



TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - “C” and “D” Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
- ! Twenty (20) copies total - no exceptions. (Nineteen (19) copies shall be submitted with one (1) original.)
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: ESSEX COUNTY

Mailing Address: (Last) 900 BLOOMFIELD AVE, (First) VERONA NJ 07044

(Street) (City) (State) (Zip)
Telephone Number: (973) 226-8500 Email: SVARGHESE@ESSEXCOUNTY.ORG

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other ESSEX COUNTY

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify))

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name:

Address:

Telephone Number: () Email:

C. PROPERTY INFORMATION

Street Address: 560 NORTHFIELD AVE.

Block Number(s): 163 ; Lot Number(s): 1 ;

Tax Plate: 42 ; Zone of Property: R-1

The location of the property is approximately 175 feet from the intersection of
SHERIDAN AVE. and NORTHFIELD AVE. (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): SEE ATTACHED LIST ; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☒ Conceptual. COURTESY REVIEW
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section:		Proposed:		Description:	
Section:		Proposed:		Description:	
Section:		Proposed:		Description:	
Section:		Proposed:		Description:	

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

To remove the existing aquarium and old alligator structure (1,178 s.f), to construct a new Komodo Dragon Exhibit building and to the American Alligator exhibit building. all construction will be located in the center of the zoo

The property is (square feet); 140 (acres)

Impervious Surface Coverage:	Present:	N/A	Proposed:	N/A
Building Coverage:	Present:	1178 SF	Proposed:	1950 SF

Is the property located:

Within 200 feet of another municipality?	☐ Yes	☒ No
Adjacent to an existing or proposed county road?	☒ Yes	☐ No
Adjacent to other county land?	☒ Yes	☐ No
Adjacent to a state highway?	☐ Yes	☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: CONNELL FOLEY LLP

Telephone Number: (201) 521 1000 Email: MFLEDER@cONNELLFOLEY.COM

Address: 2510 PLAZA FIVE, JERSEY CITY, NJ 07311

APPLICANT'S ENGINEER: FRENCH AND PARRELLO ASSOCIATES

Telephone Number: (732) 312-9800 Email: MICHAEL.PIGA@FPAENGINEERS.COM

Address: ONE NEWARK CENTR, 1085 RAYMOND BLVD., SUITE 601, NEWARK, NJ 07102

APPLICANT'S ARCHITECT: COMITO ASSOCIATES PC

Telephone Number: (732) 642-2446 Email: LSCIABARASI@COMITOASSOCIATES.COM

Address: 23 WARREN ST., NEWARK NJ 07102

APPLICANT'S PLANNER:

Telephone Number: () Email:

Address:

OTHER EXPERT(S):

Telephone Number: () Email:

Address:

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) **AND** part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature:



Date:

08-30-2022

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature:



Date:

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 560 NORTHFIELD AVE.
in the County of ESSEX and the State of NEW JERSEY;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 163:
Lot(s) 1 on the Tax Map of 96 which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature:



Date:

08-30-2022

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

**CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS**

**APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -52 ITEMS. 20 Total (original and 19 copies).**

All checked items are required; please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total** (original and 19 copies), including:
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, **20 Total** (original and 19 copies).
- ✓ **Site Plan, all dimensions**, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, **20 Total** (original and 19 copies).
- ✓ **Floor plans, all dimensions** must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, **20 Total** (original and 19 copies).
- ✓ **List of property owners** within 200' certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map, 20 Total** (original and 19 copies).
- ✓ **Application fee** (non-refundable) also a **Digitizing Fee**.
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, **20 Total** (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, **20 Total** (original and 19 copies).
- ✓ **All plans and documents** for West Orange COAH requirements.
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, **20 Total** (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, **20 Total** (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, **20 Total** (original and 19 copies).

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.



Corporate Office
1800 Route 34, Suite 101
Wall, NJ 07719

Regional Offices
Hackettstown, NJ
New York, NY

Aug 30, 2022

TOWNSHIP OF WEST ORANGE

66 Main Street
West Orange, NJ 07052

Re: **Construction of a new Komodo Dragon Exhibit
and American Alligator Exhibit at the Turtle Back Zoo**
560 Northfield Ave
West Orange NJ 08086

To Whom It May Concern,

Essex County is proposing to remove the existing aquarium and alligator winter habitat structure at the Turtle Back Zoo in order to construct a new Komodo Dragon exhibit building and a new American Alligator Exhibit building. The two new buildings will be part of a new themed exhibit called "The Island Giants" and will be placed within center of the zoo, just east of the existing Sea Lion Exhibit. Amenities will include a new Komodo Dragon indoor habitat, a new American Alligator indoor habitat, a new outdoor habitat for the Komodo Dragon, renovations to the existing American Alligator outdoor habitat, a below water viewing into the American Alligator pool and a small seating area to the east.

Entrance to the new exhibit will be from the existing Sea Lion Exhibit, by way of an existing walkway from the north. Visitors will first enter the American Alligator building by passing through a rustic nautical/marina/pier themed structure that leads into the existing alligator pool. Guests will be able to walk around the pool and view the alligator at home in its new/enhanced habitat. The south side of the exhibit will provide a viewing area to observe the alligator during the winter months. An interior shift door will provide access for the alligator to a new exterior habitat for additional viewing during warm weather. A new observation area to the east side of the pool, will allow viewing through new glass windows. The west side of the pool will feature an area for below



water observation so guests can see how an alligator floats in water and moves within his aquatic environment. The existing pool equipment room will remain with some minor equipment upgrades.

The Komodo Dragon indoor exhibit building will be located just west of the new American Alligator Exhibit. The new building will have an Asia influence theme featuring a faux palm leaf roof and winter observation area with a full size image of the Komodo Island at the rear. The interior exhibit area will have a small pool, indoor vegetation and sand for the dragon to dig in. An outdoor holding area for viewing the dragon during warm weather will be located to the north with additional viewing through the seamless glass barrier. A staff area at the rear of the structure will also be provided.

We hope this brief narrative provides the pertinent information to properly inform the public about this new and exciting Exhibit at the Turtle Back Zoo, whose continuing goal is to educate youth about animals and their habitats throughout the world.

Very truly yours,

FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'Michael J. Piga', is written over the company name.

Michael J. Piga LLA

Manager of Landscape Architecture



No.	Date	Revision	Revised By	Checked By

80 0 80 160

SCALE IN FEET



Corporate Office
1800 Route 34, Suite 101
Wall, NJ 07719
732.312.9800

Regional Offices
Camden, NJ
New York, NY
Hackettstown, NJ
King of Prussia, PA

**AERIAL MAP
FOR
KOMODO DRAGON EXHIBIT
AND
AMERICAN ALLIGATOR EXHIBIT
BLOCK 161, LOT 1**

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

MICHAEL J. PIGA, LLA

LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000909

DATE: 11-15-2019	DESIGNED BY:	SCALE: 1" = 80'	PROJECT NUMBER: 528.040
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:



