



CHIESA SHAHINIAN & GIANTOMASI PC

105 Eisenhower Parkway, Roseland, NJ 07068

csglaw.com

LISA A. JOHN-BASTA

Member

ljohn-basta@csglaw.com

O 973.530.2083 F 973.530.2283

August 29, 2023

VIA HAND DELIVERY

Ms. Jamilet Baquerizo Vite, Planning Board Clerk
Township of West Orange
66 Main Street
West Orange, NJ 07052

**Re: Essex County Country Club
Amended Site Plan Application
350 Mt. Pleasant Avenue - Block 156, Lot 1**

Dear Ms. Baquerizo:

This office represents the Essex County Country Club (the "Applicant") in connection with its enclosed application for amended final site plan approval for modifications and installations to the existing golf course located at 350 Mt. Pleasant Avenue and designated as Block 156, Lot 1.

On behalf of the Applicant, kindly accept five (5) sets and one (1) zip drive of the following documents for filing with the Township of West Orange Planning Board (the "Planning Board" or the Board"):

- Fully Executed Development Application and Attachment along with copies of the following resolutions of approval:
 - Planning Board Resolution, PB-93-35, adopted on March 23, 1994, approving site plan for replacement of maintenance shed.
 - Planning Board Resolution, PB-96-27, adopted on February 5, 1997, approving site plan for pump station.
 - Planning Board Resolution, PB-00-19, adopted on February 15, 2001, approving site plan to reconstruct drive entrance to country club.
 - Planning Board Resolution, PB-02-10, adopted on November 13, 2002, approving site plan for removal of curved walls to construct a new shed storage, a pesticide building and a chain link fence.

- Planning Board Resolution, PB-03-18, adopted on January 7, 2004, approving soil removal permit.
 - Planning Board Resolution, PB-14-04, adopted on July 2, 2014, approving site plan for additions to club house and associated parking variance.
- Completed Site Plan Checklist Form and Attachment.
- Completed Sustainability Checklist Form.
- Tree Permit Removal/Replacement Application with Attachment.
- Site Plan for Essex County Country Club, prepared by Waterman, LLC, consisting of 16 sheets, dated August 7, 2023.
- Architectural Plans for Proposed Comfort Station, prepared by F.J. Rawding, AIA, consisting of 2 sheets, dated July 25, 2023.
- Architectural Plans for Proposed Cart Barn, prepared by F.J. Rawding, AIA, consisting of 2 sheets, dated July 25, 2023.
- Survey of Essex County Country Club, prepared by Stewart Associates, Inc., consisting of 1 sheet, dated October 27, 1978.
- Stormwater Management Report, prepared by Watermen, LLC, dated August 22, 2023.
- 200-Foot Property Owner's List, prepared by the West Orange Office of the Assessor, dated August 8, 2023.
- Verification of Taxes & Sewer Charges Paid, prepared by the West Orange Office of the Tax Collector, dated August 10, 2023.

Additionally, enclosed please find one (1) of the following:

- Check in the amount of \$652.92 made payable to the Township of West Orange representing the application fee;
- Check in the amount of \$3,250 made payable to the Township of West Orange representing the escrow fee; and
- Executed W9 form.

Ms. Jamilet Baquerizo Vite, Planning Board Clerk
August 29, 2023
Page 3

Should you require any additional information or documentation in the review and processing of this application, please do not hesitate to contact me.

Very truly yours

/s/ Lisa A John-Basta

Lisa A. John-Basta
Member

LAJ:bs
Enclosures

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

A. APPLICANT INFORMATION

Full Legal Name: Essex County Country Club
(Last) (First)

Mailing Address: 350 Mt. Pleasant Avenue, West Orange, NJ 07052
(Street) (City) (State) (Zip)

Telephone Number: (973) 731-1400 Email: john.delmauro@gmail.com

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

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

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

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

B. PROPERTY OWNER INFORMATION

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

Owner's Name: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 350 Mt. Pleasant Avenue

Block Number(s): 156; Lot Number(s): 1;

Tax Plate: 39, 39.01, 39.02, and 39.03; Zone of Property: R-2

The location of the property is approximately 0 feet from the intersection of _____

Mt. Pleasant Avenue and Prospect Avenue (closest intersection.)

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

☒ Yes, Date(s): See attached.; ☐ 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. None.

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

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

Parking lot modifications (create additional parking spaces and repaving/stripping), widen driveway entrance, demolish existing golf cart barn/pro shop, construct new comfort station building and golf cart barn building.

The property is 7,702,801.92 (square feet); 176.832 (acres)

Impervious Surface Coverage: Present: 7%; Proposed: 7.14%

Building Coverage: Present: 1%; Proposed: 1.03%

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: Lisa A. John-Basta, Esq.

Telephone Number: (973) 530-2083 Email: Ljohn-basta@csglaw.com

Address: CSG Law - 105 Eisenhower Parkway, Roseland, NJ 07068

APPLICANT'S ENGINEER: Paul T. Calabrese, PE

Telephone Number: (908) 229-6303 Email: pcalabrese944@gmail.com

Address: Watermen LLC - 3107 Atlantic Avenue, PO Box 309, Allenwood, NJ 08720

APPLICANT'S ARCHITECT: Frank J. Rawding, AIA

Telephone Number: (973) 539-7878 Email: _____

Address: F.J. Rawding AIA - 141 Morris Street, Morristown, NJ 07960

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

H. PLAT SUBMISSION

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

ITEM	SIGNED BY	DATE/REVISION
Amended Site Plan	Paul T. Calabrese, PE	8/7/2023
Proposed Comfort Station	Frank J. Rawding, AIA	7/25/2023
Proposed Cart Barn	Frank J. Rawding, AIA	7/25/2023
Stormwater Management Report	Paul Calabrese, PE	8/22/2023

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: _____

CONTINUANCE

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

Applicant's Signature: _____

Date: _____

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I ~~reside at~~ have a business address at 350 Mt. Pleasant Avenue, West Orange in the County of Essex and the State of New Jersey; and that I am the owner* of all that certain lot, piece or parcel of land known as Block(s) 156; Lot(s) 1 on the Tax Map of 39, 39.01, 39.02, 39.03 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: _____

*an authorized representative of the Essex County Country Club

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.

**TOWNSHIP OF WEST ORAGE
APPLICATION FOR AMENDED SITE PLAN – ATTACHMENT
ESSEX COUNTY COUNTRY CLUB
(Block 156, Lot 1)**

C. Property Information

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

Yes.

- Planning Board Resolution, PB-93-35, adopted on March 23, 1994, approving site plan for replacement of maintenance shed.
- Planning Board Resolution, PB-96-27, adopted on February 5, 1997, approving site plan for pump station.
- Planning Board Resolution, PB-00-19, adopted on February 15, 2001, approving site plan to reconstruct drive entrance to country club.
- Planning Board Resolution, PB-02-10, adopted on November 13, 2002, approving site plan for removal of curved walls to construct a new shed storage, a pesticide building and a chain link fence.
- Planning Board Resolution, PB-03-18, adopted on January 7, 2004, approving soil removal permit.
- Planning Board Resolution, PB-14-04, adopted on July 2, 2014, approving site plan for additions to club house and associated parking variance.



Township Of West Orange

66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052

DEPARTMENT OF PLANNING AND DEVELOPMENT

SAMUEL A. SPINA

Mayor

SUSAN BORG A.I.A.

Planning Director

TEL: (201)325-4110

FAX: (201)325-6359

February 7, 1997

Joseph Vena, Esq.
155 Prospect Avenue
West Orange, NJ 07052

RE: PB-96-27 / Essex County Country Club
350 Mt. Pleasant Avenue
Block 156, Lot 1, Zone: R-2
Amended Site Plan

Dear Mr. Vena:

Enclosed please find a copy of the resolution that was adopted at the February 5, 1997 West Orange Planning Board meeting. Please submit eight (8) sets of revised plans for final signatures. Signed site plans are required prior to the issuance of building permits.

If you have any questions, please let me know.

Yours truly,

Migdalia Wagner
Planning Board Secretary

Enclosure

cc: Thomas Biondi, Construction Official
Director Leonard Lepore, Municipal Engineer
Kim Ragoni, Zoning Officer
Max Manshel, Esq.

DUPLICATE

Signed Site Plans Required
Prior to the Issuance of
Building Permits

PB-96-27
PLANNING BOARD RESOLUTION
APPROVING THE SITE PLAN AMENDMENT APPLICATION
BY THE ESSEX COUNTY COUNTRY CLUB
LOCATED AT 350 MT. PLEasant AVENUE, BLOCK 156, LOT 1
ZONE R-2

WHEREAS, the Planning Board of the Township for West Orange, at its regular meeting held on February 5, 1997, considered the application for site plan amendment approval to construct a building to house a pump station as an accessory building, which is permitted in the R-2 District, and waivers from the Zoning Ordinance for an environmental impact statement, which application was submitted by the Essex County Country Club, through its attorney, Joseph A. Vena, Esq.; and

WHEREAS, the Planning Board considered the presentation of Joseph A. Vena, Esq., attorney for the Applicant, and the testimony of Anthony Marucci, the Applicant's engineer; and

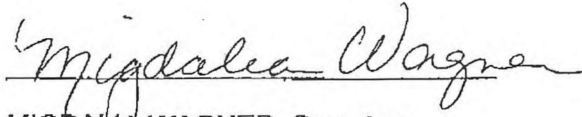
WHEREAS, the general public having been given an opportunity to be heard, the Planning Board made the following findings of fact:

1. The purpose of the application is to replace an existing pump station that is in severe disrepair.
2. There will be no utilities other than electric utilized in the structure.
3. There are no variances necessary and there is no impact on adjacent properties.
4. The waivers that have been requested will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance of the Township of West Orange and will not be a substantial detriment to the public good.
5. The application complies with the West Orange Zoning Ordinance.
6. Notice was published on January 16, 1997, in the West Orange Chronicle, and notice was mailed by certified mail, return receipt requested, on January 29, 1997, to all persons on the list furnished by the West Orange Tax Assessor.

NOW, THEREFORE, BE IT RESOLVED that the waivers requested from the Zoning Ordinance for an environmental impact statement, on-site detention of water, parking and loading space requirements and lighting, shall be and are hereby granted, and

BE IT FURTHER RESOLVED that the application for site plan approval for a maintenance building on property located at 350 Mt. Pleasant Avenue, Block 156, Lot 1, West Orange, New Jersey shall be and is hereby approved.

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


MIGDALIA WAGNER, Secretary

Dated: February 5, 1997

740v1

PB-00-19**ESSEX COUNTY COUNTRY CLUB****RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF WEST ORANGE**

Granting preliminary and final site plan approval to reconstruct the drive entrance to the Country Club, located at 350 Mt. Pleasant Avenue.

