

TOWNSHIP OF IRVINGTON
Division of Engineering
Irvington Municipal Building
Civic Square, Irvington, NJ 07111
Tel: 973-399-6690 Fax: 973-399-6798
Email: JWiggins@irvingtonnj.org

Mayor Tony Vauss,
John A. Wiggins, P.E., P.P.,
Township Engineer

TO: Dorinda Francis McKenzie,
Secretary to the Irvington Planning Board

FROM: John A. Wiggins, P.E., P.P., and Township Engineer

RE: Minor Subdivision Plan review – PB-21-02
884 Sanford Avenue
Application of Barbara Lucas

Date: September 9, 2021

An application for a proposed minor subdivision has been received and reviewed. In conjunction with this application the following materials have been provided:

1. Application form
2. Plans – "Final Minor Subdivision Map, 884-886 Sanford Avenue, Lot 6 in Block 15, Situated in Township of Irvington, Essex County, New Jersey" prepared by Herbert G. Macdonald Associates, Inc. dated 12/15/2020 revised to 7/22/21.

Existing Conditions

The existing lot, Lot 6, Block 15 is a rather large lot and extends from Sanford Avenue to Chapman Street. This can be seen in the subdivision map that has been included with the application. There is an existing house on the property that faces Sanford Avenue. There is also a masonry garage that serves this existing house. The front of the property along Sanford Avenue is zoned O-1 and rear of the property along Chapman Street is zoned R-1. The existing use, of a single family residence, is permitted in both zones.

Proposed Conditions

The applicant proposes to subdivide the rear 77 feet from the existing lot, creating a new lot along Chapman Street. As this is an application for subdivision only, there is no need to discuss potential uses of the new lot. In the creation of the new lot, a variance for rear yard setback is required for Lot 6.0 as the existing garage will now be located 2.97 from the property line. Also, the rear lot width shall be 36.96 feet which is less than the required 50 feet. The zoning table on the plan indicates that the lot width is 43.48 feet, which number was apparently derived by averaging the front and rear yard widths.

With respect to Lot 6.01, the new lot, the width required is also 50 feet and what is being provided is a rear lot width of 36.96 and a front lot width of 28.80. The zoning table on the plan indicates that the lot width is 32.88 feet, which number was apparently derived by averaging the front and rear yard widths.

Discussion

The request for this subdivision is consistent with the pattern of development in this area. Reviewing the Tax map for the area, it can be inferred that all of the lots along Sanford Avenue extended to Chapman Street and that, over the years, they have been subdivided, in much the same manner as the applicant is requesting. A portion of the Irvington Tax Maps is attached as Figure 1, which demonstrates this.

The applicant has not requested a site plan approval for the new lot, Lot 6.01, which be undersized based on the existing configuration of the lot. However, that will be a matter for the Zoning Board to consider at some time in the future.

Similarly, as the application is for a minor subdivision only, site plan aspects such as traffic circulation, drainage, and sewer usage are not required at this time. However, the proposed subdivision creates bulk variances as described above due to the shape of the existing lot.

