

SUPPLEMENTAL APPLICATION TO PREVIOUSLY FILED
MINOR SITE PLAN AND C2 VARIANCE

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

Type to

A. APPLICANT INFORMATION

Full Legal Name: Crest Ridge Realty LLC
Mailing Address: 2 Executive Drive, Fort Lee, NJ 07024
Telephone Number: (201) 333-5160 Email: tal@sela-realty.com
(Last) (First) (Street) (City) (State) (Zip)

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other limited liability company

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: 200 Mount Pleasant Avenue
Block Number(s): 80.03; Lot Number(s): 36
Tax Plate: _____; Zone of Property: R-G Garden Apartments
The location of the property is approximately _____ feet from the intersection of _____
Mount Pleasant Avenue and Byrne Road (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?
☒ Yes, Date(s): March 2003; ☐ 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.
- 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. N/A

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.)

Amended site plan for previously administratively approved
dumpster locations. See attached Office of the Construction Official approvals

The property is 525,426 (square feet); 12.06 (acres)

Impervious Surface Coverage: Present: 42.6%; Proposed: 42.8%

Building Coverage: Present: 21.4%; Proposed: 21.6%

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: Jeffrey R. Chang

Telephone Number: (609 895-7072) Email: jrchang@foxrothschild.com

Address: 997 Lenox Drive, Lawrenceville, NJ 08648-2311

APPLICANT'S ENGINEER: Paul W. Anderson, P.E., P.P.

Telephone Number: (973 975-0703) Email: pandersonpe@gmail.com

Address: 40 Miller Drive, Boonton, NJ 07005

APPLICANT'S ARCHITECT: Daniel Vitenson/ Brent M. Porter, R.A.

Telephone Number: (201 509-8157) Email: danielv@architect-rd.com

Address: 14-25 Plaza Rd, Suite S-2-5, Fairlawn, NJ 07410

APPLICANT'S PLANNER: Same as engineer

Telephone Number: () Email:

Address:

OTHER EXPERT(S): N/A

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
200 Mount Pleasant Avenue Minor and Amended Site Plan	Paul W. Anderson, P.E., P.P.	Revised 2-17-23 to add dumpster location

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: [Signature] Date: 2/23/23
Rafael Levin, Managing Member
Crest Ridge Realty LLC

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.

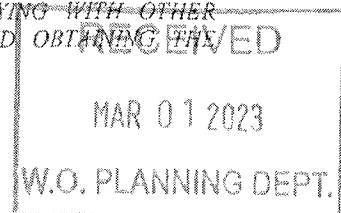
Applicant's Signature: [Signature] Date: 2/23/23
Rafael Levin, Managing Member
Crest Ridge Realty LLC

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 2 EXECUTIVE DRIVE, SUITE 430, FORT LEE
in the County of BERGEN 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) 80.03;
Lot(s) 36 on the Tax Map of _____ 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: [Signature] Date: 2/23/23
Rafael Levin, Managing Member
Crest Ridge Realty LLC

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.



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

REVISED 2-23-23

PROPOSAL

Crest Ridge Realty LLC (the “**Applicant**”) submits this application for a Minor & Amended Site Plan with associated bulk variance relief (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**”). The Property is in the R-G Garden Apartments Zone. This lot is approximately 12.06 +/- acres in size and is currently improved with garden apartments, a pool, and a pool house. The proposed development is a proposed improvement consisting of two-story community gym building adjacent to the existing pool house. The community gym will have a general area, bath, kitchenette and manager’s office on the first floor approximately 992.86 sq. ft. and a gym and two changing rooms on the second floor approximately 1242.44 sq. ft.

The workout room will be restricted to garden apartment residents and not open to the general public. Two (2) trees and existing pavers will be removed to accommodate the improvement. A concrete sidewalk will be constructed on both sides of the proposed development. There is an existing non-conformance where a rear yard setback of 37.4 feet exists, and 75 feet is permitted.

An amended site plan was requested to show the dumpster relocation. These dumpsters were relocated in 2019 in full compliance and in accordance with the Township regulations and under the review of Township professionals. No site plan was required at that time to relocate said dumpsters. The Construction Office reviewed and approved the improvements on February 26, 2019.

Applicant seeks relief from the following provisions of the West Orange Township Code:

Variance:

- Section 25-7.1 (Table of District Regulations Part B: Bulk Standards) and 25-28.8 - A maximum lot coverage of 42.8% is proposed, where 42.6% exists, and 40% is permitted.

REASONS FOR RELIEF

With regard to the requested relief, the Applicant submits the relief is justified under N.J.S.A. 40:55D-70(c)(2) as it advances the purposes of the Municipal Land Use Law under N.J.S.A. 40:55D-2:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; and
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

The Applicant's proposal furthers these specific goals. The workout room will benefit the residents of the garden apartments as a recreational facility that promotes the public health and general welfare of the residents and will result in a de minimis increase of the lot coverage. The improvement will be way from the edge of the Property and will not interfere with the cliff above the Property. There will be no significant changes to the Property's layout, and this minor development will actually reduce the traffic off-site, as residents will be able to use the workout facilities on the Property. In addition, the minor development will serve as a more efficient use of this land that was not being utilized. In conclusion, the facility will exist as a space to provide recreational and public health benefits to the residents, will result in a de minimis increase of the lot coverage, and will create a more efficient use of this portion of the Property.

