

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
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10, & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

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.
Due to Covid-19 – 5 Paper Copies + 1 Digital
emailed to PlanningBoard@westorange.org
and/or ZoningBoard@westorange.org
- ! 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.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

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: Redwood, L.L.C.

Mailing Address: (Last) c/o Pagano Real Estate, Inc., 420 Boulevard, Suite 201, Mountain Lakes, NJ 07046
(First)

Telephone Number: (201) 493-0300 (Street) (City) (State) (Zip)
Email: robert@paganorealestate.com

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.

Robert M. Pagano, 420 Boulevard, Suite 201, Mountain Lakes, NJ 07406 -- 99% Membership Interest

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 Pleasant Valley Way

Block Number(s): 151; Lot Number(s): 33

Tax Plate: _____; Zone of Property: IHO-2

The location of the property is approximately 60 feet from the intersection of Mayfair Drive
_____ 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): 2/26/86; 10/15/87; 11/15/93; 9/17/90; 7/12/95; 4/10/97; 6/25/98; 7/20/06; 8/21/08; ☐ 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.

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Presently vacant/previously used as a health club

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

Applicant proposes to construct a four (4) story/142 unit residential rental community with luxury amenities and on-site parking for 338 vehicles

The property is 257,557 (square feet); 5.913 (acres)

Impervious Surface Coverage: Present: Previous Use 84%; Proposed: 72.9%

Building Coverage: Present: Previous Use 25.4%; Proposed: 34.0%

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: William Dimin

Telephone Number: (201) 567-0090

Email: _____

Address: Dimin Fierro, 1086 Teaneck Road, Suite 3A, Teaneck, NJ 07666

APPLICANT'S ENGINEER: J. Michael Petry, PE, PP, RA/Petry

Telephone Number: (973) 227-7004

Email: mikepetry@petryengineering.com

Address: 155 Passaic Avenue, Fairfield, NJ 07004

APPLICANT'S ARCHITECT: Michels & Waldron Associates, LLC/Art Michels, AIA

Telephone Number: (201) 664-6064

Email: architects@michelswaldron.com

Address: 645 Westwood Avenue, River Vale, NJ 07675

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. **See attached list**

ITEM	SIGNED BY	DATE/REVISION

I. NOTICE

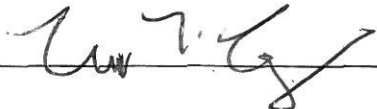
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing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

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

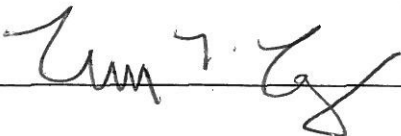
APPLICANT'S VERIFICATION

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: 3/13/23

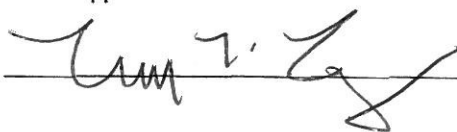
CONTINUANCE

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: 3/23/13

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 420 Boulevard, Mountain Lakes, NJ
in the County of Morris 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) 151;
Lot(s) 33 on the Tax Map of West Orange 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: 3/13/23

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.

4A - PROPOSAL

The applicant, Redwood, LLC, Applicant/Owner, seeks preliminary and final site plan approval for the purpose of constructing a four (4) story multi-family dwelling with 142 units and 338 on-site parking spaces. The proposed development will be a luxury residential rental community, on property designated as Lot 33 in Block 151 on the Official Tax Map of the Township of West Orange and commonly known as 200 Pleasant Valley Way, West Orange, New Jersey. There will be one (1), two (2) and three (3) bedroom luxury units with 170 covered parking spaces and 168 outdoor parking spaces. The development will include such amenities as a clubhouse, pool, storage units, high-end appliances with a washer and dryer in units and a terrace attached to units. The community is planned with a nature/dog walk so that residents can enjoy a suburban atmosphere and a bit of nature even though they are located on a main thoroughfare.

The property is part of settlement agreement dated April 6, 2020 ("Settlement Agreement").

The Settlement Agreement provides relief for the applicant to not require an Environmental Impact Statement, Soil Removal Permit and Tree Renewal Permit.

SCHEDULE B
PLAT SUBMISSIONS AND EXHIBITS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISIONS</u>
Title Sheet (Sheet SP-1)	J. Michael Petry, PE,PP,RA	03/07/23
Site Layout Plan (Sheet SP-2)	"	"
Grading & Drainage Plan (Sheet SP-3)	"	"
Utility Plan (Sheet SP-4)	"	"
Driveway & Storm Sewer Profiles(Sheet SP-5 thru SP-8) "	"	"
Lighting Plan (Sheet SP-9)	"	"
Landscape/Tree Removal Plan (Sheet SP-10) "	"	"
Soil Erosion & Sediment Control Plan (Sheet SP-11 thru SP-12)		
	J. Michael Petry, PE,PP,RA	02/28/23
Construction Details (Sheets SP-13 Through SP-16)		
	J. Michael Petry, PE,PP,RA	03/07/23
Boundary & Topographic Survey	Control Layouts, Inc.	12/17/18
Natural Features Map (Sheet NF-1)	J. Michael Petry, PE,PP,RA	03/07/23
Storm Water Management Report	"	03/07/23
Stormwater Management Facility		
Maintenance Plan Manual	"	03/07/23
Grade Level Plan-Garage (A-100)	Arthur J. Michels, AIA	03/09/23
Ground Floor & Amenities Plan(A-101)	"	"
2nd Floor & Amenities Plan (A-102)	"	"
3rd & 4th Floor Plan (A-103)	"	"
Typical Unit Plans (A-104)	"	"
Building Elevations (A-105)	"	"

FEE SCHEDULES

Escrow Fees:

1. Residential Dwelling Units

101-500 (142)	\$5,500.00
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Total Escrow Fees:	\$5,500.00
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Site Plans – Residential Application Fees:

a. Sketch Plat

Fee	\$75.00
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b. Preliminary Application

Base Fee	\$200.00
Plus unit fee	\$50.00 x 142 = \$7,100.00

c. Final Application

Base Fee	\$100.00
Plus unit fee	\$25.00 x 142 = \$3,550.00

Total Site Plan Fees:	\$11,025.00
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Total - All Fees:	\$16,525.00
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TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT

RESOLUTION

WHEREAS, Essex Racquet and Health Club, Inc., 200 Pleasant Valley Way, West Orange, New Jersey has applied to the Zoning Board of Adjustment of the Township of West Orange for certain variances from the provisions of the West Orange Zoning Ordinance, which application was duly filed with the Secretary of the Zoning Board of Adjustment; and

WHEREAS, said Application requested a use variance along with certain bulk variances to permit the construction of 46 townhouse units on premises commonly known as 200 Pleasant Valley Way, West Orange, New Jersey, also being known as Block 151 Lots 33, 30, 30.01, 30.02, 30.03 and 34.01 on the Tax Maps of the Township of West Orange; and

WHEREAS, after due notice, a public hearing was held on February 20, 1986 and February 26, 1986, and at that time, the Zoning Board of Adjustment of the Township of West Orange carefully considered all of the testimony and exhibits and made the following findings of fact and conclusions of law:

1. The property in question is located in an R-1 zone which only permits single family detached dwellings on lots having a minimum lot area of 80,000 square feet.

2. Applicant's property consists of approximately 12 acres, of which the front portion consisting of approximately 7.58 acres is the area for the proposed development. The property is traversed by the Peekman River.

3. The property presently consists of a Health and Racquet Club to the rear with general parking surrounding the facility. The front portion of the property consists of outdoor tennis courts, a basketball court, tennis clubhouse, parking area, a residential dwelling and general open space utilized for parking, when necessary. This situation, from a planning perspective is both undesirable and unattractive.

4. Applicant proposes to construct 46 townhouse units on the front portion of the property consisting of approximately 7.58 acres which exceeds the minimum lot area of a cluster use of five acres as required in the Zoning Ordinance of the Township of West Orange.

5. The development of single family residences with 80,000 square feet minimum lot area is both impractical and unfeasible and under the circumstances, constitutes a hardship to the applicant. The parcel cannot be used as such due to excessive lot size required, the isolation of the parcel from other single family homes.

6. The subject property is bounded by a golf course to the north and a plant nursery to the south. The only single family dwellings in the area are across Pleasant Valley Way to the east, Pleasant Valley Way being a major thoroughfare. Furthermore, the contour of the property from Pleasant Valley

Way is somewhat depressed, thereby creating an almost exclusive atmosphere to the proposed development.

7. The topography of the subject property indicates that cluster housing is more suitable than single-family detached dwellings.

8. Townhouse use would be appropriate and proper for the parcel since this use will retain the residential spirit and intent of the zoning ordinance, be compatible with surrounding uses and supply needed housing stock to West Orange.

9. Townhouses would also be an appropriate neighbor to for the surrounding uses, i.e., the golf club and racquet and health facilities would be seen as positive, marketable assets.

10. Population trends indicate a need for townhouse style living due to the large market that has been established by smaller families and married couples with no children, or grown children.

11. Special reasons exists to grant the application since the purposes of zoning as set forth in the Municipal Land Use Law and Zoning Ordinance of the Township of West Orange will be advanced as follows:

a. To encourage municipal action to guide the appropriate use of development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare. The general welfare of West Orange will be promoted in that housing stock will be broadened and the land will be put to its most appropriate use.

b. To secure safety from fire, flood, panic and other

natural and man-made disasters. The flood plain area will be returned to pervious surface with grass, trees and shrubs, thereby greatly reducing the impervious coverage on the site.

c. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment. The proposed density of 5.85 d.u./acres is appropriate for townhouses in this township. The actual number of persons on site would be very similar to that of single family homes at density similar to those across Pleasant Valley Way (R.5 or 10,000 square feet).

d. 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. This parcel is the appropriate location for townhouses and provides for a variety of residences and for the needs of West Orange and New Jersey citizens.

e. To promote a desirable visual environment through creative development techniques and good civic design and arrangements. A very desirable visual environment will be created, which includes landscaped buffer, along Pleasant Valley way, also space along Peekman River, attractively designed townhouses and due to the slope of the parcel, the structures will be hidden from the road.

townhouses (recognizing such important (planning and zoning factors as: land use in the neighborhood; access to a collector type road; and lack of environment constraints.