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on January 10, 2001, considered an application for site plan approval, without variances, for the Essex County Country Club, located at 350 Mt. Pleasant Avenue, West Orange, New Jersey also known as Lot 1, Block 156 on the official tax maps of the Township of West Orange, which property is located in an R-2 Zone, to reconstruct the drive entrance to said country club. The application was submitted by the Essex County Country Club (hereinafter "Applicant") through its attorney Joseph A. Vena, Esq.; and

WHEREAS, the Planning Board considered the presentation of Mr. Vena, attorney for the Applicant, and heard and considered the testimony of James Woods, P.E., the Applicant's engineer who prepared the site plan, dated August, 2000, which site plan was submitted into evidence; and

WHEREAS, the Applicant proposes to reconstruct the drive entrance to the country club, on the Mt. Pleasant Avenue entrance; and

WHEREAS, the Planning Board reviewed the comments and recommendations of Sgt. Thomas Montesion of the West Orange Police Department, as set forth in his correspondence dated July 26, 2000, wherein he indicated that there would be no adverse effect on traffic or parking as a result of this application; and

WHEREAS, the Planning Board reviewed the comments and recommendations of Susan Borg, Township Director of Planning, and Leonard Lepore, Municipal Engineer; and

WHEREAS a complete application has been filed and all fees required by the Ordinance have been paid and it otherwise appears that the jurisdiction of the Planning Board of the Township of West Orange has otherwise been properly invoked and exercised and the Board having conducted a vote on this application on January 10, 2001;

NOW THEREFORE, the Planning Board of the Township make the following findings of fact and conclusions of law with regard to the application:

1. The Applicant proposes certain improvements and reconstruction to the Mt. Pleasant Avenue entrance to the Essex County Country Club, which will improve the safety of the entrance as well as make the entrance more aesthetically pleasing.

2. The Applicant's proposal conforms to all municipal

ordinances and does not require any variances.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the application for preliminary and final site plan approval to reconstruct the entrance of the Essex County Country Club on Mt. Pleasant Avenue is granted, and

BE IT FINALLY RESOLVED that the preliminary and final site plan prepared by Keller & Kirkpatrick, Inc., James R. Woods, P.E., dated August, 2000 for 350 Mt. Pleasant Avenue, Lot 1, Block 156, Zone R-2 be and hereby is approved and is subject to the following conditions:

1. All landscaping shall be planted and maintained in a healthy and vigorous manner, all plants, shrubs and trees that die shall be replaced with plants of equal or better quality and shall be maintained in perpetuity in accordance with this approved plan and conditions.

2. All landscaping and signs shall be approved by the Township Director of Planning.

3. The Applicant shall execute, prior to the issuance of a Certificate of Occupancy, an Affidavit of Compliance certifying that they have fulfilled the conditions set forth herein to the satisfaction of the Township Planner and Engineer Department and Building Department. No Certificate of Occupancy shall be issued until receipt of an Executed Affidavit of Compliance approved and signed by the Zoning Official.

4. No building permit shall be issued unless taxes are

current.

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

Elizabeth Visone

Acting Secretary, Elizabeth Visone

Dated: 02/15/01



Township Of West Orange

66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052

SAMUEL A. SPINA
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

SUSAN BORG P.P., A.I.A.
Director of Planning
and Development

TEL: (201) 325-4110
FAX: (201) 325-6359

April 5, 1994

Joseph Vena, Esq.
155 Prospect Avenue
West Orange, NJ 07052

RE: **PB-93-35**
Essex County Country Club
350 Mt. Pleasant Avenue
Amended Site Plan

Dear Mr. Vena:

Enclosed please find a copy of the resolution that was adopted at the March 23, 1994 West Orange Planning Board meeting for the above referenced property.

If you have any questions, please contact me.

Sincerely,

Migdalia Wagner
Planning Board Secretary

Enclosure

cc: Director Leonard Lepore, P.E.
Thomas Biondi, Construction Official
Kim Ragoni, Zoning Officer
Max Manshel, Esq.

DUPLICATE

PLANNING BOARD RESOLUTION
CONDITIONALLY APPROVING THE SITE PLAN APPLICATION
BY ESSEX COUNTY COUNTRY CLUB
LOCATED AT 350 MT. PLEASANT AVENUE
BEING BLOCK 156, LOT 1
ZONE R-2

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on February 2, 1994, considered the application for site plan approval for a maintenance building as an accessory building, which is permitted in the R-2 District, and waivers from the Site Plan Ordinance for an environmental impact statement, on-site detention of water, parking and loading space requirements, and lighting, which application was submitted by Essex County Country Club, through its attorney, Joseph A. Vena, Esq.; and

WHEREAS, the Planning Board considered the presentation of Joseph A. Vena, Esq., attorney for the applicant, and the testimony of Anthony Marucci, the applicant's engineer, and the testimony of Richard McHugh, the President of the Essex County Country Club; and

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

1. The purpose of the application is to replace an existing maintenance structure that is in severe disrepair.
2. There will be no utilities other than electric utilized in the structure.

3. There are no variances necessary and there is no impact on adjacent properties.

4. The waivers that have been requested will not substantially impair the intent and purposes of the Master Plan and Zoning Ordinance of the Township of West Orange and will not be a substantial detriment to the public good.

5. The application complies with the West Orange Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the waivers requested from the Site Plan Ordinance for an environmental impact statement, on-site detention of water, parking and loading space requirements and lighting, shall be and are hereby granted, and

BE IT FURTHER RESOLVED that the application for site plan approval for a maintenance building on property located at 350 Mt. Pleasant Avenue, Block 156, Lot 1, West Orange, New Jersey, shall be and is hereby approved, subject to the following conditions:

1. The applicant shall plant 18 white pine trees on 8 to 10 foot centers, 6 to 8 feet high, to screen the northeast corner of the structure from Mt. Pleasant Avenue.

2. The applicant shall provide the location of the

monitoring wells and underground storage tank to the Municipal Engineer and shall accomodate monitoring well MW-1 within the floor slab by retrofitting the monitoring well with a standard flush-mount well manhole similar to PEMCO Model 103. Monitoring wells MW-3 and MW-4, which are outside the limits of the footing construction, shall be clearly identified and protected during construction to prevent accidental contact and damage.

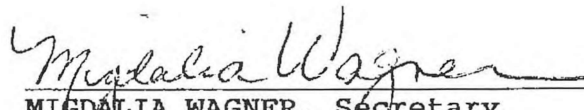
3. The applicant has agreed to and shall commence removal of the existing barbed wire on or before June 1, 1994.