In addition, the benefits of the deviation substantially outweigh any detriment pursuant to N.J.S.A. 40:55D-70(c)(2). The grant of this relief will not cause detriment to the intent and purpose of the West Orange Township Code or the public good, as the designed site supports the intended Master Plan and zoning for this Property. There is no material detriment to the welfare of the community or injury to the Property or improvements of others in the neighborhood or zone by this minor development. In contrast, this development will directly benefit the community living within this complex and enhance the Property and the value of properties within this zone due to the increase of the value of this Property after the development enhancements. In addition, this development will further benefit the Township and residents by decreasing traffic off-site, as residents will be able to use the workout facilities on the Property and not need to travel off-site to utilize a workout facility. Moreover, this amenity only serves the existing residents and will not increase the traffic into the complex. In conclusion, the benefits of the deviation substantially outweigh any detriment pursuant to N.J.S.A. 40:55D-70(c)(2).

In support of its Application, the Applicant will submit the expert testimony of Paul Anderson, P.E., P.P., who will provide professional civil engineering and professional civil planning testimony, and Daniel Vitenson / Brent M. Porter, R.A., who will provide professional architecture testimony.

The Applicant respectfully requests that the Planning Board consider the Application as amended to include any variances, waivers, design exceptions or other relief that the Board or Township's professional staff may deem necessary or required in the review and action on this Application.

Site Plan/Subdivision Checklist

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL

[illegible]

**ALL DOCUMENTS MUST BE PREPARED,
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ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
12. Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", & 5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.			X	X		X	X		X	✓		
13. Item: Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.			X				X			N/A		
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		X	X	X	X	X	X		X	✓		
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).			X	X	X	X	X		X	✓		
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.			X	X	X	X	X		X	✓		
17. Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.		X	X	X	X	X	X		X	✓		
18. Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.		X	X	X	X	X	X		X	✓		
19. Item: All proposed lot lines and area of lots in square feet.			X	X		X	X		X	✓		
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. e		X	X	X	X	X	X		X	✓		
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. e		X	X	X	X	X	X		X	None N/A		
22. Item: Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.					X	X	X		X	N/A		

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
23. Item: List of required regulatory approvals or permits. Comment: Basic planning information. €			X	X	X		X			None N/A		
24. Item: List of variances required or requested. € Comment: Basic planning information.			X	X			X			✓		
25. Item: Requested or obtained design waivers or exceptions. € Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.			X	X						None N/A		
26. Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.		X	X	X	X		X			✓		
27. Item: Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.				X			X			✓		
28. Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.		X		X	X		X					W
29. Item: Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).				X	X		X					W
30. Item: Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.		X		X	X		X					W

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Item Number Description

31. Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows:
up to 3% grade - 1'
3% + grade - 2'
Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.

32. Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).
Comment: Basic for good planning.

33. Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part.
Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.

34. Item: Drainage Area Map.
Comment: Necessary for major application; inapplicable at GDP stage.

35. Item: Drainage Calculations
Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.

36. Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV.
Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.

37. Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV.
Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.

**Pre-Application -
Concept Plan**

Minor Application

Subdivision

Site Plan

Major Application

General
Development
Plan

Subdivision

Preliminary

Preliminary

Final

COMPLETE

INCOMPLETE

WAIVER
REQUESTED

N/A

W

N/A

N/A

W

✓

W

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Item Number Description		Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan		Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final				
38. Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.				X		X		X		X	None N/A		
39. Item: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.				X	X	X		X		X			W
40. Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.								X		X		N/A	
41. Item: Road and paving cross-sections and profiles. Comment: See Item 40.						X		X		X		N/A	
42. Item: Proposed street names. Comment: Applicable only when new road is proposed.						X		X		X		N/A	
43. Item: New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.						X		X		X		N/A	
44. Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X			X		X		X		✓	
45. Item: Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping.				X				X		X		✓	
46. Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.				X						X			W
47. Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.				X		X		X		X			W

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Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan			
						Preliminary	Final	Preliminary	Final		
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X	X		X	X		X		
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.	X			X		X	X		X		
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.				X							
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X		X	X		X		
52. Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X		X	X		X	✓	

e Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 g Conditional approval may be granted subject to other regulatory approvals.

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REVISED: 8/30/05 av

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	Ali Mohamedi, PE, AIA, LEED AP	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	Yes	
List of green and recycled building materials in new construction, renovation, and maintenance:	Yes	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:	N/A	
Use of any water efficient landscaping:	N/A	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	N/A	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	Yes - (ii)	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	N/A	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	Yes	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

**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
REVISED 2-23-23**

Crest Ridge Realty LLC (the “**Applicant**”) submits this Rider to the site plan checklist in conjunction with the application for the minor site/amended 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.

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MINOR SITE PLAN APPLICATION AND BULK VARIANCE APPROVAL
CREST RIDGE REALTY LLC
WEST ORANGE TOWNSHIP PLANNING BOARD
BLOCK 80.03, LOT 36
REVISED 2-23-23**

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.