

**RIDER TO THE SITE PLAN CHECKLIST
MINOR SITE PLAN APPLICATION AND BULK VARIANCE APPROVAL
CREST RIDGE REALTY LLC
WEST ORANGE TOWNSHIP PLANNING BOARD
BLOCK 80.03, LOT 36**

Crest Ridge Realty LLC (the “**Applicant**”) submits this Rider to the site plan checklist in conjunction with the application for the minor site plan and bulk variance approval (the “Application”). The project is located at 200 Mount Pleasant Avenue, West Orange, New Jersey, known and identified as Block 80.03, Lot 36 on the West Orange Township tax map (the “**Property**”)

This Rider to the site plan checklist identifies the items marked N/A, None-N/A, and W and explains the rationale behind Applicant’s use of those markings where applicable.

Several items do not apply (“N/A”) to Applicant because this is a minor site plan application, several items do not apply to Applicant because there are none applicable (“None-N/A”), and Applicant seeks waivers (“W”) from several checklist items.

The N/A items are as follows:

1. Item # 9 – does not apply to minor site plans.
2. Item # 10 – same.
3. Item # 13 – same.
4. Item # 22 – same.
5. Item # 31 – same.
6. Item # 33 – same.
7. Item # 34 – same.
8. Item # 40 – same.
9. Item # 41 – same.
10. Item # 42 – same.
11. Item # 43 – same.

The None-N/A items are as follows:

1. Item # 21 – does not apply because there are no existing or proposed easements or lands reserved for or dedicated to public use.
2. Item # 23 – does not apply because no other regulatory approvals or permits are required.
3. Item # 25 – does not apply because this is the site plan stage and notice is not required by the minor site plan or administrative requirements ordinances.
4. Item # 38 – does not apply because the soil disturbance is under 5,000 sq. ft.

The W items are as follows:

1. Item # 28 – unduly burdensome on Applicant because the proposed construction is within the internal part of an existing complex and won’t impact/affect any environmentally sensitive areas within 200’ of the site.

**RIDER TO THE SITE PLAN CHECKLIST
MINOR SITE PLAN APPLICATION AND BULK VARIANCE APPROVAL
CREST RIDGE REALTY LLC
WEST ORANGE TOWNSHIP PLANNING BOARD
BLOCK 80.03, LOT 36**

2. Item # 29 – unduly burdensome on Applicant to obtain existing right-of-way and easements within 200’ of tract because this is a minor development within an existing complex.
3. Item # 30 – unduly burdensome on Applicant because the proposed construction is within the internal part of an existing complex and is a minor development under 1,000 sq. ft.
5. Item # 32 – same undue burden rationale as item # 30, and the construction is in a flat area away from wooded areas and other significant features.
6. Item # 35 – same undue burden rationale as item # 30.
7. Item # 37 – same undue burden rationale as item # 30.
8. Item # 39 – same undue burden rationale as item # 30, and we provide this information for the work area but not the entire site.
9. Item # 46 – same undue burden rationale as item # 30, and there is a currently existing solid waste management plan for the complex that is adequate.
10. Item # 47 – same undue burden rationale as item # 30, and there are existing traffic signs for the complex that are adequate, the minor development will not create additional directional or traffic requirements, and the improvement is only for the benefit of the residents.
11. Item # 48 – same undue burden rationale as item # 30, and we are not proposing any new driveways or roadways and the construction of the minor development will not create any new “sight triangles” because of its location.
12. Item # 49 – same undue burden rationale as item # 30, and the location of the minor development will not substantially affect vehicular or pedestrian circulation flows.
13. Item # 50 – same undue burden rationale as item # 30, and there is a currently existing parking plan for the complex that is adequate because the parking and ingress/egress will remain the same.

In addition, although not listed as a checklist item, we are also seeking waivers for the following: (1) the Minor Site Plan Ordinance § 25-51-6(k) requirement to provide a “Run Card” map under the same undue burden rationale as item # 30 and (2) the Tree Removal Ordinance § 25-27.4 requirement to submit the tree removal exemption form applicable to Applicant as Applicant seeks to remove two (2) living trees for the minor development. However, Applicant will comply with the tree removal exemption form submission and use a Township licensed tree removal professional as a condition of approval.