4. All real property taxes for the site are to be paid prior to the issuance of any permits.

5. The applicant shall provide the Municipal Engineer with a letter from Dan Raviv Associates, Inc., the engineer who prepared the Remedial Action Work Plan, that the proposed development will not interfere with the Remedial Action Work Plan.

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

DATED: March ~~2~~, 1994
23,


MIGDALIA WAGNER, Secretary

PB-02-10

ESSEX COUNTY COUNTRY CLUB

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting amended site plan approval for elimination of curved walls at the new entrance drive as originally approved by Resolution PB-00-19; granting site plan approval for construction of a new storage building and a pesticide building; and granting a C-2 variance for the height of a new chain link fence at the County Club perimeter along Prospect Avenue and Mt. Pleasant Avenue.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on October 2, 2002, considered the application for amended site plan approval for elimination of curved walls at the new entrance drive as originally approved by Resolution PB-00-19; for site plan approval for construction of a new storage building and a pesticide building; and to obtain a C-2 variance for the height of a new chain link fence at the County Club perimeter along Prospect Avenue and Mt. Pleasant Avenue on property located in an R-2 Zone, identified as Block 156, Lot 1, which was submitted by Essex County Country Club (the "Applicant") through its attorney, Joseph A. Vena, Esq., and

WHEREAS, the Planning Board considered the presentation of Joseph A. Vena, Esq., attorney for the Applicant; and heard and considered the testimony of Gordon Meth, of Keller & Kirkpatrick, Inc., the Applicant's engineer (licensed in New Jersey as an engineer and qualified in that capacity by the

Board) with respect to the elimination of the curved walls; and heard and considered the testimony of Anthony Marucci, the Applicant's engineer (licensed in New Jersey as an engineer and qualified in that capacity by the Board) with respect to the new storage building and a pesticide building; and heard and considered the testimony of Anthony Marucci, the Applicant's planner (licensed in New Jersey as a planner and qualified in that capacity by the Board) with respect to the C-2 variance for fence height; and considered the site plans for intersection improvements for the entrance prepared by Keller & Kirkpatrick, Inc. dated July 22, 2002 with respect to the elimination of the curved walls; and considered the site plans for the new storage building and a pesticide building prepared by Anthony Marucci, N.J.P.E., dated January 11, 2002 and revised September 20, 2002; and considered the plans for package building prepared by Richard B. Lukoff, N.J.P.E., dated November 16, 2001 and revised September 24, 2002; as well as questions and comments from Board members as shall appear in the Board's minutes for the meeting of October 2, 2002; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Planning Board have been

properly invoked and exercised; and the Board having conducted a vote on this application on October 2, 2002; and

WHEREAS, the Applicant has requested amended site plan approval for elimination of curved walls at the new entrance drive as originally approved by Resolution PB-00-19; preliminary and final site plan approval to construct a new one-story storage building and a pesticide building; and to obtain a C-2 variance for a six-foot high chain link fence at the perimeter along Prospect Avenue and Mt. Pleasant Avenue which has been constructed above the permitted height allowance;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for amended site plan approval for elimination of curved walls at the new entrance drive as originally approved by Resolution PB-00-19; preliminary and final site plan approval for construction of a new one-story storage building and a pesticide building; and for a C-2 variance for a six-foot high chain link fence which has been constructed and which is above the permitted height allowance.

2. The Board has reviewed the site plans that have been submitted to the Board as noted above, and has considered the testimony of the witnesses as noted above;

3. The Board has recommended and the Applicant has agreed to the following additional conditions of approval:

(i) Additional landscaping will be included at the new entrance drive, and along the chain link fence where necessary, which will be of year-round growth and winter survivability, and landscaping to screen the new one-story storage building and a pesticide building where space permits, said landscape plan to be submitted to and approved by the Planning Director;

(ii) Soil erosion and sediment control certification, if necessary, will be obtained from the H-E-P Soil Conservation District;

(iii) Construction of the pesticide building shall comply with all NJDEP and West Orange Fire Department and building code requirements, and shall be properly placarded;

(iv) All landscaping shall be planted in accordance with the approved landscape plan and shall be maintained in healthy and vigorous condition; all plants, shrubs, and

trees that die shall be replaced with landscape materials of equal or better quality;

(v) All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

(vi) Before a Certificate of Occupancy/Approval can be issued, the Applicant shall submit proof to the West Orange Director of Planning that all real estate taxes are paid and current; and

(vii) Before a Certificate of Occupancy/Approval can be issued, the Applicant shall execute and submit to the West Orange Director of Planning, an Affidavit of Compliance certifying that all conditions of approval agreed to by the Applicant and set forth herein have been fulfilled and satisfied.

NOW, THEREFORE, BE IT RESOLVED that the C-2 variance requested is granted in that the Applicant is permitted to retain its six-foot high chain link fence at the County Club perimeter along Prospect Avenue and Mt. Pleasant Avenue.

The Applicant's planner testified and the Board found that the C-2 variance could be granted because the purposes of the Municipal Land Use Law, specifically (i) promoting public safety and general welfare; (ii) providing adequate light, air, and

open space within the constraints of the existing site conditions; (iii) and promoting a desirable visual environment would be advanced; that the benefits of the variance would substantially outweigh any detriments and that there would be no detriment to the public good or neighborhood because similar height or taller fences exist on neighboring properties; and that granting the variance would not substantially impair the intent and purpose of the Zoning Ordinance because of the existing site conditions on the property.

NOW, THEREFORE, BE IT RESOLVED that this application for amended site plan approval for elimination of curved walls at the new entrance drive as originally approved by Resolution PB-00-19; preliminary and final site plan approval for construction of a new one-story storage building and a pesticide building; and for a C-2 variance for a six-foot high chain link fence which has been constructed and which is above the permitted height allowance is approved in accordance with the site plans, subject to the conditions set forth in this resolution.