13. Based on the foregoing, the proposed development will not adversely affect property values and in essence, will enhance the property values, inasmuch as townhouses are the home of the future, as evidenced by the existence of cluster or townhouse developments in the Township of West Orange and neighboring communities.

WHEREAS, the Zoning Board of Adjustment has determined that special reasons do exist for the relief sought by the applicant. The Zoning Board of Adjustment, further finds that 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; and

WHEREAS, the Zoning Board of Adjustment has determined that the relief requested by applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Township of West Orange.

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of West Orange, that application of Essex Racquet and Health Club, Inc., be granted subject to the following conditions:

NONE

THOSE IN FAV

DAN GALATE

IRENE MALKIN

MORRIS RASKIND

JOHN SAYERS

PEG SEELIG

NICHOLAS VECCHIO

THOSE OF SED

NONE

The undersigned, Secretary of the Zoning Board of Adjustment of the Township of West Orange hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 26th day of February, 1986.

THOSE IN FAVOR

DAN GALATE

IRENE MALKIN

MORRIS RASKIND

JOHN SAYERS

PEG SEELIG

NICHOLAS VECCHIO

THOSE OPPOSED

Marion Ehrhart
MARION EHRHART, Secretary

TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT

APPLICATION ZB-8024

RESOLUTION

WHEREAS, Essex Racquet Land Development, Inc. ("Applicant") is the owner of property located at 200 Pleasant Valley Way, West Orange, New Jersey, known as Lots 30, 30A, 30B, 30C, 33, 30.01, 30.02 and 30.03 in Block 151 as shown on the tax maps of the Township of West Orange; and

WHEREAS, Applicant's predecessor in title to the property applied for and was granted a use variance to permit the construction of forty six (46) townhouse units on the premises; and

WHEREAS, the property consists of 11.6 acres more or less, which the Applicant wishes to subdivide into two parcels; the front portion consisting of approximately 7.47 acres more or less, and the rear portion consisting of 4.15 acres more or less; and

WHEREAS, the Applicant wishes to locate the proposed townhouses on the front parcel and to continue the existing racquet club on the rear parcel; and

WHEREAS, the Applicant has presented its application for subdivision and site plan approval in this bifurcated hearing, including competent expert testimony to support the granting of both preliminary and final subdivision and site plan approval; and

WHEREAS, said Applicant has demonstrated that the subdivision and site plan will have no substantial detriment

proposed subdivision and site plan as proposed will not substantially impair the intent and purpose of the zone plan and zoning ordinance; and

WHEREAS, the Applicant has previously made application to the Board of Adjustment for relief from the requirements of section 25.11.4 of the zoning ordinance which requires that construction pursuant to a use variance be commenced and completed within a specified period of time and which application was granted by the Board of Adjustment so as to extend the commencement and completion dates respectively, and which extension is embodied in a Zoning Board resolution dated February 19, 1987;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the Township of West Orange, that application of Essex Racquet Land Development, Inc. for preliminary and final subdivision and site plan approval be granted subject to the following conditions:

1. That Public Service Electric and Gas shall approve the final lighting plan;
2. The site plan shall incorporate all minor revisions suggested by the Soil Conservation District;
3. Easement and maintenance agreements are to be provided for those portions of the paved parking lot on the rear parcel that project into the front parcel;
4. A four (4) foot wide strip of grass pavement will be installed along the inside of the access driveway to the guest parking area of the Racquet Club so as to allow for the widening of same;
5. Guardrails are to be installed along Pleasant Valley Way, unless prohibited by the County;

6. A silt fence is to be installed across the east side of the property next to Peckman Creek;
7. Commencement of construction of the townhouse project shall be subject to engineering approval;
8. No work is to commence on townhouse units 20-30 until the vitro pump station has been completed;
9. The storm sewer channel on the south side of the property that carries water from Pleasant Valley Way to Peckman Creek is to be enclosed into a pipe, and maintained by the Townhouse Association;
10. The entrance road from Pleasant Valley Way will be rebuilt and raised;
11. The access drive extending from Pleasant Valley Way to the rear lot will belong to and be deemed a part of the rear lot;
12. The Racquet Club shall maintain the bridge over Peckman Creek;
13. There shall be granted by the Racquet Club an easement along the access drive to Pleasant Valley Way, to provide ingress and egress to the residents of the townhouse development consistent with the site plan design;
14. The access drive running from Pleasant Valley Way to the rear lot shall be maintained jointly by the Racquet Club and the Townhouse Association;
15. Townhouse units 20-30 will be built on slab foundations and will not have basements;
16. No lift station shall be installed in conjunction with the holding tank;
17. All townhouse units will be equipped with low water use plumbing fixtures;
18. Townhouse Units 20-30 will be provided with protection from the Peckman Creek embankment by way of grading to provide adequate rear yards;

that same may encroach into the Township's sanitary sewer easement;

20. The rear boundary line (eastern) of the front parcel shall be moved to the east so as to provide an additional 7/10 acre to the front parcel so as to satisfy the 5.8 unit/acre requirement of the prior variance granted for the property;

21. An easement has been obtained from the Montclair Golf Course sufficient to guarantee a line of sight to the south of the access drive outlet onto Pleasant Valley Way and said easement is and shall be as reflected in the site plan submitted to the Board by the Applicant. Applicant shall provide that line of sight.

The time for commencement of construction pursuant to the granting of the use variance is hereby extended and shall not be deemed to run until such time as a building permit may be issued by the Township to the Applicant.

THOSE IN FAVOR

MR. ABELES

MR. DEL SPINA

MR. FOSTER

MRS. MALKIN

MR. SAYERS

THOSE OPPOSED

The undersigned, Secretary of the Zoning Board of Adjustment of the Township of West Orange, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 15th day of October, 1987.

THOSE IN FAVOR

MR. ABELES

MR. DEL SPINA

MR. FOSTER

MRS. MALKIN

MR. SAYERS |

THOSE OPPOSED

Arlene Sullivan
Arlene Sullivan, Secretary

SCHEDULE OF CONSTRUCTION PLANS

1. Sheet 1 of 18, Title Sheet and Index Sheet, dated April 29, 1986, latest revision January 16, 1989
2. Sheet 2 of 18, Grading Plan, dated April 29, 1986, latest revision August 15, 1988
3. Sheet 3 of 18, Drainage Area Map, dated April 29, 1986, latest revision August 15, 1988
4. Sheet 4 of 18, Utility Plan, dated April 29, 1986, latest revision January 16, 1989
5. Sheet 5 of 18, Profiles, dated April 29, 1986, latest revision January 16, 1989
6. Sheet 6 of 18, Planting and Lighting Plan, dated April 29, 1986, latest revision August 15, 1988
7. Sheet 7 of 18, Erosion and Sediment Control Plan, dated April 29, 1986, latest revision August 15, 1988
8. Sheet 8 of 18, Standard Details, dated April 29, 1986, latest revision May 1, 1987
9. Sheet 9 of 18, Sanitary Sewer Appurtenances, dated April 29, 1986, latest revision April 7, 1987
10. Sheet 10 of 18, Sanitary Sewer Appurtenances, dated April 29, 1986, latest revision April 7, 1987
11. Sheet 11 of 18, Erosion and Sediment Control Details, dated April 29, 1986, latest revision June 15, 1987
12. Sheet 12 of 18, collection Equalization Tank, dated March 23, 1987, latest revision January 16, 1989
13. Sheet 13 of 18, Guide Rail Details, dated January 20, 1988
14. Sheet 14 of 18, subdivision plan of lots 30, 30.01, 30.02, 30.03 and 33 dated November 19, 1987, latest revision June 21, 1988
15. Sheet 15 of 18, Cross Sections - Peckman River, STA 0+0 to STA 2+0
16. Sheet 16 of 18, Cross Sections - Peckman River, STA 368 + 94.0 to STA 370+09.0
17. Sheet 17 of 18, Cross Sections - Peckman River, STA 370 + 62.0 to STA 375+12.0, dated June, 1988
18. Sheet 18 of 18, Peckman River Profile, dated June 10, 1988 (no revisions)

All prepared by Russell S. Bodwell, P.E. & L.S., Henderson and Bodwell, Consulting Engineers, Plainview, New York.

Exhibit E

EX5072PG 617

BOARD OF ADJUSTMENT
OF
THE TOWNSHIP OF WEST ORANGE
R E S O L U T I O N

ZB-86-24

WHEREAS, on or about October 10, 1989, ESSEX RACQUET LAND DEVELOPMENT, INC., has applied to the Zoning Board of Adjustment of the Township of West Orange for an extension of a final site plan approval of certain premises located at Lots 30, 30A, 30B, 30C, 33, 30.01, 30.02 and 30.03 in Block 151 commonly known as 200 Pleasant Valley Way.

WHEREAS, all facts and data contained in the documents of the Township Variance Application with respect to this Application are incorporated herein as findings of facts of this Board as if set forth at length herein; and

WHEREAS, the Board of Adjustment, after due notice and compliance with all jurisdictional requirements of the Laws of the State of New Jersey and the Ordinances of the Township of West Orange and having carefully reviewed the evidence of the applicant and the general public at public hearings held on May 10, 1990 and August 9, 1990, has made the following factual findings:

1. On February 26, 1986, a Use Variance was granted permitting 46 townhouse units to be constructed on a 7.47 acre site which was located in an R-1 zone.
2. On October 15, 1987, final site plan approval was granted.
3. In January of 1988, the subject property was re-zoned to the R-2 designation.