Miscellaneous Comments

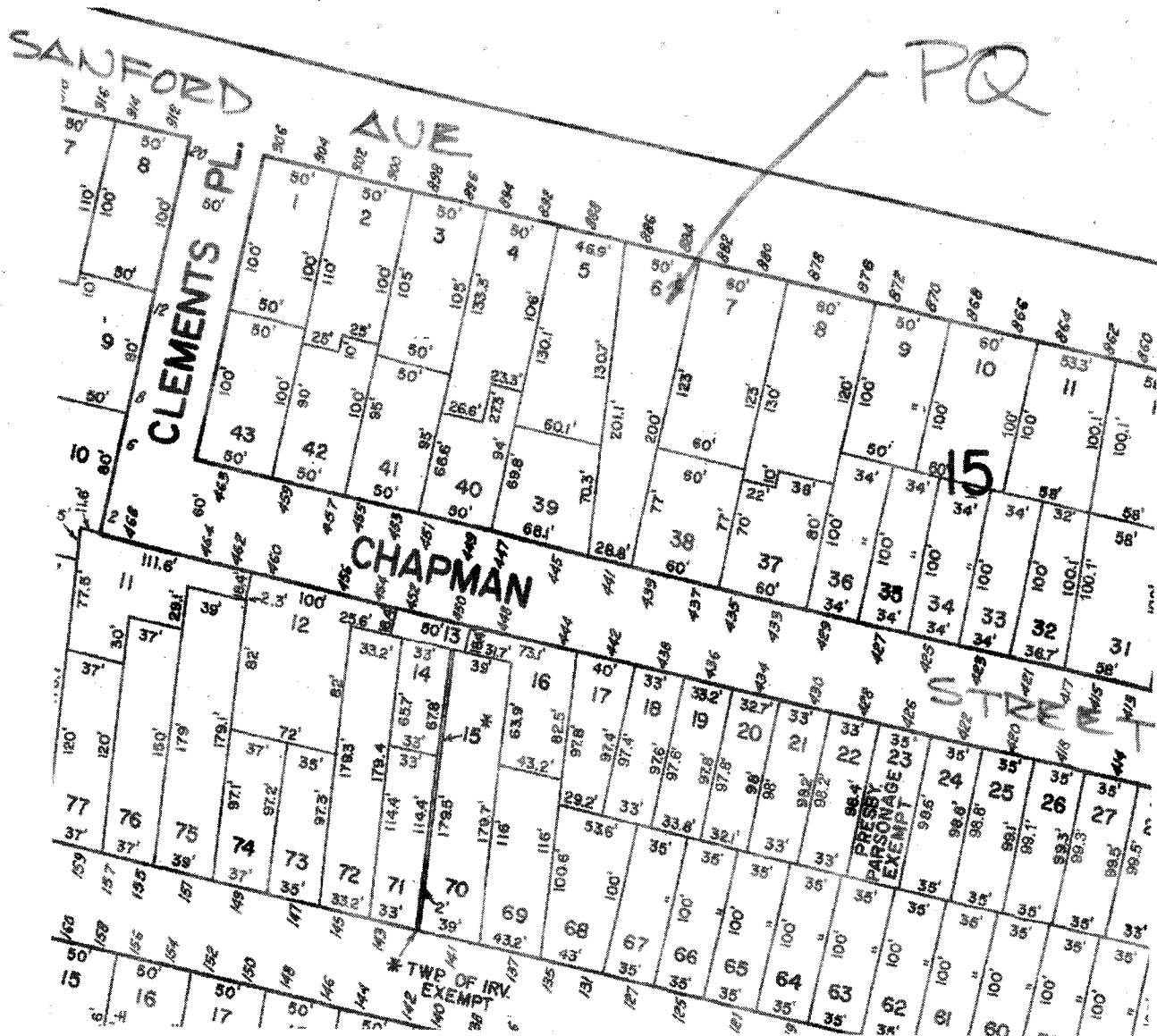
1. Sanford Avenue is a road under the jurisdiction of the County of Essex and the approval of the Essex County Planning Board is required.

Should you any questions with respect to the above, please feel free to contact me.

/jaw

Cc: Kyana Woolridge, Dir. Of Community Development

Figure 1
Existing Development in the Area of the Application
(Source: Irvington Tax Maps, Sheet 4)
Not to Scale



Tax Search



407 VALLEY STREET
SOUTH ORANGE, NJ 07079
Store Telephone: (973) 762-6608
Pharmacy Telephone: (973) 762-6044
Store #2817 09/01/21 03:26pm

CONVENIENCE ITEMS

MR	MONEY ORDER	NP	10.00 *
MR	MONEY ORDER FEE	NP	1.00

TAX	0.00
**** BALANCE	11.00

Payment Type: US DEBIT
CHIP Purchase PIN Verified
Card: *****2352
Payment Amt: \$31.00
Cashback Amt: \$20.00
BALANCE: \$
AID: A0000000980840
AUTH#064059 RC#00 09/01/21 03:27pm

DEBIT CARD 31.00
CHANGE 20.00
09/01/21 03:27pm 2817 31 41 3312
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Affidavit of Publication

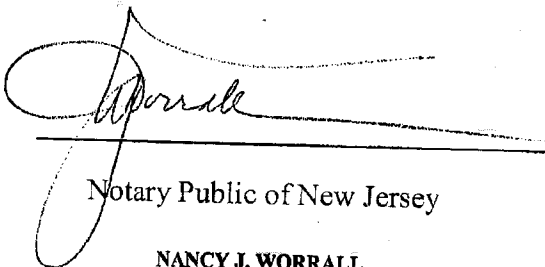
STATE OF NEW JERSEY
COUNTY OF ESSEX

SS:

Karen Hoffman of the *Irvington Herald*, being duly sworn according to law, states on oath, that a notice of which the annexed is a true copy, was published in the *Irvington Herald*, a public newspaper published at Irvington, New Jersey, in its issue of **September 9, 2021** making **1** insertion in all.