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

Elizabeth Visone
Elizabeth Visone, Board Secretary
Planning Board of the Township
of West Orange

Dated: 11/13/02

PB-03-18 (SRP)

ESSEX COUNTY COUNTRY CLUB
(SOIL REMOVAL PERMIT)

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting soil removal permit to relocate soil within the property in order to improve storm water management.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on December 3, 2003, considered the application for a soil removal permit to relocate soil within the property in order to improve storm water management on property located in the R-2 zone, identified as Block 156, Lot 1, which was submitted by Essex County Country Club (the "Applicant"), through its attorney, Joseph Vena, Esq.; and

WHEREAS, the Planning Board considered the presentation of Joseph Vena, Esq., attorney for the Applicant;

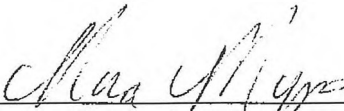
WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board have been properly invoked and exercised; and the Board having conducted a vote on this application on December 3, 2003; and

WHEREAS, the Applicant has agreed to confer with the Township Engineer in the event the Applicant has to import fill.

NOW, THEREFORE, does the Planning Board of the Township of West Orange approve the application for a soil removal permit to

relocate soil within the property in order to improve storm water management.

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



Nora Myers, Acting Board Secretary
Planning Board of the Township
of West Orange

Dated: 1/7/04

**RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE**

Decided: June 4, 2014
Memorialized: July 2, 2014

**ESSEX COUNTY COUNTRY CLUB
AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL
WITH "C" VARIANCE RELIEF
350 MT. PLEASANT AVENUE
BLOCK: 156; LOT: 1; ZONE: R-2
CASE # PB-14-04**

WHEREAS Essex County Country Club (the "Applicant") having an address at 350 Mt. Pleasant Avenue, West Orange, NJ 07052 also known as Block 156, Lot 27.02 on the tax map (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on June 4, 2014 after notice; and

WHEREAS the Applicant having appeared by its attorney Joseph Vena, Esq. and by witnesses Christopher Field, Phillip Scott, PE, CME, Wayne Jacques, RA and Peter Steck, PP who offered testimony and introduced exhibits, and the Board having granted an opportunity for public comment;

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

1. Applicant submitted a Planning Board application package and plans consisting of Preliminary and Final Major Site Plans for Essex County Country Club prepared by Matrix New World Engineering dated March 17, 2014 (last revised May 21, 2014) (9 sheets), and a Stormwater

Management Report prepared by Matrix New World Engineering dated March 14, 2014. The Board received review letters from Paul Grygiel, AICP, PP, Acting Planning Director dated April 4, 2014 and from Eric Keller, PE, PP, LEED AP, Consulting Engineer dated April 3, 2014, April 29, 2014 and May 28, 2014.

2. Applicant introduced into evidence the following exhibits during the hearing:

Ex. A-1 – Colorized Aerial Photo of the Site

Ex. A-2 – Colorized Site Rendering

Ex. A-3 – Architectural Plans prepared by JGA Architectural Design
last revised May 21, 2014

Ex. A-4 – Planning Report by Peter Steck, PP dated June 4, 2014

3. The application was introduced by Joseph Vena, Esq. who stated that Applicant seeks to amend the prior site plan approvals in order to upgrade and make additions to the clubhouse with minor modifications to the adjacent parking lot. He identified the Applicant as the oldest golf club in New Jersey with a long history of distinguished members including West Orange inventor Thomas Edison.
4. Christopher Field was sworn and identified as the President of the Club. He stated that he has been a member for many years and is very familiar with the number and types of functions that are held in the clubhouse. He testified that there are currently 285 golf members and that at their largest event they have approximately 320 people at most. The Club currently has 206 parking spaces but with restriping for

handicapped accessibility, the number would be reduced to 203.

There has not been parking issues at the Club even at large events partially because they employ valet parking and partially because there are an additional 40-45 spaces adjacent to the pool and another 40-45 spaces near the maintenance facility, which can be and are used for employee and/or other parking when needed. He added that the Club is known for the quality of its golf course but that the clubhouse, which was built in 1942, is in a deteriorated condition mostly due to deferred maintenance and modern design/use needs. The proposal includes updating the clubhouse, adding on to it, creating outdoor eating space, incorporating the pro shop into the clubhouse building all of which are necessary upgrades in order for the Club to remain competitive in today's market. He stated that the purpose of the upgrades and addition was not to increase membership which maximizes at 300, but rather to continue to attract and maintain its members.

5. Phillip Scott, PE, CME was sworn and qualified as an expert in engineering. He introduced Exhibits A-1 and A-2 and testified that the improvements are centered around the clubhouse and adjacent parking lot and the nearest property line is 1,000 ft. away which is the Francis Byrne golf course. Mt. Pleasant Avenue is 1,500 ft. away therefore the proposed work would have minimal if any impact on the neighboring landowners. The improvements include relocating the clubhouse main entrance, adding onto the building to increase the

kitchen size and add the pro shop and adding a new outdoor dining area. Four variances are needed: number of parking spaces, loading area in front yard, retaining wall height and number of trees in parking lot. Regarding the retaining wall, he stated that it was needed due to the grade at that side of the building and there was insufficient room to allow for two lower and conforming retaining walls. The wall would be 9' with a 4' railing on top for a total height of 13' where the ordinance allows 6'. As for the ordinance requirement for one tree every ten parking spaces he noted that the entire property is 176 acres and is largely open space with numerous trees and landscaping, and that the parking lot is not being changed just restriped to allow for handicapped spaces closer to the clubhouse.