4. Prior to January of 1988 the Township designated an R-C Zone as a Zone in which Townhouse type development was permitted. The density permitted in the R-C designation was 6 units per acre. On March 4, 1986, pursuant to Township Ordinance, the density of an R-C zone was changed. The requirements thereafter were 4 units per acre with a minimum of 10 acres.
5. On or about January of 1988, the Township adopted a Master Plan pursuant to the Municipal Land Use Act. It is uncontrovertible through a review of the master plan that the Township no longer had a need for townhouse style development.
6. Sixteen months passed from the date of the final site plan approval until such a time as a developers agreement was executed with the Township.
7. There was no convincing testimony that applicant was in possession of the means to finance nor had a commitment to develop the project as approved.
8. Assuming arguendo a Municipal Sewer Ban applied to the specific project in question, there was no convincing evidence that the applicant had otherwise diligently pursued the project.
9. The Municipal Land Use Act, N.J.S.A. 40:55-D-52-5 confers upon the developer the knowledge that for a period of two years, from the date of approval that the project must be commenced. The burden of proof to demonstrate good cause for an extension beyond the two year limitation is placed upon the applicant. The applicant failed to meet his burden.

and

WHEREAS, in light of the changes in the Applicable Ordinance, Master Plan and in consort with the facts specific with the

development of this project the applicant has failed to demonstrate the existence of "good cause" for an extension of the variance; and

WHEREAS, all members of the Board of Adjustment who voted on this application either personally attended the meetings in which the testimony was heard or if not in attendance read the transcript of such meetings having attested thereto in writing in accordance with N.J.S.A. 40:55D-10.2; and

WHEREAS, the Board of Adjustment on August 9, 1990, voted to deny the extension request of the applicant by a vote of 3 for denial and 3 against denial; and

WHEREAS, an equally divided vote shall be construed as a matter of law as a denial of the applicant's request.

NOW THEREFORE BE IT RESOLVED, by the Board of Adjustment of the Township of West Orange on this 13th day of September, 1990, that the Application of ESSEX RACQUET LAND DEVELOPMENT, INC., for an extension of a final site plan approval is hereby denied.

THOSE IN FAVOR

Jerome Eben

Robert Hoehn

Theodore Abeles

The foregoing is a true copy of the Resolution adopted by the Board of Adjustment of the Township of West Orange at its September 13, 1990, meeting

Susan Borg
SUSAN BORG
DIRECTOR OF PLANNING

DATED: September 17, 1990

PLANNING BOARD RESOLUTION
GRANTING FIVE VARIANCES AS TO LOT
COVERAGE, SIGN LOCATION AND
PARKING
AND
APPROVING THE CONDITIONAL USE
CONDITIONALLY APPROVING THE
AMENDED SITE PLAN APPLICATION
BY SUSSEX AND WARREN HOLDING
CORP., LOCATED AT 200 PLEASANT
VALLEY WAY, BEING BLOCK 151,
LOT 33, ZONE R-2

WHEREAS the Planning Board of the Township of West Orange, at its regular meeting held on November 3, 1993, considered the application for five variances from the requirements of the Township Zoning Ordinance: a variance from the maximum lot coverage of 30%, a minimum set back for the free standing sign of 20 feet, the minimum parking stall size of 9 x 20 or 10 x 18 feet, the requirement for a five foot side walk between buildings and parking lot and a minimum of 1692 parking spaces for the Health Club and Restaurant as required by the West Orange Zoning Ordinance, which application was submitted by Sussex and Warren Holding Corp., through its attorney, Robert C. Williams, Esq.; and

WHEREAS the Planning Board considered the concurrent applications for amended site plan approval; and

WHEREAS the Planning Board considered the presentation of Robert C. Williams, Esq., Attorney for the applicant, and the testimony of Ms. Mimi Turco Felicano, for the Sussex and Warren Holding Corp., Mr. Robert Ancipink, the applicant's architect, Mr. Gary Dean, the applicant's Traffic Engineer, Mr. Robert D. Cotter, P.P., Mr. Ronald Lai, C.E. and the various Exhibits A 1-A 10 that were placed in evidence; and

WHEREAS the general public having been given an opportunity to be heard, the Planning Board made the following findings of fact:

1. The applicant is continuing an existing use on a portion of the site, and the applicant agreed that the prior approval for Town houses on Lots 30, 30.01, 30.02 and 30.03 had expired and was no longer valid; and a new application had to be submitted to the appropriate Board before those lots could be developed.

2. The Township is in the need of recreational facilities; and the reopening of this facility would help meet that need.

3. The parking limited to the eastern side of Peckman River will be safer as no pedestrians would have to cross over the river.

4. There are no residential uses adjacent to the site that would be adversely affected by this application.

5. The conditions for the Conditional Use have been met.

6. The requested variances will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance of the Township of West Orange. The benefits to community of restoring a needed recreational facility, swimming pool, outweigh the detriments.

NOW, THEREFORE, BE IT RESOLVED that, conditioned upon the approval of the Amended Site Plan Application for property located at located at 200 Pleasant Valley Way, being Block 151, Lot 33 , Zone R-2, in the Township of West Orange, the application for variances from the requirements of maximum lot coverage of less than 30%, to permit the 54.87% existing and the 67.77% proposed; a minimum set back of 20 feet for the free standing sign, to permit 18 feet proposed; no less than 1692 parking spaces required by the Zoning Ordinance, to permit the 202 existing and 296 proposed; the minimum size parking stall of 9 x 20 or 10 x 18 feet, to permit the 9 x18 feet existing and 9 x 18 feet proposed; and the variance from the requirement that there be provided five foot sidewalks between the parking areas and the buildings to eliminate that requirement, be and hereby are granted subject to the following condition.

1. The applicant shall submit an application for development for the adjoining Lots 30, 30.01, 30.02 and 30.03 to the appropriate Board prior to any development on those parcels as the applicant has acknowledged that the prior approval for Town Houses is no longer valid and has no force and effect and the applicant waived any rights to such approval.

BE IT FURTHER RESOLVED that, the Planning Board approves the Environmental Impact Statement submitted as part of the application.

BE IT FURTHER RESOLVED that, as the application now complies with the West Orange Zoning Ordinance, the Amended Site Plan, dated January 29, 1993, revised April 23, 1993, and November 3, 1993, for a Conditional Use, submitted by Sussex and Warren Holding Corp., for property located at located at 200 Pleasant Valley Way, being Block 151, Lot 33 , Zone R-2, in the Township of West Orange, be and hereby is approved subject to the following conditions:

1. The Applicant agrees to a beige color for the exterior of the buildings.
2. Landscaping subject to review by the environmental commission.
3. Trees that do not live for one year shall be replaced.
4. The electrical wires for the roadway or driveway lighting on the east side of the Peckman River shall be buried.

5. The applicant shall resurface as required and restripe the parking lot on the east side of the Peckman River

6. The applicant shall install water quality drainage basins, subject to the approval of the Municipal Engineer.

7. The applicant shall comply with the conditions set forth in the Fire Department report dated September 21, 1993:

- a. The applicant shall have a water flow test.
- b. The applicant shall install a new looped fire hydrant supply system with not less than 8" pipe or such other system as is required by the Fire Sub-Code Official.
- c. Additional fire hydrants are to be located on the site subject to the approval of the Fire Sub-Code Official.
- d. "Fire Lane" and "No Parking" zones are to be marked subject to the approval of the Fire Sub-Code Official. The existing 25 foot driveway around existing buildings must be kept clear and open for emergency access.
- e. The construction plans must meet fire code requirements prior to the issuance of a building permit.

8. The applicant shall comply with the recommendations of the Structural Engineer, Mr. Peter D. Matera, P.E., in regard to the bridge over the Peckman River:

- a. The steel beams shall be sand blasted clean of rust.
- b. The steel beams shall then be painted with two coats of Rust Inhibiting Paint to prevent further corrosion of those members.

9. The large parking lot on the west bank of the Peckman River shall be blocked to prevent parking on that lot, subject to the approval of the Municipal Engineer.

10. The Planning Board retains jurisdiction over the improvements to and regrading of the roadway or driveway and such improvements to be coordinated with the Public Works Department upgrading of the Vitro Pumping Station.

11. The applicant shall mark separate left hand and right hand exit lanes, of at least 10 foot width, at Pleasant Valley Way. Those marked exit lanes will extend back 100 feet from the curb line.

12. The applicant shall trim back, and maintain the trim back of the overgrowth on either side of the entrance on Pleasant Valley Way and the entrance shall be maintained so as to provide adequate line of sight entering and leaving the site.

13. The applicant shall clean up and maintain the whole front area facing Pleasant Valley Way.

14. The applicant shall contact the Star Ledger and request that they move the newspaper vending box to the south, as it creates a safety hazard in its present location.

15. The address sign shall not be installed within the sight triangle for the entrance/exit.

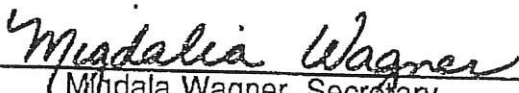
16. The "special events sign" will not contain any material advertising any events open to the general public, but shall be limited to those events that are available to members and their guests only.

17. No special events open to the general public are to be held at the site, except the applicant may hold events for members of the health club and their guests, and such attendance shall be limited to 296 parking spaces, the maximum number of parking spaces provided on the site plan.