Karen 2

Sworn and subscribed before me this 9th day of
September, 2021.



Notary Public of New Jersey

NANCY J. WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2024

IRVINGTON

Township of Irvington Planning Board

Notice of Hearing

Please take notice that Barbara Lucas has filed an application with the Planning Board of the Township of Irvington concerning 884 Sanford Avenue and shown on the Tax Map as Lot 8.02 and Block 15 located in the 01 Zone (hereinafter know as 441 Chapman Street).

Said application seeks a Subdivision/ variance from the requirements of the Irvington Zoning Ordinance pursuant to 660-26.0-1 so as to permit Subdivision and obtain separate Deeds at the property as shown on the application submitted to the Board. Further, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application. A public hearing on the application, given Calendar #PB-21-02 has been scheduled by the Planning Board for the 23rd day of September, 2021, at 7:00P.M. via Zoom <https://us06web.zoom.us/j/85499714023?pwd=VWp1QURhOermMveGllZm5aTmlmVjE6Zz09>

Meeting ID: 85499714023
Passcode: 782862

One tap mobile
+1 646 558 8656, 85499714023# US
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+1 720 707 2699 US (Denver)
+1 253 215 8762 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 854 9971 4023

Find your local number:
<https://us06web.zoom.us/j/85499714023?pwd=VWp1QURhOermMveGllZm5aTmlmVjE6Zz09>

When the calendar Number is called, you may appear either in person or by agent or attorney and present any objections or comments you may have with regard to this application.

Maps, if any, plans and other related documents submitted with the application are on file at the office of Board Secretary, 660 Stuyvesant Avenue, 1st fl, Irvington, NJ and

are available for inspection during normal business hours. The plans and documents relating to this application may be inspected by the public by visiting the Township of Irvington on-line Portal at planningandzoning.us

Barbara Lucas

Applicant

E103021 1HD September 9, 2021 (\$48.08)

Worrall Community Newspapers, Inc.
 1291 Stuyvesant Avenue
 P.O. Box 3639
 Union, NJ 07083
 Phone: 908-686-7700

Address Service Requested
 ads@thelocalsource.com

Barbara Lucas
 884 Sanford Ave
 Irvington, NJ 07111

Invoice Number		Invoice Date
233913		9/9/2021
Advertiser No.	Amount Due	Due Date
220773	\$0.00	9/14/2021

A fee of 1.5% will be imposed on all balances past due.

Amount Enclosed

PAID IN FULL

Please detach top portion and return with your payment.

INVOICE

Worrall Community Newspapers Inc.

Barbara Lucas

Invoice No. 233913 9/9/2021

Item Dates	Order No.	Description	No. of Runs	Ad Size	SubTotal	Sales Tax	Amount
9/9/2021 - 9/9/2021	103021	Public Notice: IHD-Legals: E103021 PB H earing 441 Chapman St Irvington Irvington Herald - Vailsburg Leader Affadavit - \$30.00 IRVINGTON	1	78 Lines			\$78.08

Sub Total: \$78.08

Total Transactions: 1 Total: \$78.08

SUMMARY	Advertiser No. 220773	Invoice No. 233913	Invoice Amount \$78.08
			Amount Paid \$78.08

A fee of 1.5% will be imposed on all balances past due.

News-Record of Maplewood and South Orange • West Orange Chronicle • Record-Transcript • The Independent Press
 • The Glen Ridge Paper • Nutley Journal • Belleville Post • Irvington Herald • Vailsburg Leader
 Union County LocalSource

Please make checks payable to: Worrall Community Newspapers, Inc.

We appreciate your business!