6. Wayne Jacques was sworn and qualified as an expert in architecture. He testified that his firm has a specialty in country club designs. He introduced the architectural plans and spoke to the floor plans for each floor. The lower level floor plan would be added onto with the new space for the pro shop, storage areas, patio for outdoor dining and roof over existing patio. The main level floor plan would include an expanded kitchen, new handicapped bathrooms, offices, new main entrance with vestibule and coatroom, pavilion for outdoor dining and small expansion to the ballroom. The upper level floor plan would add a new Boardroom and staircase. The portico and awning over the

front entrance would be removed. All materials would match existing materials.

Responding to Board questions Mr. Jacques stated that the clubhouse is already sprinklered but that it would be upgraded. The Board also inquired about a light-colored roof to reduce heat-island effect, installation of a permanent generator and full handicapped accessibility.

7. Peter Steck, PP was recognized as an expert in planning. He distributed Ex. A-4, which was a 3-page handout consisting of a zoning map, aerial photo, photo of main entranceway, aerial photo with improvements superimposed, and photographs of the existing clubhouse. He noted that the club owns approximately 176 acres most of which is open space and is located in the R-2 zone. Unlike single-family residences, the clubhouse is surrounded by expansive open space, which separates it from the neighboring property owners, the closest of which is 1,000 feet away and is the Frances Byrne golf course. Applicant seeks variance relief for parking (699 spaces required, 203 proposed), loading space location (side or rear yard required, front yard proposed), wall height (6' allowed, 9' wall with 4' railing proposed) and trees in parking area (1 tree every 10 spaces required, none proposed). Mr. Steck opined that the variance relief could be granted upon c(1) grounds. The retaining wall height is a

function of the difference in grade and limited amount of space in which to adjust for it, the loading space location could be justified because the rear of the clubhouse faces the fairway so that the front yard is the best place to put a loading area, and the parking area is already existing and is not being changed except to restripe for putting handicapped spaces closer to the clubhouse so installing trees would be a hardship and adding spaces is unnecessary because the membership roles will not substantially increase. He stated that the variance relief could also be granted on c(2) grounds because the benefits of the proposed improvements outweigh the minor detriments and the proposal offers a better alternative to the zone plan.

8. The Board asked the Applicant to specifically address handicapped accessibility. Mr. Fields was recalled and stated that there are two new handicapped accessible bathrooms on the first floor. A discussion ensued about wheelchair access to each level of the clubhouse. Mr. Fields stated that the lower and main levels are wheelchair accessible and the upper floor is used only by women golfers as their locker room. The Applicant stipulated that it would abide by all ADA access requirements.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

9. The premises are located in the R-2 zone and golf courses are a permitted use in the zone. Surrounding uses include another golf course, single-family houses, office, and institutional uses.
10. The proposed renovations include upgrading and additions to the existing clubhouse. The additions will total 10,821 sq. ft. and include reconstruction of the banquet room on the first floor (2,387 sq. ft.), major renovation of portions of the lower and main levels (5,430 sq. ft.) and minor renovation of a portion of the main level (1,982 sq. ft.). An existing canopy and portion of the patio on the south side of the building will be removed, the front entrance relocated, parking lot restriped, and new retaining wall installed.
11. The purpose of the improvements is to upgrade the clubhouse so that the golf course, which the Master Plan acknowledges are an asset to be preserved, can remain competitive and maintain membership. The President remarked that the golf course is considered superior but the clubhouse has deteriorated.
12. The testimony indicated that membership growth is not the goal because golf membership is capped by an unwritten rule that once it

reaches 300 any more members will make it difficult to find sufficient tee times.

13. The variance relief can be justified on both c(1) and c(2) grounds. The configuration of the club and the structures lawfully existing thereon can account for allowing the loading area to be in the front yard, the retaining wall height, and the lack of trees in the existing parking lot, which is not being changed except for restriping. There are c(2) grounds for all of the above plus support for the variance for number of parking spaces because the benefits will outweigh the detriments given the self-limiting nature of their use and relative isolation from neighboring uses. There are no discernible detriments to the public good and little or no impairment of the intent and purpose of the zone plan and ordinance. The variance relief is justified under MLUL Section 70 and is granted.

THE DECISION

WHEREAS, the Board, having reviewed the application for Amended Preliminary and Final Site Plan approval with associated "c" variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange and the Municipal Land Use Law; and upon the imposition of specific conditions to be

fulfilled, hereby concludes that good cause has been shown to approve the application with variance and other relief enumerated herein.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Amended Preliminary and Final Site Plan Approval with associated variance relief as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is hereby granted with the following conditions:

1. The Applicant shall comply with all applicable Township of West Orange, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or regulatory permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.

2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.

3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations and stipulations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder.

6. Applicant shall comply with the requirements for affordable housing compliance, if any, which apply, including any amendments or revisions thereto, as the same may require the creation of low and/or moderate income housing or contribution therefor as a result of this approval.

7. Applicant shall:

- (i) give consideration to the Board's recommendation for a light colored roof;
- (ii) abide by all ADA requirements with regard to handicapped accessibility;
- (iii) give consideration to the Board's request for installation of a permanent generator; and
- (iv) provide an engineer's estimate of the work for inspection purposes.

8. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.

Certified to be a true copy of the Resolution adopted on the 2nd day of July 2014.