18. The Restaurant and Bar is not to be open to the General Public, its use shall be limited to the members of the health club and their guests.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Dated: November 15, 1993



(Magdalena Wagner, Secretary)

PLANNING BOARD RESOLUTION REMOVING CONDITION NO. 18 OF
RESOLUTION PREVIOUSLY GRANTED NOVEMBER 3, 1993 APPROVING SITE
PLAN APPLICATION BY SUSSEX & WARREN HOLDING CORP. LOCATED AT 200
PLEASANT VALLEY WAY BEING BLOCK 151, LOT 33, ZONE R-2

WHEREAS, the Planning Board of the Township of West Orange at its regular meeting held July 12, 1995 considered the application of the applicant to remove Condition No. 18 of a prior resolution dated November 15, 1993 to permit the restaurant and bar facilities on the premises to be opened to the general public; and

WHEREAS, the Board considered the testimony of the Club Manager, Debra Livingston, and the Food and Beverage Manager, Fred Berinato; and

WHEREAS, the general public having been given an opportunity to be heard, the Planning Board made the following findings of fact:

1. The premises are not being fully utilized.
2. Members of the public have requested the right to patronize the restaurant and bar without formal membership.

NOW, THEREFORE, BE IT RESOLVED that the heretofore Condition is removed subject to the following special conditions:

1. The Board shall retain jurisdiction in this matter with the consent of the applicant.
2. The Board reserves the right to request applicant on 30 days notice to return to the Board to address any concerns the Board may have regarding the removal of the Condition and shall have the right to reinstate the Condition after a

hearing on the merits.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange dated July 12, 1995.

Dated: July 12, 1995

Migdalia Wagner
Migdalia Wagner, Secretary

BOARD OF ADJUSTMENT
OF
THE TOWNSHIP OF WEST ORANGE
RESOLUTION
ZB-95-41

WHEREAS, Sussex & Warren Holding Corp., maintaining an office at 590 Belleville Turnpike, Kearny, New Jersey 07032 and Marriott Senior Living Services, Inc., maintaining an office on Marriot Drive, Washington, D.C. 20058, jointly, ("The Applicant"), hereinafter referred to as Brighton Gardens, applied to the West Orange Zoning Board of Adjustment, "The Board" jointly seeking "D" (use) variances for use and building height, "C" variances for parking spaces reduction, parking in front yard for Lot 30, Block 151, premises 200-222 Pleasant Valley Way, West Orange, New Jersey, to build and operate an assisted living residence, and for a free standing exterior identification sign; and for Preliminary and Final Site Plan approval; and for The Essex Health and Country Club located on Lot 33 in the rear portion to have the area decreased in acreage from 6.67 acres to 5.91 acres with a realignment of the lot line and for "D" variance to approve a free standing identification sign in the front of the lot and for "C" variances to include maximum building coverage to be 32.33% instead of 20% as permitted and maximum lot coverage to be 76.51% instead of 30% as permitted, and flag lot to be 62.71' wide or 37.71% of required lot width instead of minimum width of 40' or 75% of required lot width at all points; being Block 151, Lots 30, 30.01, 30.02, 30.03 and 33, in an R-2 Zone; and for preliminary and final approval of an Amended Site Plan for Essex Health and Country Club; the application as to the

Assisted Living Residence, being an amended application; and for Preliminary and Final Minor Subdivision, proposing to subdivide portions of an existing tract at above location which is comprised of 5 lots as above stated, in order to create new lot lines and then consolidate these lots to create two lots, with Lot 33 to contain the existing Essex Health and Country Club facility, and Lot 31 to contain the Assisted Living Residence; and

WHEREAS, the Applicant presented proof that adequate notice of the hearing on said application was published in The West Orange Chronicle, one of the official newspapers of the Board; and

WHEREAS, the Applicant submitted proof of service of notice of the hearing upon all property owners within 200 feet of the property; and

WHEREAS, the application was heard at public meetings of the Board on September 26, 1996, October 24, 1996, February 27, 1997, March 13, 1997 and April 10, 1997; and

WHEREAS, the Applicant made their presentation through Robert C. Williams, Esq. as their attorney, of West Orange, New Jersey, and submissions included a Cover Sheet, Legend and Notes, Site Layout Plan, Profiles, Profiles (2), Profiles (3), Retaining Wall and Details, Construction Details, Construction Details (2) Construction Details (3) each dated February 5, 1997; Grading and Drainage, Utilities Plan and Soil Erosion and Sediment Control, each being undated, each being signed by James E. Huselton, Licensed P.E. and P.P.; Existing Conditions and Minor Subdivision, each dated February 5, 1997 and each signed by T. Badenoch, P.E.;

First Floor Plan, Exterior Elevations, and Exterior Elevations (2), each dated February 3, 1997 and each signed by A. Kopelson, P.E.; Landscape Plan, Lighting Plan, and Landscape and Lighting Details each dated February 7, 1997 and each signed by D. Levitsky, certified Landscape Architect, E.I.S. dated August, 1995 signed by Joseph A. Pagano, Licensed P.E. and L.S.; Traffic Engineering Study dated August 11, 1995, based on original plan, signed by Gary W. Dean and Elizabeth Dolan, Licensed Traffic Engineers, and Planning and Zoning Report, based on original plan dated September 11, 1995 signed by Robert D. Cotter, P.E. and P.P.; and numerous photographs, sketches, and renderings of the site and the proposed signs and structures, both interior and exterior; and

WHEREAS, Applicant presented various witnesses, who included Jonathan Silver, C.E.O. and Director of an assisted living residence in Sparta, New Jersey; Robert A. Ancipink, Registered Architect, Joseph J. Staigar, P.E. and P.P. who testified as a Traffic Engineer; William Holmes, Senior Director of Development of Marriott Senior Living Services, Inc.; Stephen Aluotto, Registered Architect; Michael Moonan, Licensed Civil Engineer, Dmitry Levitsky, Certified Landscape Architect and Peter G. Steck, Licensed Professional Engineer and Professional Planner; and

WHEREAS, Kenneth E. Fears, P.E. and President of Oracle Engineering Inc. hired by the Board to do a traffic study testified as a Traffic Engineer and submitted a report; and

WHEREAS, Arnold Kent, Esquire, of Florham Park, New Jersey, representing Montclair Golf Club, questioned various of the

witnesses for Applicant and voiced objection to the application; and

WHEREAS, the reports and comments of Susan Borg, Township Planner, and Allan J. Palmere, Assistant Municipal Engineer, were considered by the Board; and

WHEREAS, the Board was made aware of the impact of the change in ordinance adopted during the pendency of this matter concerning long term care facilities as is involved herein; and

WHEREAS, it was brought to the attention of the Board that prior Planning Board and Zoning Board resolutions were adopted granting site plan approval and various variances; that townhouses were approved in 1987, which approval was not extended; and that Applicant waived any rights to the approval for the townhouses as a condition of the Planning Board in 1993 granting site plan approval with variances for Essex Health and Country Club to operate in the existing building where the racquet ball club had operated; and

WHEREAS, the Board was advised Applicant submitted a Certificate of Need application to the state and furnished a copy to the Board and that the state approved it; and

WHEREAS, Robert Lavitt the Public Advocate, was in attendance and conducted examination of various witnesses as did various members of the Zoning Board of Adjustment; and

WHEREAS, no one else appeared at the meeting; and no one else testified in favor of or in opposition to the project; and

WHEREAS, all the facts and data contained in the

submitted application and all the facts and testimony adduced at the public hearing on said application are incorporated herein as Findings of Fact of this Board as if set forth at length herein; and

THE BOARD HAVING MADE THE FOLLOWING SPECIFIC FINDINGS OF FACT AND CONCLUSIONS:

A. The Applicant is the owner of the property known as 200-222 Pleasant Valley Way, West Orange, New Jersey.

B. The property is located in the R-2 Zone of the Township of West Orange, and is designated as Block 151, Lots 30, 30.01, 30.02, and 30.03 and 33 on the official Tax Maps of the Township of West Orange; being approximately 11.6 acres for the proposed assisted living residence site and the existing Essex Health Club Site combined.

C. Marriott Senior Living Services, Inc., is a prominent organization engaged in health care operations for many years in many different locations.

D. The subject property has been granted site plan approvals, and amendments thereto, and various variances by the Planning Board and the Zoning Board heretofore.

E. In 1986 preliminary approval was granted to permit 46 townhouses to be constructed on the front portion of the site; final approval being granted in 1987. An application to extend this approval was denied by this Board in 1990. The Planning Board granted site plan approval with variances for the health club to operate in the rear in the existing structure remaining after the

racquet ball club closed. As a condition of that approval, Applicant waived any rights to the approvals granted in 1986 for 46 townhouse units.

F. The front portion of the site remains vacant. The Essex Health Club continues to operate in the rear portion.

G. Applicant proposes to construct and maintain an assisted living residence facility on the front portion to be known as Brighton Gardens, which is not permitted.

H. A "D" variance is sought for said use and also because a height variance is requested as Applicant proposes a 3 story structure 35' high and the maximum permitted is 2 1/2 stories, 35' high. This represents a reduction from the original plans of 4 stories and 50' high with a reduction in building area to approximately 75,000 square feet from 148,716 square feet and a reduction in number of beds from 158 to 115.

I. Applicant also seeks various "C" variances necessary for the assisted living residence project as presented consisting of a parking variance for 56 spaces provided and 21 spaces future instead of 77 as required; parking to be allowed in the front yard where it is not permitted; free standing identification sign to be installed as this is not permitted; front yard parking to exceed 30% permitted; and driveway to be 20' from residential zone instead of 50' as required.

J. Applicant also seeks preliminary and final site plan approval for the Assisted Living Residence proposal, approval for the amended site plan for Essex Health Club, and preliminary and

final minor subdivision approval.

K. Applicant furnished proof that they obtained a Certificate of Need from the state for the proposed Assisted Living Residence.

