

**RESOLUTION
of the
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE**

Heard: August 2, 2017
Case No.: PB-17-07C
County of Essex/Turtle Back Zoo

WHEREAS, pursuant to Municipal Land Use Law §40:55D-31 the Board has heard a proposed capital improvement project by the County of Essex for construction of certain improvements at the Turtle Back Zoo which is County-owned property located at 560 Northfield Avenue, West Orange, NJ, said premises being designated on the municipal tax map as Block 163, Lot 1; and

WHEREAS, the Board having heard the presentation and having performed its review pursuant to MLUL 40:55D-31 hereby makes the following findings of fact and conclusions of law:

1. The Board accepted into evidence the following Exhibits:
 - A-1 Enlarged Aerial View of the Zoo prepared by French and Parrello dated 1/15/16 (1 Sheet)
 - A-2 Overall Site Plan for Flamingo Exhibit prepared by French and Parrello dated 1/9/17 (Sheet C1.0)
 - A-3 Floor Layout for Flamingo Exhibit prepared by French and Parrello dated 1/6/17 (Sheet C1.0)
 - A-4 Building Elevations for Flamingo Exhibit prepared by French and Parrello dated 1/9/17 (Sheet C1.1)
 - A-5 3D Color Rendering prepared by French and Parrello dated 8/2/17 (1 Sheet)
2. Michael Piga, L.A., of French & Parrello introduced the application and testified that Applicant proposed to construct a new Flamingo Exhibit which will be located southeast of the Savanna Café and next to the Condor Exhibit. The

proposed exhibit will consist of a 20,000 gallon gunite pool, observation areas around the pool and an approximately 1,000 square foot building. The pool will include a nesting island and faux waterfalls. The observation area will include three shade structures. The building will contain a flamingo holding area, a quarantine area, storage and food preparation room and a mechanical room. The exterior of the building will include faux thatch overhangs and stucco and wainscot panel walls, with a new exhibit sign on one wall. The front of the exhibit will be landscaped with bamboo and other tropical resembling plants.

3. Kate Hartwyk, Deputy Director of the Essex County Parks testified that 1,200 parking spaces exist onsite and an additional 500 spaces are available offsite.
4. During public comment two neighbors voiced concerns about potential noise and use of the exhibit for event functions. The Applicant represented it would not be used as a function space.
5. The Board finds that the proposed projects and capital improvements are not contrary to the Master Plan of the Township of West Orange.

WHEREAS, the Board having heard the presentation and having performed its review pursuant to MLUL 40:55D-31 hereby makes the following findings of fact and conclusions of law:

6. The County of Essex proposes construction of a new Flamingo exhibit on the premises in accordance with drawings by Tokarski & Milleman Architects LLC and French and Parrello Associates.

7. The Board finds that the proposed project and capital improvements are not contrary to the Master Plan of the Township of West Orange.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that it finds that the proposed project and capital improvements are not inconsistent with the West Orange Master Plan.

Certified to be a true copy of the Resolution adopted on the 6th day of September 2017.



Robin Miller, Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Cardoza (2 nd Alt.)			*			
Eben						*
Ghebremicael			*			
Keigher			*			
Klein (Vice Chair)			*			
McCartney			*			
Trenk **						
Wegner (1 st Alt.)			*			
Weston		*	*			
Wilkes			*			
Bagoff (Chair)	*		*			

**Board Member Trenk Recused 8/2/2017

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Cardoza (2 nd Alt.)		*	*			
Eben						
Ghebremicael			*			
Keigher			*			
Klein (Vice Chair)						*
McCartney			*			
Trenk						
Wegner (1 st Alt.)			*			
Weston			*			
Wilkes						*
Bagoff (Chair)	*		*			