Robin Miller, Secretary

Vote on the Action Taken by the Board-PB-14-04/Essex County Country Club

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
BAGOFF		*	*			
CARLUCCI			*			
EBEN (1 st alt.)			*			
GHEBREMICAEL						*
GURLAND			*			
KLEIN (2 nd alt.)						
LESTER						*
MCCARTNEY			*			
WESTON						*
WILKES						*
HELLER	*		*			

Vote on the Memorializing Resolution-PB-14-04/Essex County Country Club

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
BAGOFF	*		*			
CARLUCCI			*			
EBEN (1 st alt.)		*	*			
GHEBREMICAEL						
GURLAND			*			
KLEIN (2 nd alt.)						
LESTER						
MCCARTNEY			*			
WESTON						
WILKES						
HELLER						*

APPLICANT: Essex County Country Club

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
			General	Subdivision	Site Plan			

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		Site Plan							
						Preliminary	Final	Preliminary	Final						
1. PROJECT-PLAN INFORMATION															
1. Item:	Name, address of owner and applicant.	X	X	X	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	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	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' Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X	X	X			
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. Comment: Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X	X	X			
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	X	X	X			
7. Item:	Proof that taxes are current.		X	X	X	X	X	X	X	X	X	X			
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X	X	X			
9. Item:	Appropriate certification blocks as required by Map Filing Law. Comment: Monumentation required only for final subdivision.		X			X	X	X	X	X	X	N/A			
10. Item:	Monumentation as specified by Map Filing Law Comment: Monumentation required only for final subdivision.		X					X				N/A			
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			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL														
Item Number	Description	Pre-Application - Concept Plan	Minor Application				General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan	Subdivision	Final		Preliminary	Final					
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information. #		X	X	X		X				X			
24. Item:	List of variances required or requested. # Comment: Basic planning information.		X	X			X	X	X		X			
25. Item:	Requested or obtained design waivers or exceptions. # Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.													
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X			X	X	X		X			
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.													
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: While detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X			X	X	X		X			X
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X			X	X	X		X			X
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X		X			X	X	X		X			X

[illegible]

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
				Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
38. <u>Item</u> : Soil Erosion and Sediment Control Plan. <u>Comment</u> : Required for soil disturbance over 5,000 sq. ft.		X		X			X	X		X			
39. <u>Item</u> : Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment</u> : Not required for minor subdivision because not involving construction of buildings.		X		X		X	X	X		X	X		
40. <u>Item</u> : Construction details as required by ordinance. <u>Comment</u> : Such level of detail necessary only for major applications.							X	X		X	X		
41. <u>Item</u> : Road and paving cross-sections and profiles. <u>Comment</u> : See Item 40.							X	X		X	X		
42. <u>Item</u> : Proposed street names. <u>Comment</u> : Applicable only when new road is proposed.							X	X		X	X	N/A	
43. <u>Item</u> : New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment</u> : Needed whenever a new lot is created.			X						X			N/A	
44. <u>Item</u> : Lighting plan & details. <u>Comment</u> : Not applicable for minor subdivision because just creating lots.				X			X	X		X	X	X	
45. <u>Item</u> : Landscape plan & details prepared by a professional landscape architect <u>Comment</u> : Required for site plans because of magnitude of required landscaping				X						X	X	N/A	
46. <u>Item</u> : Solid waste management plan. <u>Comment</u> : Site plan consideration only; see Item 44.				X						X	X		X
47. <u>Item</u> : Site identification signs, traffic control signs, and directional signs. <u>Comment</u> : See Item 44.				X						X	X	N/A	

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

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and ODP.

£ Conditional approval may be granted subject to other regulatory approvals.

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

REVISED: 8/30/05 aw

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3107 Atlantic Avenue
P.P. Box 309
Allenwood, NJ 08720
Tel: 973-809-0264

Waiver Request Descriptions for the Essex County Country Club Site Plan Application

Item #13

The proposed site development is deep into the site property. There are no impacts to elements of item #13. Survey is attached to this check list.

Item #19

The proposed site development has no adjustments or impacts to the lot line and area of the site.

Item #28

The proposed site development has no adjustments or impacts to the existing street, water courses, flood plains, wetland or any environmentally sensitive areas.

Item #29

The proposed site development has no adjustments or impacts to the existing right-of-way and/or easement on and within 200ft of the tract.

Item #32

The proposed site development has no adjustments or impacts to the boundary, limit, nature and extent of wooded areas and other significant physical feature of the site.

Item #46

There are no changes to the existing solid waste management plan for the existing club house. The proposed site improvement will keep the existing solid waste management plan.

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT -- PRINT OR TYPE -- ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	Jeff Rawding, LEED AP	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	Water conservative bathroom fixtures and AC/lighting fixtures. All appliance will be energy star Highly efficient lithium batteries used for low consumption for golf carts.	
List of green and recycled building materials in new construction, renovation, and maintenance:	N/A	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:	No change to existing solid waste management plan.	
Use of any water efficient landscaping:	Landscaped islands added to parking area are designed to catch runoff and use for watering	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	none	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	Cart barn will have a light color roof to offset heat island effect.	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	Permeable Concrete added to Cart Barn Area.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	none	

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

As of April 2, 2015



Township of West Orange

Application for Tree Removal and Replacement Permit

DEAD TREES AS LONG AS THEY ARE NOT WITHIN 2' OF A PROPERTY LINE, DO NOT REQUIRE THE ISSUANCE OF A TREE REMOVAL PERMIT, HOWEVER, A TREE REMOVAL EXEMPTION FORM MUST BE FILED 5 DAYS PRIOR TO REMOVING A DEAD TREE.

ALL TREES ALIVE OR DEAD WITHIN 2' OF A PROPERTY LINE DO REQUIRE A PERMIT.

ALL questions must be answered for Applications to be considered COMPLETE

Application Date: 8/23/23

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: Essex County Country Club
Street Address: 350 Mt. Pleasant Avenue
City/State/Zip: West Orange, NJ 07052
Home Phone: 973-731-1400 Work/Cell Phone: _____
Email: john.delmauro@gmail.com
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 350 Mt. Pleasant Avenue
Block: 156 Lot: 1
3. Property Owner(s) of Record
Name of Owner: Same as Applicant
Street Address: _____
City/State/Zip: _____
Home Phone: _____ Work/Cell Phone: _____
Email: _____
4. Status of Applicant (Check One)
☐ Tenant ☒ Owner ☐ Contract Purchaser ☐ Other: _____
"If the Applicant is not the owner, attach hereto the notarized consent of the owner

5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?