L. The minor subdivision involves use of the Peckman River as the natural dividing line between the front portion where the Assisted Living Residence to be known as Brighton Gardens will be built and the rear where the Essex Health club will continue to operate where it is. Brighton Gardens will be built on Lot 30 and the Essex Health Club lot will be designated as Lot 33 based upon the proposed subdivision proposal.

M. With respect to the Essex Health Club, Applicant needs a "D" variance for a free standing identification sign to be located on the front of the lot and various "C" variances consisting of maximum lot coverage of 76.51% instead of 30% permitted; 32.33% maximum building coverage instead of 20% permitted; flag lot to be 62.71' wide or 37.71% of the required lot width instead of 40' or 75% of required lot width.

N. Pleasant Valley Way has become the zone which accommodates institutional uses as acknowledged by the Master Plan.

O. There are special reasons that support the various "D" variances sought.

P. The unusual topographical conditions on the property constitute a hardship to further support the "C" variances.

Q. The Assisted Living Residence use is an inherently beneficial use as recognized by the courts and by good zoning and

planning principles, so as to satisfy the positive criteria that must be established to support the "D" use variance.

R. Patients of proposed site do not own cars or drive, visitation is less frequent than in a hospital, and with a staggering of shifts for employees, the proposed parking is adequate.

S. There will be a negligible impact on traffic conditions from the proposed facility and it will not negatively impact on traffic safety.

T. As a licensed health care facility, the proposed facility is regulated by the State Department of Health who has approved a Certificate of Need application for same.

U. Storm water management facilities can and will be constructed to satisfy the needs of the area.

V. The site plan will be designed to provide stormwater collection and on site detention with no increase in peak rate of discharge off site, and the proposed water swales will aid quality control of the water.

W. There will be no adverse impact on the surrounding area relative to stormwater discharge, and there will be no creation of flooding or disruption of any flood plane areas.

X. Sewage disposal will be through underground pipelines connected directly into the existing municipal sanitary sewer system.

Y. Solid waste disposal will be by private scavenger and will be controlled so as to avoid disturbance to the neighborhood.

This type of project does not generate any unusual or exotic wastes and volume can be far less than wastes generated by other uses in the surrounding area.

Z. The site plan is designed so as to avoid disturbing wooded areas as much as possible and to provide landscaping that will restore vegetative surfaces after construction.

AA. The project will likely not destroy any wildlife habitat regulated by state or federal statute.

BB. There are no historic or scenic features being disturbed by this project.

CC. There are no discharges to the air from the proposed building uses that are exotic or unusual for residential type activities. The vehicles on the site will generate exhaust emissions customary to the neighborhood. All building and vehicle emissions are controlled by regulatory standards. Therefore, this project will not degrade air quality.

DD. Noise levels will be within acceptable standards and in conformance with neighborhood ambient levels.

EE. Energy needs will be provided by the utility companies and are within acceptable operating levels. There are no specialized energy demanding machinery for this project. In addition, standby generators will be provided for emergency situations.

FF. The site, both building architecture and ancillary parking and access areas, is designed to maintain an appropriate residential character and to blend in with the neighborhood. Upon

completion of all site improvements, storm drainage facilities and landscaping it is likely that there will be no deterioration of the neighborhood.

GG. The proposed use being dedicated to servicing the ill, infirm, and the elderly, the potential effect on public services will be minimal, and there will be no impact on the school system.

HH. Due to the nature of the proposed use, the design of the site and the onsite operational management of the facility, there will be no adverse impact to the health, safety or welfare of the existing residents in the area or the proposed residents of the facility and is compatible with and blends with the surrounding neighborhood.

II. The proposed use is consistent with regional development policies and services a need for the intensely ill, infirm, and the elderly not only in West Orange but also in Essex County.

JJ. The purposes of the Municipal Land Use Law will be advanced by the grant of all "D" variances and all "C" variances for the Assisted Living Residence proposal and the continuance of the Essex Health Club.

KK. The granting of said "D" variances and "C" variances will not substantially impair the general purposes of the West Orange Zoning Plan, Master Plan or Zoning Ordinances of West Orange.

LL. The benefits of said variances will substantially outweigh any detriment and will not substantially negatively impact on the surrounding properties and neighborhood.

MM. The proposed project is not out of character with the

neighborhood, will enhance the utility of the property, and will considerably enhance the neighborhood and benefit the general welfare of the general public and surrounding area.

A motion to grant the Applicant's request for a "D" use variance to allow Marriott Senior Living Services, Inc., to construct Brighton Gardens to operate a 115 bed Assisted Living Residence and for a ~~"D" height variance for a~~ 3 story structure with a height of 35' instead of 2 1/2 stories and ~~35' as permitted;~~ and for "C" variances for parking spaces of 56 and 21 future instead of 77 as required, for a free standing exterior identification sign 4' x 4' to be erected on a brick pedestal; front yard parking to exceed 30%; and driveway to be 20' from residential zone instead of 50' as required; all for lot 30 in Block 151 in the Tax Maps, being the front portion of 200 - 222 Pleasant Valley Way, West Orange, New Jersey; and for Preliminary and Final Site Plan approval for the Assisted Living Residence as proposed and for Preliminary and Final Minor Subdivision, fixing the lot line subdivision by the center line of the stream on the property; and for the Essex Health Club remaining in the rear and to be Lot 33, Block 151, to be granted a "D" variance for a free standing exterior identification sign to be installed, 4' x 4' on a brick pedestal, and for various "C" variances for maximum lot coverage to be 76.51% instead of 30% as permitted; maximum building coverage of 32.33% instead of 20% as permitted, and a flag lot 62.71' wide or 37.71% of the required lot width instead of 40' or 75% of the required lot width; and for Preliminary and Final

approval of the Amended Site Plan for Essex Health Club, was made by Alton Williamson, seconded by John Gunning and voted upon as follows:

AYES

DeSantis
Foster
Gunning
Werner
Weiss
Williamson

NAYS

None

ABSTENTIONS

None

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Adjustment of the Township of West Orange, based upon the Findings of Fact and Conclusions aforesaid, and upon the laws established in the State of New Jersey, hereby grants Applicant a use variance and a height variance, both being "D" variances, to allow them to construct Brighton Gardens as an Assisted Living Residence to conduct a 115 bed facility, a non-permitted use, and a height variance for a 3 story building, 35' high instead of 2 1/2 stories high, 35' in height, in the front portion of 200-222 Pleasant Valley Way, West Orange, New Jersey, being Block 151, Lot 30, and various "C" variances to permit parking for 56 paved spaces and 21 future instead of 77 as required; and for front yard parking to exceed 30%; and for an exterior free standing sign to be installed 4' x 4' on a brick pedestal; and for the driveway to be 20 feet from the residential zone instead of 50' as required; and with respect to the Essex Health Club in the rear portion in Block 151, Lot 33, hereby grants the following "C" variances:

1. Maximum lot coverage of 76.51% instead of 30% as permitted.

2. Maximum building coverage of 32.33% instead of 20% as permitted.

3. Flag lot 62.71' wide or 37.71% of the required lot width instead of 40' or 75% of the required lot width; and a "D" variance for an off site identification sign 4' x 4' to be installed on a brick pedestal on the front lot where the Assisted Living Residence will be built; and further, the Board does grant Preliminary and Final Minor Subdivision as proposed and submitted; thereby subdividing portions of the existing tract, comprised of 5 lots in block 151 on the Tax Maps being Lots 30, 30.01, 30.02, 30.03, and 33, and then consolidating said 5 lots to create two lots, being Lot 33 for the Essex Health Club and Lot 30 for the Assisted Living Residence and the Board does hereby approve the Preliminary and Final Site Plans as amended for the Assisted Living Residence and does hereby approve the amended site plan submitted for Essex Health Club subject to the following conditions; and

BE IT FURTHER RESOLVED, that the grant of said variances and approval of Preliminary and Final Site Plan for Assisted Living Residence and Minor Subdivision and approval of amended Site Plan for Essex Health Club is conditioned upon the Applicant's full and complete satisfaction of the following conditions:

1. A lighting plan shall be submitted to the Township Engineering Department that is reasonably satisfactory to them.
2. Antique white siding shall be provided and exterior paint shall match.

3. There shall be ground lighting for the free standing signs which shall be located as designated by the Township Planner; and the brick pedestal for the signs shall be of brick with aluminum letters.

4. Landscaping shall be installed to create an effective buffer for the front parking of a type and location as designated by the Township Planner, and shall conform to the following:

(a) The landscaping shall be planted in a healthy and vigorous manner.

(b) The landscape architect shall inspect the plantings after they have been installed and report in writing in a timely fashion to the Township Planner of the findings. All deficiencies reported shall be promptly corrected by Applicant to the reasonable satisfaction of the landscape architect and the Township Planner.

(c) Applicant shall perpetually maintain the landscaping in accordance with the approved plan.

(d) Applicant shall use hardwood mulch around all plantings and replace same annually of equal or better quality with plantings to conform to the approved landscape plan.

(e) Applicant shall promptly replace all plants, shrubs, and trees that die of equal or better quality with replacements that conform to the approved landscape plan.

5. Applicant shall modify the plans to designate the zone districts within 500' of the project and submit them to the Department of Engineering for approval and shall also show the locations of all structures within 200'.

6. A site data box comparing ordinance requirements to actual site plan proposal shall be provided for both lots in the proposed subdivision to the Township Department of Engineering.
7. Bearings and distances must be provided along the ingress, egress, utility easement to the Vitro Pump Station, and bearings and distances for the property lines should be shown on the other plan sheets where missing, and submitted to the Township Engineering Department for approval.
8. The rear yard setback of the building must be shown from the shortest distance.
9. The site plan for the Essex Health Club showing existing conditions and all proposed improvements shall be submitted to the Township Department of Engineering for approval.
10. Sight triangles must be shown at both driveways, on the plans as approved by Township Engineering Department; and both areas should be designated to be kept clear of any sight obstructions and maintained in that condition.
11. Some of the golf course fence shall be relocated to have the proper sight distance as the Township Department of Engineering shall designate and reasonably approve, which shall be the sole obligation of Sussex & Warren Holding Corp.
12. The complete profile design and all improvements for the driveway to Essex Health Club as approved by the Planning Board must be shown on the plan, including but not limited to curb radii, lane delineations, pavement markings and lighting, and approved by the Township Department of Engineering of West Orange.

