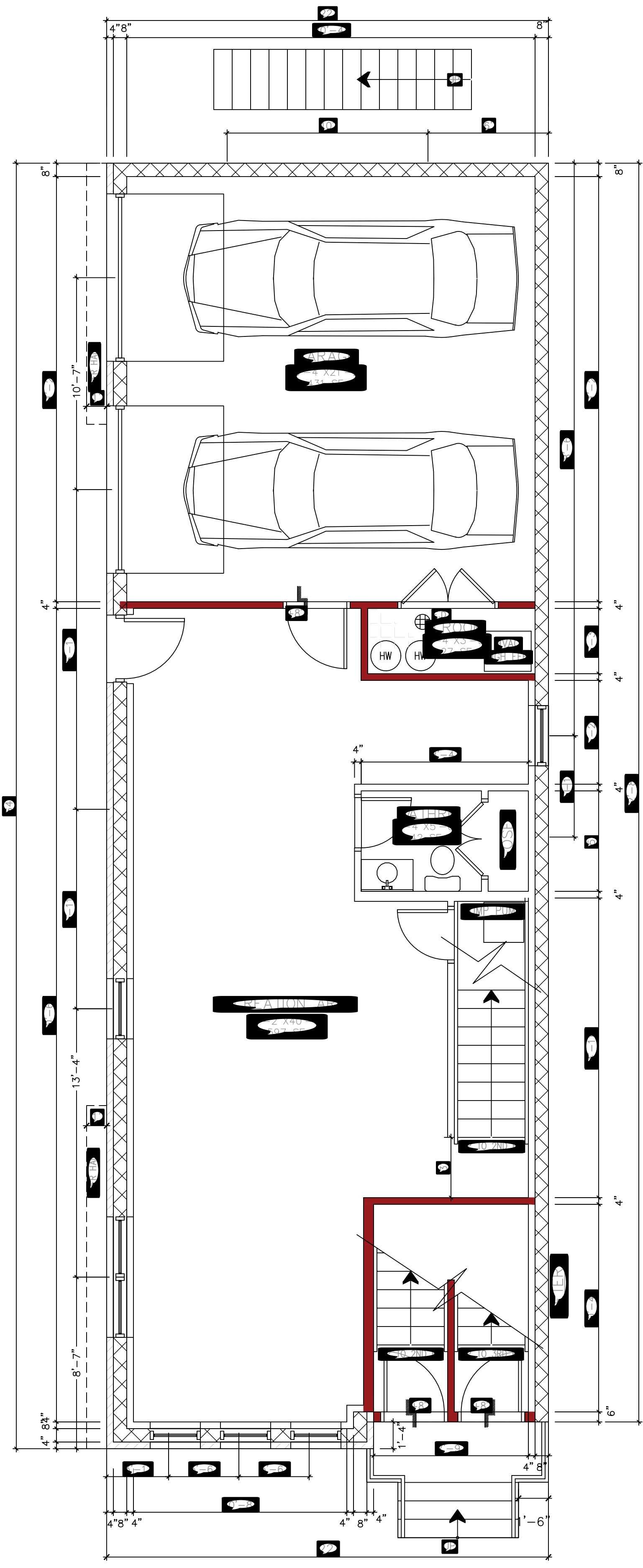
NJ LIC. 21A102068400

REVISIONS