CREDIT CARD - PAY ONLINE : http://Worrall-Media.com/WCN_Pay.html

Name on card	_____	Billing Address	_____
Card #	_____	Billing Zip	_____ Amt PAID \$ _____
Exp Date	_____	Fed ID #	22-1012381

MEMBER OF SERVICE
IRVINGTON PLANNING BOARD

STATE OF NEW JERSEY:

COUNTY OF Essex ss

Barbara Lucas, of full age, being duly sworn according

to law, on his/her oath deposes and says that he/she resides at

_____ in the Municipality of Irvington County of
ESSEX and State of N.J. and that he/she did on _____

at least ten (10) days prior to the hearing date, give personal notice
to all property owners within 200 feet of the property affected by

Calendar No. PB-21-02 located at 884 - 886 Sanford Ave Irvington
N.J. 07031

Said notice was given by sending same by certified mail. The
certified mail receipts are attached hereto.

A copy of said notice is attached hereto and marked Exhibit "A".

Also attached to this affidavit, marked "Exhibit B", is a list of
owners of property within 200 feet of the affected property who were
served, showing the lot and block numbers of each property as same
appear on the municipal tax map, which is a copy of the certified list
of such owners prepared by the Assessing Clerk of the Municipality.

A copy of said notice, if applicable, was also given in the same
manner to all Public Utilities and the Essex County Planning Board.

Barbara Lucas
Applicant's Signature

Sworn and subscribed to before
me this 7 day of September
2021
Patricia Thompson
Notary or Person Authorized
by law to take oaths

PATRICIA THOMPSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 11, 2023

← LOAD THIS DIRECTION, THIS SIDE UP

MONEY

19-304812573

133008 D 090921
1052 12

173048125733 L 002817

25

PAY EXACTLY TWO HUNDRED SEVENTY-FIVE DOLLARS
AND NO CENTS
PAY TO THE ORDER OF *Lucille Brantnot*

ORDER OF Lucille Grozinski
284 San Joaquin Ave.
P.O. BOX 100
ADDRESS

PAYMENT FOR/ACCT. #

FOR/ACCT, #
Purchaser's Signature
Purchaser by Signing To:

1:1021004.001: 4019304.812573311

MONEY ORDER RECEIPT - NON NEGOTIABLE

Use cash to pay for millions of Amazon.com products with Amazon participating Western Union Agent Locations; or add cash to your AET 133008 LOC 002817 DT 090921 \$275.00 2H INTERNATIONAL 110000 CENTS

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A standard 1D barcode consisting of vertical black bars of varying widths on a white background. The barcode is oriented vertically and is located at the bottom right of the page.

LOAD THIS DIRECTION, THIS SIDE UP ←

Township of Irvington Planning Board Notice of Hearing

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<https://us06web.zoom.us/j/85499714023?pwd=WnplQUhOemMyeGj1Zm5aTmlmWEVsZz09>

Meeting ID: 85499714023

Passcode: 782862

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+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 854 9971 4023

Find your local number: <https://us06web.zoom.us/j/kc12apoMOJ>

When the calendar Number is called, you may appear either in person or by agent or attorney and present any objections or comments you may have with regard to this application.

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Date of Publication: 9/9/2021

(Signature)

Barbara Lucas

Name: Barbara Lucas

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.
BARBARA LUCAS

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.

- ☒ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
- ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►
- 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.
- ☐ 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) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
884 SANFORD AVE

6 City, state, and ZIP code
IRVINGTON NJ 07111

Requester's name and address (optional)

7 List account number(s) here (optional)

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

240-84-9510

or

Employer identification number

_____-_____-_____-_____-_____-_____-_____-_____-

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 ►

Barbara Lucas

Date ►

5/24/2021

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), adoption 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.



Hello

It

WORKS!

May 3, 2021

Barbara Lucas

884 Sanford Ave

Irvington, NJ 07111

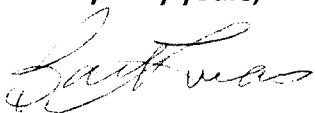
Re: Property taxes

Block 15 Lot 6

Dear Planning Board,

My property taxes are paid quarterly through my Mortgage lender. The uploaded search was done prior to the quarter due date.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Barbara Lucas', written in black ink.

Barbara Lucas