13. All approved improvements to this driveway shall be completed to the reasonable satisfaction of the Department of Engineering of West Orange.

14. The evergreen trees on the southerly side of the driveway shall be trimmed to avoid their branches extending into the travelway as shall be approved by the Township Department of Engineering.

15. Water service and fire hydrant locations and fire service and designated fire lanes shall be installed along with emergency access provision to the building; as shall be approved by the Fire Sub-Code Official.

16. Applicant shall obtain a sanitary sewer extension and connection permit as required by the New Jersey D.E.P.

17. Applicant shall pay a sewer permit fee in the amount determined by the Township Engineer for the westerly sewer interceptor.

18. In addition, Applicant shall pay a sewer permit fee for the Vitro Pump Station in the amount determined by the Township Engineer.

19. Applicant shall obtain approvals and permits from New Jersey Department of Environmental Protection for the sanitary sewer connection and extension, the storm sewer and sanitary stream encroachments, wetlands, and for the water main crossing for Essex Health Club, which shall be the sole obligation of Sussex & Warren Holding Corp.

20. Applicant shall obtain approvals from the Hudson-Essex-

Passaic Conservation Service and Joint Meeting and the Essex County Planning Board.

21. All plans submitted by Applicant and/or to be submitted shall be satisfactory to the Engineering Department of the Township of West Orange and the Township Planner.

22. Curb radii and pavement width must be indicated on the plan for the driveway to Brighton Gardens and the loading area.

23. Sidewalks shall be installed along Pleasant Valley Way from Woodland Avenue up to the location of the subject property, if permission is granted by the property owners, and to include a sidewalk from the entrance on Pleasant Valley Way to the employee entrance.

24. Handicapped curb ramps shall be installed through the driveway areas.

25. The handicapped sign must have an identification sign added as required.

26. Two new monuments must be installed along Pleasant Valley way as required by Essex County.

27. Applicant shall pay a developer's fee of 1% of the equalized assessed value determined by the Tax Assessor.

28. Applicant shall obtain a tree removal permit.

29. As built drawings shall be submitted to the Township Engineering Department.

30. Roof leader drains must be connected to the storm drainage system.

31. Drainage area maps and drainage calculations for the site

shall be provided to the Township Engineering Department.

32. Flood hazard elevation and the metes and bounds description of the stream encroachment line for the Peckman River must be shown on the plans.

33. Applicant must obtain a new sanitary sewer easement through the proposed lots 30 and 33.

34. Drop manholes must be designated on the profiles and a detail included on the detail sheet.

35. Applicant shall provide a detail of the grease trap.

36. The 8" water main from the Essex Health Club must be looped back to Pleasant Valley Way and must be approved by the West Orange Fire Sub-Code Official, which shall be the sole obligation of Sussex & Warren Holding Corp.

37. All storm sewer and sanitary sewer manholes and inlets must be in accordance with the Township standards.

38. All manholes and drain inlets in the sanitary and storm sewer systems shall be channelled.

39. Metes and bounds description of the West Orange Sanitary sewer easements must be shown on the plans.

40. The sanitary sewer easement encompassing the force main near the pump station must be shown.

41. Pavement repairs and striping shall be made in the Essex Health Club parking area as directed by the Township Engineer, which shall be the sole obligation of Sussex & Warren Holding Corp.

42. The stream encroachment lines must be shown on the plans with a metes and bounds description and tied into the property

lines.

43. Applicant shall furnish to Township Engineering Department for their approval a storm water analysis with an engineering report and drawings.

44. Applicant shall execute, prior to issuance of a Certificate of Occupancy, an Affidavit of Compliance certifying they have fulfilled all conditions set forth herein which shall be to the satisfaction of the Township Planner, Engineering Department and Building Department of the Township of West Orange.

MOVED BY: Gunning
SECONDED BY: DeSantis

THOSE IN FAVOR: 5

THOSE OPPOSED: 0

ABSTENTIONS: 0

I hereby certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of June 19, 1997 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on April 10, 1997, granting said application by a vote of 6 in favor and 0 against.



CATHERINE ADSITT, Board Secretary

BOARD OF ADJUSTMENT
OF
THE TOWNSHIP OF WEST ORANGE
RESOLUTION
ZB-98-11

1

WHEREAS, Marriott Senior Living Services, Inc., ("the Applicant") maintaining an office on Marriott Drive, Washington, D.C., applied to the West Orange Zoning Board of Adjustment, as a lessee of premises located at 200 Pleasant Valley Way, West Orange, New Jersey to request a "D" variance to use two offices in the Essex Health and Country Club, an existing structure, as a temporary sales office for Brighton Gardens, an Assisted Living Residence, being constructed by the Applicant on premises adjacent to the Essex Health and Country Club commonly referred to as 222 Pleasant Valley Way, West Orange, New Jersey being Block 151; Lot 30; and,

WHEREAS, the Applicant seeks approval to use a portion of the Essex Health and Country Club which is located on Block 151; Lot 33, being commonly referred to as 200 Pleasant Valley Way, West Orange, New Jersey; and,

WHEREAS, both properties are located in an R-2 Zone; and,

WHEREAS, the Applicant presented proof that adequate notice of the hearing on said application was published in The West Orange Chronicle, one of the official newspapers of the Board; and,

WHEREAS, the Applicant submitted proof of service of notice of the hearing upon all property owners within 200 feet of the property; and,

WHEREAS, the application was heard at a public meeting of the Board on June 18, 1998 and,

**WHEREAS, THE BOARD HAVING MADE THE FOLLOWING
SPECIFIC FINDINGS OF FACT AND CONCLUSIONS:**

- a. The applicant is the leasee of two offices located in the Essex Health and Country Club 200 Pleasant Valley Way, the subject property of this Application. (Block 151; Lot 33)
- b. The property is located in an R-2 Zone in the Township of West Orange and is designated as Block 151; Lot 33, on the official tax map of the Township of West Orange.
- c. The Applicant is presently constructing an Assisted Living Residence known as Brighton Gardens on property adjacent to the subject site, which is intended to be completed on or about January 1, 1999.
- d. It will be necessary to have an accessible sales office for the Assisted Living Residence in close proximity to the development while the construction proceeds.
- e. In lieu of Brighton Gardens using temporary trailers for sales offices for the rental of its units, the Applicant seeks to locate a temporary sales office in the existing structure known as the Essex Health and Country Club.
- f. The Essex Health and Country Club is particularly suited to be used as a temporary sales office since it has access which will accommodate persons of advanced age and in need of assistance with Activities of Daily Living.
- g. The applicant requires that the variance to use the premises since the use is unrelated to the existing conditional use and is a second principal use not otherwise permitted in an R-2 Zone.

AYES

NAYS

ABSTENTIONS

Werner

Williamson X

DeSantis

Abeles X

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Adjustment of the Township of West Orange based upon the Finding of Fact and Conclusions aforesaid, and upon the laws established in the State of New Jersey, hereby grants Applicant a use variance being a "D" variance to allow the existing building known as the Essex Health and Country Club to be used as a temporary sales office by Brighton Gardens, the Applicant, during the development of the Assisted Living Residence located at 222 Pleasant Valley Way, West Orange, New Jersey, and it

BE FURTHER RESOLVED that the grant of said variance shall be conditioned upon the Applicants full and complete satisfaction of the following conditions:

1. The use of the temporary sales office shall terminate as soon as a temporary Certificate of Occupancy or full Certificate of Occupancy is granted to Brighton Gardens located at 222 Pleasant Valley Way, West Orange, New Jersey.
2. The use of the premises occupied by Marriott Senior Living Services at the Essex Health and Country Club shall revert to only said use which is permitted pursuant to the original approvals of the Essex Health and Country Club, i.e. commercial recreation.

I certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of June 25, 1998 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on June 18, 1998, granting said application by a vote of 6 in favor and 0 against.

A handwritten signature in cursive script, appearing to read "Catherine Adsitt", written over a horizontal line.