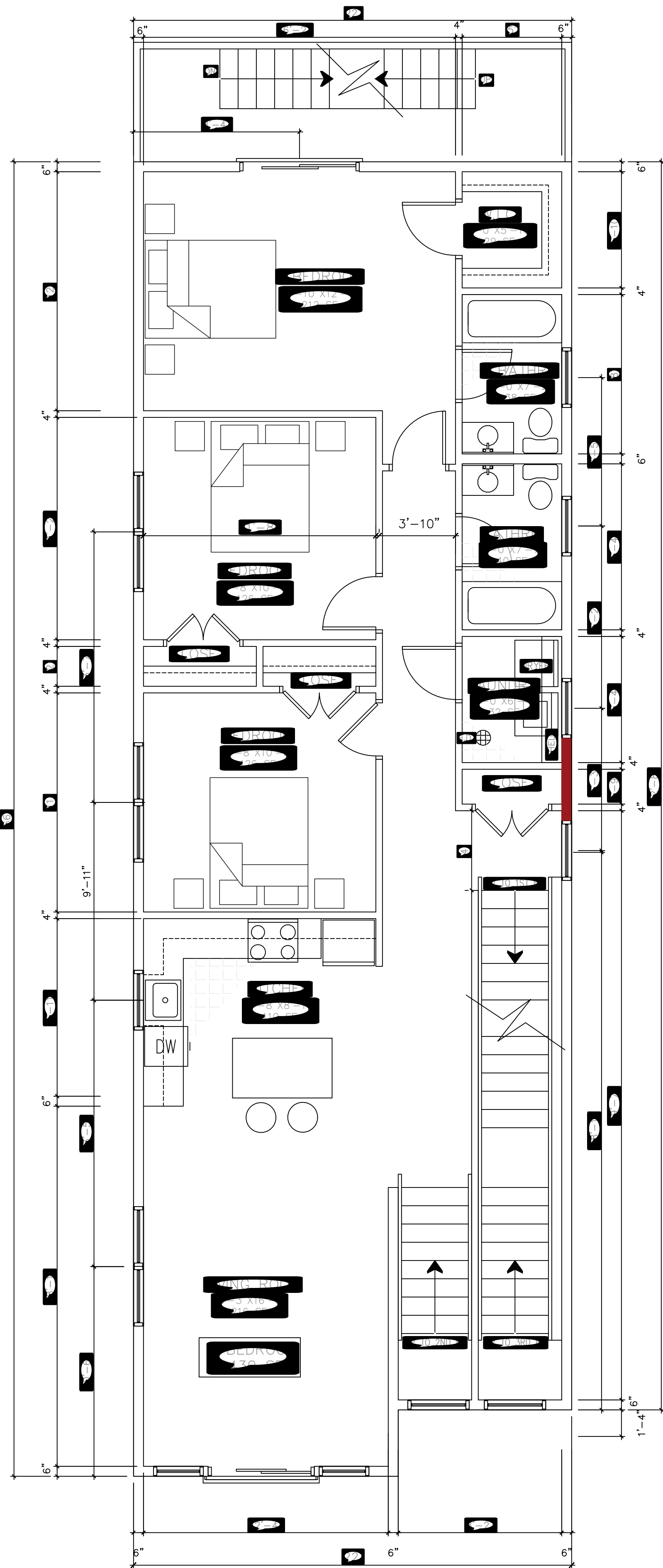
NEW TWO FAMILY HOUSE

GRADING, DRAINAGE & UTILITY PLAN

