

Strategic Solutions:
Restoration, Master Plans
Drainage Design, and
Safety Analysis

Stephen Kay
GOLF COURSE ARCHITECT, LLC

Member
Since 1995:
American Society of
Golf Course Architects



March 14, 2023

TOWNSHIP OF WEST ORANGE
66 Main Street
West Orange, NJ 07052

Re: Francis Byrne Golf Course -
Construction of new Pavilion near
Clubhouse, and new Storage Shed
near existing Maintenance Buildings

To: Whom It May Concern:

Essex County is currently renovating its' Francis Byrne Golf Course (rebuilding tees, sand bunkers and greens) and is proposing to add a new pavilion by the existing Clubhouse and add a new storage shed behind an existing maintenance building.

The new pavilion will be located just south of the existing Clubhouse along Pleasant Valley Way. It will be placed on a new concrete slab with a concrete walkway to and from the Clubhouse (see plan). There will be landscaping between the Pavilion and the existing Clubhouse. The Pavilion will be the same exact structure that was built at Weequahic Golf Course and at Hendricks Field Golf Course (*see photo left below*). The Pavilion will be used during golf outings for the golfers to have somewhere to sit and eat.



To the east of the existing maintenance buildings a new additional storage shed is proposed (*see photo right above*). This shed will be on a concrete slab. This new shed is for storage only, so current maintenance equipment that is stored outside can be placed inside (out of the weather). There will be no electric or water in this shed.

We hope this brief narrative provides the pertinent information to properly inform you and the public about the new Pavilion at Francis Byrne Golf Course and the new additional storage shed. If there are any questions please do not hesitate to call.

Sincerely yours,

Stephen Kay

Stephen Kay, ASGCA

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 N.J. 07044

Telephone Number: (Street) 973 (City) 226-8500 (State) (Zip) 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: 1100 Pleasant Valley Way

Block Number(s): 157.01; Lot Number(s): 11;

Tax Plate: 90; Zone of Property: R-2

The location of the property is approximately feet from the intersection of
MOUNT PLEASANT AVE. and PLEASANT VALLEY WAY (closest intersection.)

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

☐ Yes, Date(s): ; ☒ 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 ADD AN OPEN AIR PAVILLION BY THE GOLF COURSE'S CLUBHOUSE AND TO ADD A SMALL
2,240 S.F. STORAGE SHED BY THE EXISTING MAINTENANCE BUILDINGS OFF OF MOUNT PLEASANT AVE.

The property is (square feet); 150 (acres)

Impervious Surface Coverage:	Present:	N/A	Proposed:	N/A
Building Coverage:	Present:	6,700 S.F.	Proposed:	2,628 S.F. OPEN AND 2,240 S.F.

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@CONNELFOLEY.COM

Address: 2510 PLAZA FIVE, JERSEY CITY, NJ 07311

APPLICANT'S ENGINEER: B & G ENGINEERING, LLC

Telephone Number: (732) 598-6616 Email: BGPLUMMER@VERIZON.NET

Address: 30 BERNARD DRIVE, EWING, NJ 08628

APPLICANT'S ARCHITECT: STEPHEN KAY, GOLF COURSE ARCHITECT, LLC

Telephone Number: (609) 703-3300 Email: StephenKgolf@aol.com

Address: 665 SAINT ANDREWS DRIVE, EGG HARBOR CITY, NJ 08215

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 statue 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.