CATHERINE ADSITT, Board Secretary

RESOLUTION

BOARD OF ADJUSTMENT

TOWNSHIP OF WEST ORANGE

RESOLUTION ZB-05-28

WHEREAS, Centex Homes, LLC, New Jersey Division, ("The Applicant"), with the consent of Sussex & Warren Holding Corp. the owner of the property located at 200 Pleasant Valley Way, West Orange, New Jersey 07052, being Block 151 Lot 33 on the Tax Map of the Township of West Orange, and located in the R-2 zone applied to the West Orange Board of Adjustment ("The Board") for preliminary and final site plan approval for the construction of a four-story, 68 unit condominium complex to be known as "Signature Place" at West Orange, and also sought three "C" variances, to wit (1) for existing lot width of 62.71' when a minimum of 125' is required, (2) for maximum impervious coverage of 39.6% when a maximum of 30% is allowed, (3) for a sign setback of 10' where 40' is required, and two "D" variances, (1) a use variance to allow a multifamily condominium building which is not permitted in the R-2 zone, and a height variance for a 50', four-story structure when the maximum allowable height is 35' and two-and-one-half stories; and

WHEREAS the Applicant presented proof that adequate notice of the hearing on the application was published in the West Orange Chronicle, one of the official newspapers of the Board; and

WHEREAS the Applicant submitted proof of notice of the hearing upon all property owners within 200 feet of the property; and

WHEREAS the Application was heard at a public meetings of the Board held on March 23, 2006 and May 25, 2006; and

WHEREAS the Applicant was represented by Robert C. Williams, Esq.; and

WHEREAS the Applicant presented the testimony of Michael Textores, a professional civil engineer, who was recognized by the Board as such, Mr. Textores summarized the plans on file with the Board and testified about the existing conditions, outlining that the property is currently improved with a 74,050 square foot building which used to house a health club, skate zone, offices, a restaurant and catering area, and indoor and outdoor pools, (commonly known at JT's) surrounded by a large parking lot, that by existing conditions, 84% of the lot has impervious coverage, he further generally outlined the proposed plans including protection of wetlands buffer, construction of a new bridge along the 25' wide driveway, the indoor and outdoor parking spaces planned, the plan to dualize the 6" existing sanitary sewer line with an 8" replacement, the reflecting pool, and further detailed the landscaping plan, that was represented will be revised to meet all of the comments and modifications requested in a letter report of the Board's landscape architect expert, Debra Cerbone, and that the applicant was willing to redesign the bridge and driveway approach to the bridge on the single access driveway in accordance with consensus to be

reached between the township engineer and the applicant's engineer; and

WHEREAS the Applicant presented the testimony of Thomas C. Barton, licensed professional architect, who was recognized by the Board as such, who testified about the proposed building and demonstrated the prospective renderings, that the building will be completely handicap accessible, all mechanical systems will be located on the roof, the garage doors will be kept closed, but the garage is designed with proper ventilation and carbon monoxide monitoring, that the size of the one bedroom unit was increased during the application process to meet the minimum square footage requirement, that the design calls for 40 year roof shingles, stucco finishing on the upper floors, white synthetic trim railings, cedar impression shingles on the pool pavilion, and he introduced a revised lighting plan and described the proposed signage at Pleasant Valley Way; and

WHEREAS the Applicant presented the testimony of Joseph Staigar, a professional traffic engineer, who was recognized by the Board as such, testified that the proposed use of 68 residential units will generate less traffic than the existing prior multi use JT's, that the level of service for vehicles exiting the driveway will be level C and level A for vehicles entering the driveway, that that level of service would not warrant New Jersey Department of Transportation approval for a traffic signal, and that in his opinion the parking proposed was adequate; and

WHEREAS the applicant presented the testimony of Peter G. Steck, licensed professional planner who was recognized by the Board as such, testified that the 5.9 acre site is in what he termed the "Pleasant Valley Way Corridor," which due to its geographic make-up and R-2 zone designation is accommodating to institutional uses, that the applicant can demonstrate special reasons for the grant of the required D(1) use variance and the D(6) height variance both due the lots particular shape, location and dimension and that the proposed use is the most appropriate use of the land because it is geographically isolated from any single family homes and is in fact surrounded by institutional uses, that the applicant can demonstrate special reasons for the variance relief in that an extreme hardship may be made out in that it is unlikely that anyone would build single family homes at this location, that the addition of COAH units is a public benefit, and that the proposed development is the most appropriate use of the land, that the applicant has demonstrated and fully satisfied the negative criteria, in that the the proposed use will mean less traffic, less impervious coverage, it is surrounded with compatible uses and is in what has become what he termed a holding zone for institutional uses, that the variance sought could therefore be granted without detriment to the zone plan, the West Orange Master Plan or West Orange Zoning Ordinances, and also that the "C" variance could be granted since the benefits outweigh the detriments and will not substantially impair the public good and will also not substantially impair

the intent and purpose of the zone plan and Master Plan of the Township of West Orange;

WHEREAS the Board offered the testimony of William F. Schultz, of Centex Homes, who stated he was also a professional engineer, licensed surveyor and professional planner, who testified about Centex Homes' business history and other similar projects it had developed in New Jersey; and

WHEREAS the Board questioned the Applicant's witnesses; and

WHEREAS the applicant presented the following Exhibits:

- A-1 Existing Conditions
- A-2 Preliminary and Final Site Plan
- A-3 Landscape Plan
- A-4 Streetscape & Perspectives
- A-5 South Elevation
- A-6 East Elevation
- A-7 North Elevation
- A-8 West Elevation
- A-9 Material Elevation
- A-10 Garage Level
- A-11 First Floor Plan
- A-12 Typical Floor Plan
- A-13 Pool House Plan
- A-14 Pool House Front Elevation
- A-15 Pool House Rear Elevation
- A-16 Pool House Right Elevation
- A-17 Pool House Left Elevation
- A-18 Sign Location Plan

- A-19 Lighting Grid Point Plan
- A-20 Revised Site Plan dated 4/21/06
- A-21 Revised Landscape Plan
- A-22 Bridge Picture
- A-23 Revised South Elevation dated 5/25/06
- A-24 Revised East Elevation dated 5/25/06
- A-25 Revised North Elevation dated 5/25/06
- A-26 Revised West Elevation dated 5/25/06
- A-27 Revised Garage Level and First Floor Plan, (2pp)
Dated 4/17/06
- A-28 Revised Typical Floor Plan and Unit Plan (2pp)
Dated 5/25/06
- A-29 Detailed Wall Rendering and Section Cuts dated 5/25/06
- A-30 Sign Detail
- A-31 photo or sketch of representative architecture
- A-32 Colored elevations
- A-33 Report of John Joseph Industries dated 4/14/06; and

WHEREAS the Board considered the report of Susan Borg, Township Planner dated March 9 2006; and

WHEREAS the Board considered the report and testimony of Debra Cerbone, licensed landscape architect, retained by the Board to comment upon the Applicant's landscape plan; and

WHEREAS the Board considered the testimony of Frank Russo, engineer and the report of Omland Engineering Associates, the engineering firm retained by the Board to comment upon the Applicant's engineering, Mr. Russo was specifically consulted

where 40 is required and two "D" variances, (1) a use variance to allow a multifamily condominium which are not permitted in the R-2 zone, and a height variance for a 50', four-story structure when the maximum allowable height is 35' and two-and-one-half stories.

C. The applicant has established both the positive and negative criteria for the granting of the "D" variances.

D. The granting of the variance will not impair the general purposes of the Zoning Plan, Master Plan, or Zoning Ordinances of West Orange.

E. The purposes of the Municipal Land Use Law will be advanced by the granting of this variance application.

A motion to grant the Applicant's request for two "D" variances and three "C" variances as set forth above and for preliminary and final site plan approval was made by Bruce Buechler and seconded by Greg Bullock and voted upon as follows:

	Ayes	Nays	Abstentions
Brunelle	Aye		
Bullock	Aye		
Ricci	Aye		
Steinhart	Aye		
Sussman	Aye		
Buechler	Aye		

NOW THEREFORE, be it resolved by that the Zoning Board of Adjustment of the Township of West Orange, based upon the Findings of Fact and Conclusions aforesaid, and upon the laws

about the layout of the curves of the driveway and the angle configuration of the new proposed bridge; and

WHEREAS the Board considered the testimony of Leonard Lepore, licensed professional engineer and West Orange Township Engineer who commented upon the proposed upgrade to the connection to the sanitary sewer; and

WHEREAS members of the Board questioned the witnesses and the Applicant's attorney; and

WHEREAS Steven Tessler, a resident of Los Angeles California but a family member of the owner of 37 Mayfair Drive, West Orange questioned a witness of the Applicant about parking; and

WHEREAS there was no public comment to the application; and

WHEREAS the Board having made the following specific findings and conclusions:

A. The Applicant has consent of the owner of the property located at with 200 Pleasant Valley Way, West Orange, New Jersey 07052, being Block 151 Lot 33 on the Tax Map of the Township of West Orange, and located in the R-2 zone to apply to the West Orange Board of Adjustment ("The Board") for preliminary and final site plan approval for the construction of a four-story, 68 unit condominium complex to be known as "Signature Place" at West Orange.

B. The Applicant requires three "C" variances, to wit (1) for existing lot width of 62.71' when a minimum of 125' is required, (2) for maximum impervious coverage of 39.6% when a maximum of 30% is allowed, (3) for a sign setback of 10'

established in the State of New Jersey hereby grants the Applicant Centex Homes the following variances:

- (1) a "C" variance for existing lot width of 62.71' when a minimum of 125' is required,
- (2) a "C" variance for maximum impervious coverage of 39.6% when a maximum of 30% is allowed,
- (3) a "C" variance for a sign setback of 10 where 40 is required.
- (4) a "D" variance to allow a multifamily condominium structure which is not permitted in the R-2 zone,
- (5) a "D" variance for height for a 50', four-story structure when the maximum allowable height is 35' and two-and-one-half stories.
- (6) The Board also grants Applicant a de minimis exception from the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:31-1.1 et seq. for driveway geometry.

BE IT FURTHER RESOLVED that the grant of said variances shall be conditioned upon the Applicant's full and complete satisfaction of the following conditions:

1. The construction of this project shall be in accord with the revised plans as submitted to the Board, including but not limited to the revised landscape plan dated 6/9/06 and the revised engineering plan dated 6/9/06.
2. All windows of the structure shall be wood aluminum or vinyl clad.

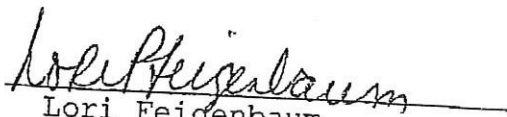
3. The approach to the bridge shall only contain one (1) "s" curve, the detail of which shall be left to the consensus of the Townships specifically retained engineer and the Applicant's engineer, such consensus to be arrived at and convey to the Township in the form of revised plans prior to the issuance of any permits.
4. There will be no blasting in connection with the building of this project without further formal approval of this Board.
5. The Applicant is to obtain COAH contracts by the time of the issuance of the certificate of occupancy.
6. The Applicant will install a sidewalk from the structure to Pleasant Valley Way
7. The Applicant will to the extent possible run all electrical lines underground with the exception of the location of the connection of the service line with the feed-in from the golf course.
8. The Applicant will only use 40 year shingles on the roof of the condominium.
9. The Applicant will consult with and comply with any Fire Department regulations regarding the knox box for emergency access as described in the plans.
10. Applicant shall execute prior to the issuance of a Certificate of Approval or a Certificate of Occupancy, and Affidavit of Compliance certifying that it has fulfilled all conditions set forth which shall be to the satisfaction of the Township Planner, Township

Engineer and Building Department of the Township of West Orange, who shall be furnished with a copy of this resolution. No Certificate of Occupancy or Certificate of Approval shall issue until the receipt of an Affidavit of Compliance approved and signed by the Zoning Official.