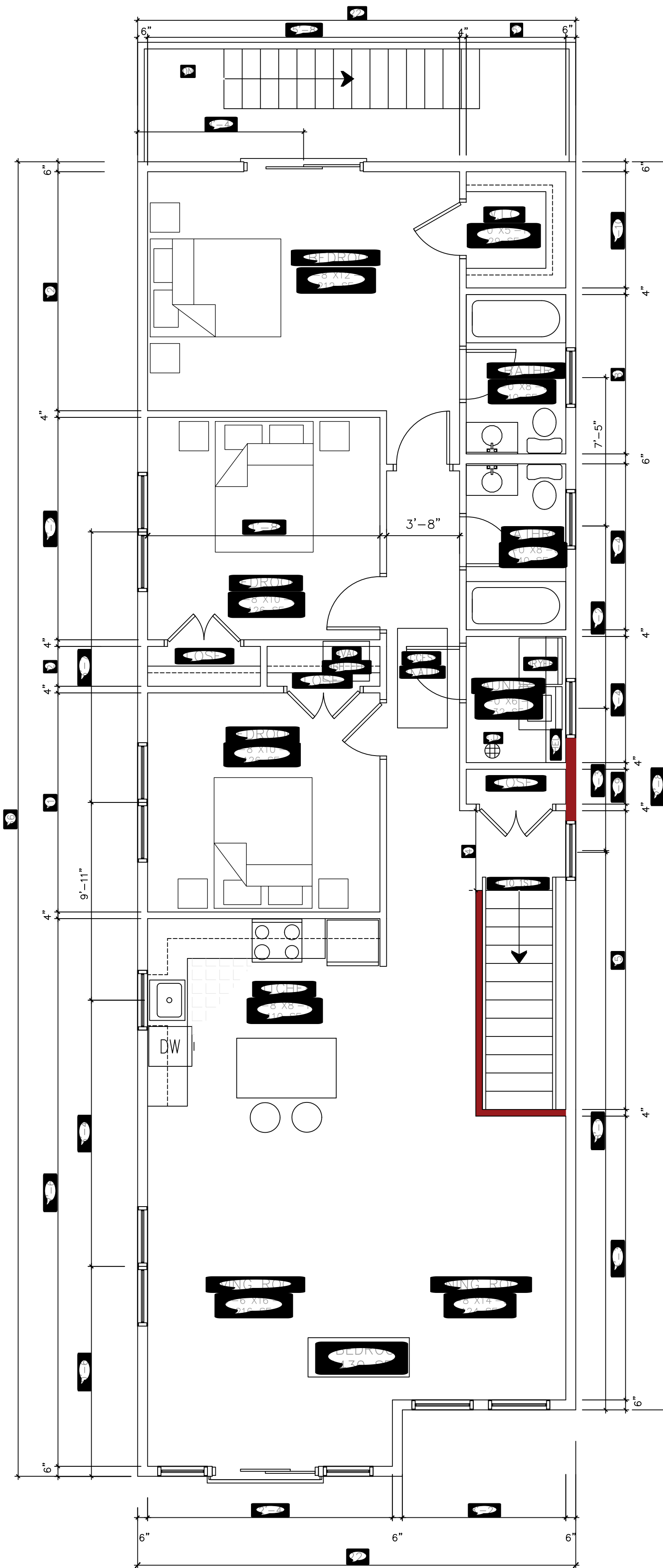
PROJECT NO: 2025-07-14  
 DATE: 07/30/2025  
 DRAFTSMAN: KMP