Those in Favor:	6	Moved: Steinkamp
Those Opposed:	0	Seconded: Sussman
Abstention:	0	

I hereby certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of July 20, 2006 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on May 25, 2006 granting the application by a vote 6 in favor, 0 against and 0 abstentions.

July 20, 2006


Lori Feigenbaum
Board Secretary

RESOLUTION

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF WEST ORANGE

RESOLUTION ZB-08-12

WHEREAS, ^{2nd} Sussex & Warren Holding Corp. ("The Applicant"), with an address of 75 Sparta Avenue, Newton, New Jersey being the owner of the property located at 200 Pleasant Valley Way, West Orange, New Jersey 07052, being Block 151 Lot 33 on the Tax Map of the Township of West Orange, and located in the R-2 zone applied to the West Orange Zoning Board of Adjustment ("The Board") for an extension of previous approvals granted to the previous applicant Centex Homes, LLC, New Jersey Division under Resolution ZB-05-28 dated July 20, 2006 ("the Application"); and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55d-1, et seq. permits up to (3) three one-year extensions of site plan approval; and

WHEREAS, the Applicant presented proof that adequate notice of the hearing on the Application was published in the West Orange Chronicle, one of the official newspapers of the Board; and

WHEREAS, the Applicant submitted proof of notice of the hearing on the Application upon all property owners within 200 feet of the property and all those entitled to receive notice; and

WHEREAS, the Application was heard at a public meeting of the Board held on June 19, 2008; and

WHEREAS, the Applicant was represented by its counsel,
Robert C. Williams, Esq. and

WHEREAS, the Applicant represented, through its attorney,
that the prior applicant, Centex Homes has elected not to move
forward with the project, but that the owner is seeking another
builder who will move forward with the approved plans; and

WHEREAS, the Board considered the report of Susan Borg,
Township Planner dated June 2, 2008; and

WHEREAS, Members of the Board questioned the Applicant's
attorney; and

WHEREAS, there were no public comments or questions; and

WHEREAS, the Board having made the following specific
findings and conclusions:

- A. The Applicant is the owner of the property located at
200 Pleasant Valley Way, West Orange, New Jersey 07052,
being Block 151 Lot 33 on the Tax Map of the Township of
West Orange, and located in the R-2 zone.
- B. The Applicant seeks an extension of the previous
approval granted to previous applicant Centex Homes,
LLC, New Jersey Division under Resolution ZB-05-28 dated
July 20, 2006.
- C. The extension will be based on the same facts, data and
conditions contained in the original application which
are incorporated by reference as if set forth more fully
herein.
- D. The signs for the previous businesses on the property
shall be removed prior to the adoption of this

Resolution since no businesses are currently operating on the site.

E. The granting of the extension will not impair the general purposes of the Zoning Plan, Master Plan, or Zoning Ordinances of West Orange.

F. The purposes of the Act will be advanced by the granting of this extension application.

A motion to grant the Applicant's request for an extension of the approvals granted in Resolution ZB-05-28 dated July 20, 2006 to the previous applicant Centex Homes, LLC, New Jersey Division for a period of one year until July 20, 2009 under the same terms and conditions, as set forth above and with the additional conditions contained herein was made by Philip D. Neuer and seconded by Peter Ricci and voted upon as follows:

	Ayes	Nays	Abstentions
Brunelle	Aye		
Bullock	Aye		
Gabry	Aye		
Neuer	Aye		
Ricci	Aye		
Weiss	Aye		
Buechler	Aye		

NOW THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of West Orange, based upon the Findings of Fact and Conclusions aforesaid, and upon the laws established in the State of New Jersey that it hereby grants the

Applicant an extension of the approvals granted by Resolution ZB-05-28 dated July 20, 2006 to previous applicant Centex Homes, LLC, New Jersey Division for a period of one year until July 20, 2009.

BE IT FURTHER RESOLVED that the grant of said extension of said approvals shall be conditioned upon the Applicant's full and complete satisfaction of all of the conditions set forth in Resolution ZB-05-28, a copy of which shall be incorporated into this Resolution with the following additional conditions:

1. The Applicant, before the passing of this resolution, shall have removed from the site all signage for the businesses that previously operated on the site.

Moved:

Seconded:

Those in Favor:

Those Opposed:

Abstention:

I hereby certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of August 21, 2008 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on June 19, 2008 granting the application by a vote 7 in favor, 0 against and 0 abstentions.

August 21, 2008

Elizabeth Rochette
Board Secretary

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.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application				Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		General Development Plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final			
1. PROJECT-PLAN INFORMATION													
1. Item:	Name, address of owner and applicant.	X	X	X		X	X	X	X	X	✓		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X		X	X	X	X	X	✓		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X		X	X	X	X	X	✓		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X		X	X	X	X	X	✓		
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.													
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X		X	X	X	X	X	✓		
Comment: Schedule may be less detailed in pre-application-concept plan stages.													
6. Item:	North arrow and scale.	X	X	X		X	X	X	X	X	✓		
7. Item:	Proof that taxes are current.		X	X		X	X	X	X	X	✓		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X		X	X	X	X	X	✓		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X			X							
10. Item:	Monumentation as specified by Map Filing Law.		X										
Comment: Monumentation required only for final subdivision.													
11. Item:	Date of current property survey.												
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.													
			X	X		X	X	X	X	X	✓		

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Item Number	Description	Pre-Application - Concept Plan	Minor Application				Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision		Site Plan	General Development Plan	Subdivision		Site Plan						
			X				Preliminary	Final	Preliminary	Final					
12. Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" 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					✓	
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		X	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		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		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		X	✓	
19. Item: All proposed lot lines and area of lots in square feet.			X		X			X	X		X		X	✓	
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €		X	X		X		X	X	X		X		X		
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €		X	X		X		X	X	X		X		X	✓	
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	✓	

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Item Number	Description
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information, €
24. Item:	List of variances required or requested, € Comment: Basic planning information.
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.
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.
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.
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
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)
30. Item:	Topographical features of subject property from U.S.G.S. map Comment: More detailed topographic information is needed for major subdivision.

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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' <u>Comment:</u> 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). <u>Comment:</u> 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. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.
4	Item: Drainage Area Map. <u>Comment:</u> Necessary for major application; applicable at GDP stage.
5.	Item: Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required for GDP stage because storm water management is evaluated at major subdivision and site plan stage
6.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems only general location for electric, telephone and cable TV required.
7.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems only general location for telephone, electric and cable TV required.

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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	✓	
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	✓	
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.					X	X		X		X	✓	
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.					X	X		X		X	✓	
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.					X	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				N/A	
44.	Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X		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		X	✓	
46.	Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X					X		X		
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X			X		X		X	✓	

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

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Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	151	33		200 PLEASANT VALLEY WAY	REDWOOD LLC,% PAGANO REAL ESTATE	420 BOULEVARD STE #201	MOUNTAIN LAKES, NJ	07046

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (12)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	151	1		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR NJ	07042
West Orange Township	151	29		232 PLEASANT VALLEY WAY	PLEASANTDALE NURSERIES INC	232-234 PLEASANT VALLEY W	WEST ORANGE, N.J.	07052
West Orange Township	151	30		220-222 PLEASANT VALLEY	HCP MA4 WEST ORANGE LP	7902 WESTPARK DR	MCLEAN, VA	22102
West Orange Township	151	33		200 PLEASANT VALLEY WAY	REDWOOD LLC,% PAGANO REAL ESTATE	420 BOULEVARD STE #201	MOUNTAIN LAKES, NJ	07046
West Orange Township	151	34.01		PLEASANT VALLEY WAY REAR	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	152.07	5		WOODLAND AVE REAR	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	179.07	1		1 MAYFAIR DRIVE	MONCADA, JAIRO & BETANCUR, ANYELA	1 MAYFAIR DRIVE	WEST ORANGE, NJ	07052
West Orange Township	179.07	2		3 MAYFAIR DRIVE	BALBOA, DONNA & ALISON LLEWELLYN	3 MAYFAIR DRIVE	WEST ORANGE, NJ	07052
West Orange Township	179.07	16.01		187 PLEASANT VALLEY WAY	BONSENOR, PEDRO & ROSARIO	187 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.07	19.01		4 MAYFAIR DRIVE	NAIDECH, GARY I	4 MAYFAIR DR	WEST ORANGE, NJ	07052
West Orange Township	179.14	13.01		181 PLEASANT VALLEY WAY	AWRESTATE LLC,	181 PLEASANT VALLEY WAY	WEST ORANGE, N.J.	07052
West Orange Township	179.14	13.03		167 PLEASANT VALLEY WAY	CHILDRENS AID & FAMILY SERVICE	200 ROBIN ROAD	PARAMUS, NEW JERSEY	07652





TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 3/3/23

BLOCK: 151

LOT: 33 QUAL: _____

NAME: Redwood, LLC % Pagano Real Estate Inc

ADDRESS: 200 Pleasant Valley Way

TAXES PAID UNTIL: 4/30/23

2022 SEWER PAID IN FULL: ☒ YES ☐ NO

2023 SEWER NOT YET BILLED

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



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