FIRST FLOOR



SECOND FLOOR



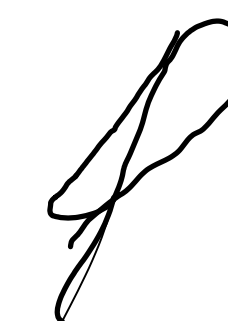
THIRD FLOOR

CREARC LLC  
CREATIVE ARCHITECTURE

75 PARKHURST STREET  
NEWARK NJ 07114

201-628-4695  
CREARCLLC@GMAIL.COM

JORGE P. FERNANDES  
REGISTERED ARCHITECT



NJ LIC. 21A1020684.00

REVISIONS

NEW TWO FAMILY HOUSE



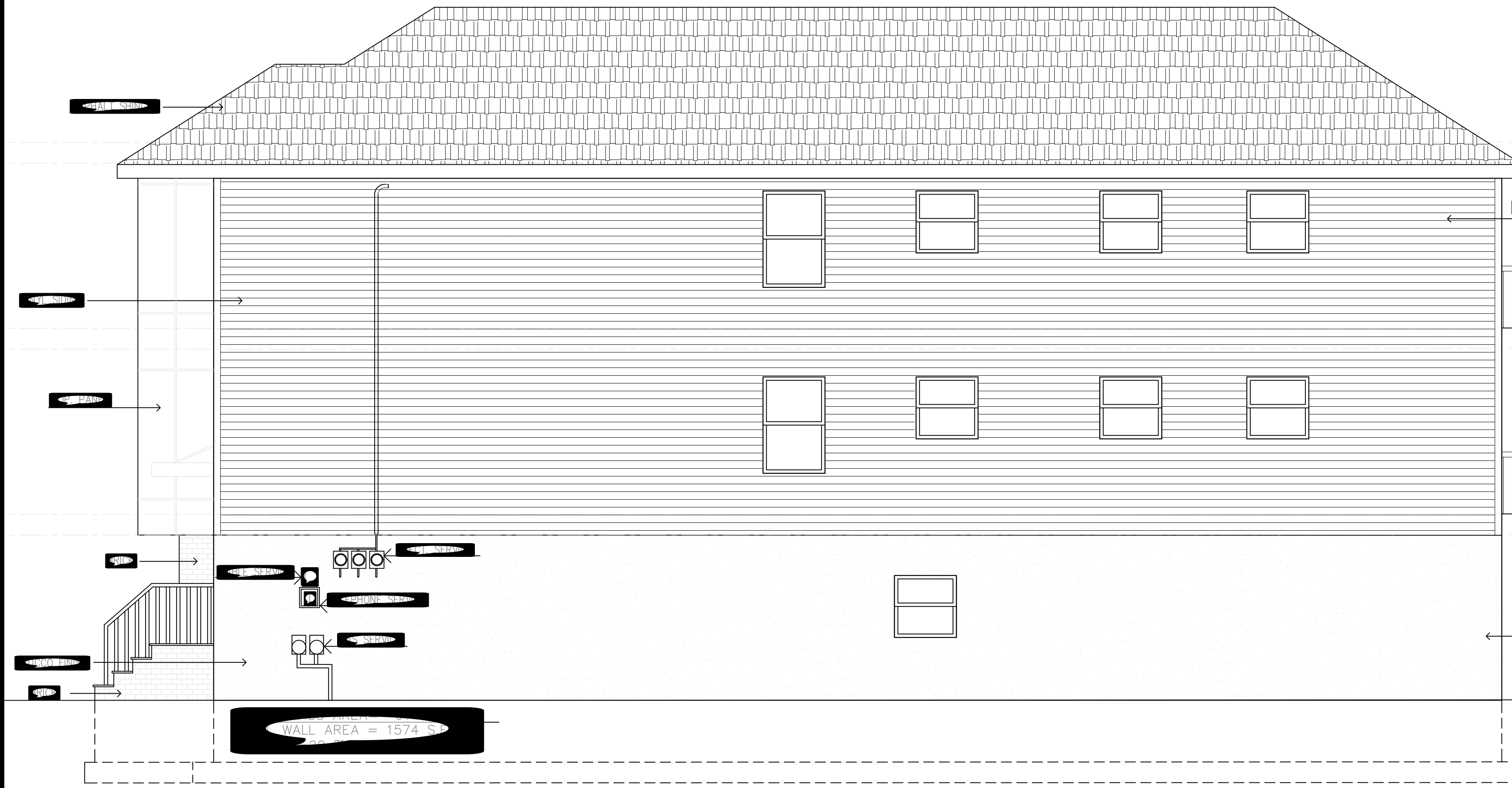
FLOOR PLANS

PROJECT NO: 2025-07-14

DATE: 07/30/2025

DRAFTSMAN: KMP

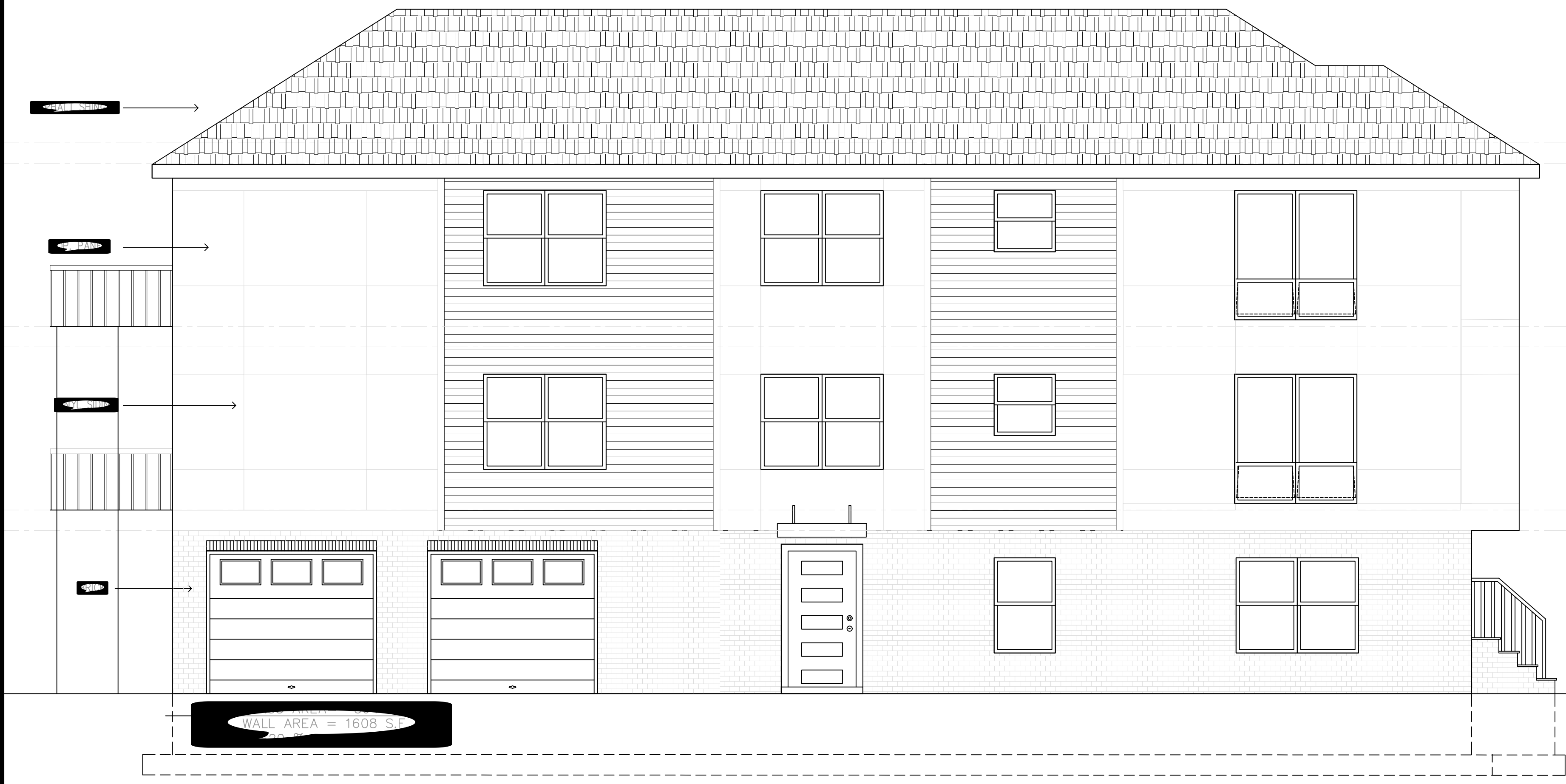
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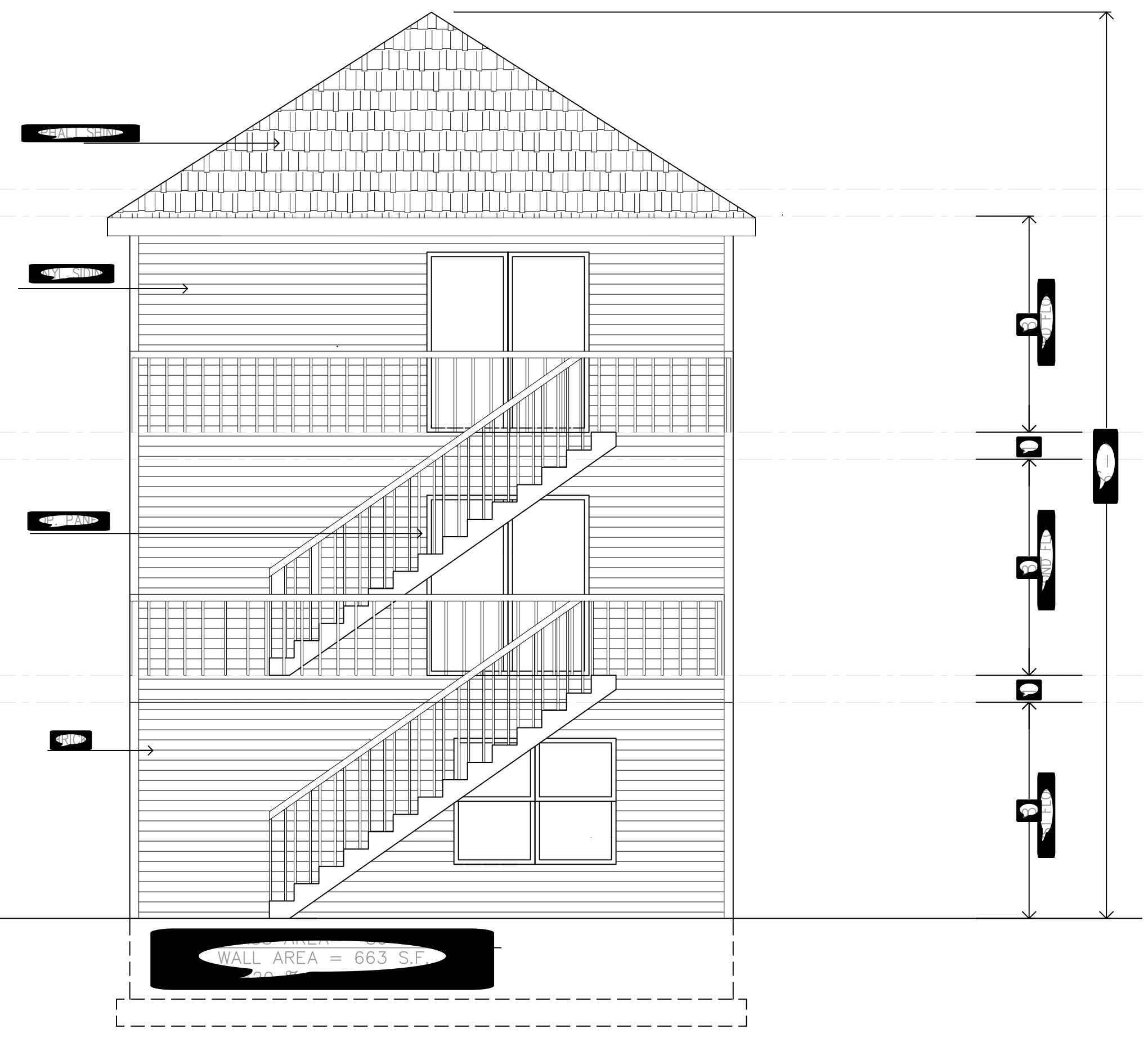
ELEVATION



ELEVATION (PARKINSON TERRACE)



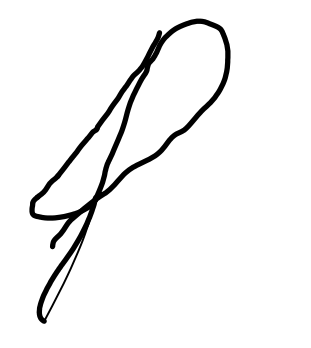
ELEVATION (BALDWIN TERRACE)



ELEVATION

CREARC LLC  
 CREATIVE ARCHITECTURE  
 75 PARKHURST STREET  
 NEWARK NJ 07114  
 201-628-4695  
 CREARCLLC@GMAIL.COM

JORGE P. FERNANDES  
 REGISTERED ARCHITECT



NJ LIC. 21A1020684-00

REVISIONS

NEW TWO FAMILY HOUSE



ELEVATIONS

PROJECT NO: 2025-07-14

DATE: 07/30/2025

DRAFTSMAN: KMP

A-2