Yes x No If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency

See attached.

6. Has the property received a construction permit and/or is there a construction permit pending?

Yes x No If yes please state the reason for and the date of application or the date of the Issuance of the permit. The property is an existing country club and received construction permits in accordance with the approvals granted by the Planning Board as detailed on the attachment related to #5.

7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary.

See Site Plan, Sheet 4, of the enclosed Site Plan set.

8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:

See Grading Plan, Sheet 7, of the enclosed Site Plan set.

9. Attach a map, drawing or diagram showing proposed removal locations. List the names, address, phone number and email of the preparer of the map drawing or diagram attached.

See Demolition Plan, Sheet 2, of the enclosed Site Plan set.

10. List the number, species, and diameter of each tree to be removed: (Attach additional sheets if necessary):

5 trees to be removed. See Demolition Plan, Sheet 2, of the enclosed Site Plan set.

11. State reason for removal:

Parking lot improvements.

12. Identify the Licensed Tree Expert or Licensed Tree Care Operator who will be providing tree removal services:

Contact Name Unknown at this time

Business

Address

City/State/Zip

Work Phone:

Cell Phone:

Email:

NJTC Business Registration #

13. List the Proposed date to commence tree removal: TBD
List the Proposed date to complete tree removal: See enclosed plans.
14. Attach proof of written notice to neighboring property owners sharing a mutual boundary that a tree or trees within 2' of any property boundary is proposed for removal.

EXCEPTION – TREE EMERGENCY

Property owners may remove hazardous trees under emergency conditions prior to obtaining a tree removal permit or tree removal exemption providing.

Following the emergency removal of the tree or trees, the property owner or Agent shall apply for a **Tree Removal Exemption** at the Engineering Department within five (5) business days of the removal and shall provide written proof of the hazard by the Licensed Tree Expert or International Society of Arboriculture Certified Arborist at that time.

COMPLIANCE WITH THE "TREE EXPERTS AND TREE CARE OPERATORS LICENSING ACT" C.45:15C-H

Every company performing tree work in New Jersey must be either a Licensed Tree Expert or Licensed Tree Care Operator registered with the New Jersey Board of Tree Experts.

West Orange property owners are themselves permitted to conduct tree removal on their own property provided they apply for a Tree Removal Permit or Tree Removal Exemption, however, all tree removals conducted by a private entity for hire must be licensed by the New Jersey Board of Tree Experts and registered with West Orange Township.

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.

Please check the Township Website www.westorange.org for a completed listing of registered tree removal contractors.


Applicant's Signature

John Delmonico
Print Name Legibly

8/21/23
Date

The **Definition of a Tree** per West Orange Ordinance #2177-08 is "a self-supporting perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side and taller than 15'.

If you wish to view a complete copy of the Town Tree Protection Ordinance, log on to the E Town's Website www.westorange.org . Hit the Government category. Scroll down under Township Clerk for the Municipal Code Book and open Chapter 25 Land Use Regulations. See section 25-27 Tree Protection and Removal.

ADDITIONAL QUESTIONS?

Please leave a message for the Forester at (973) 325-4015 or forester@westorange.org

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees to be replaced: _____

Additional replacement/preservation requirements: _____

Circle One: Basic Permit Fee \$25.00 Total Development Application Fee \$300.00 Total

Signature of Forester _____ Date _____

**TOWNSHIP OF WEST ORANGE
APPLICATION FOR TREE REMOVAL AND REPLACEMENT PERMIT
ESSEX COUNTY COUNTRY CLUB
(Block 156, Lot 1)**

5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Zoning Board of Adjustment?

Yes.

- Planning Board Resolution, PB-93-35, adopted on March 23, 1994, approving site plan for replacement of maintenance shed.
- Planning Board Resolution, PB-96-27, adopted on February 5, 1997, approving site plan for pump station.
- Planning Board Resolution, PB-00-19, adopted on February 15, 2001, approving site plan to reconstruct drive entrance to country club.
- Planning Board Resolution, PB-02-10, adopted on November 13, 2002, approving site plan for removal of curved walls to construct a new shed storage, a pesticide building and a chain link fence.
- Planning Board Resolution, PB-03-18, adopted on January 7, 2004, approving soil removal permit.
- Planning Board Resolution, PB-14-04, adopted on July 2, 2014, approving site plan for additions to club house and associated parking variance.

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) (2)

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 N J	07042
West Orange Township	151	49		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR N J	07042

§

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

Adjoining Properties (93)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	150	1		PROSPECT & EAGLE ROCK AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK N J	07114
West Orange Township	151	1		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR N J	07042
West Orange Township	151	15.03		107 PROSPECT AVENUE	BOW & ARROW MANOR INC	111 PROSPECT AVENUE	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	151	45		6 PLEASANT VALLEY WAY	ISAAC SVERDLOV TRUST	6 PLEASANT VALLEY WAY	WEST ORANGE, N.J.	07052
West Orange Township	151	46		4 PLEASANT VALLEY WAY	TKACHEV,VLADIMIR & VALENTINA	4 PLEASANT VALLEY WAY	WEST ORANGE, N.J.	07052
West Orange Township	151	47		2 PLEASANT VALLEY WAY	MEASUREMENT CONTROL CORPORATION	9 CUMMINGS CIRCLE	WEST ORANGE, NJ	07052
West Orange Township	151	49		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR N J	07042
West Orange Township	151.01	5		43 SEAMAN ROAD	KERR, ROGER	43 SEAMAN RD	W ORANGE, N.J.	07052
West Orange Township	151.01	6		45 SEAMAN ROAD	CHERY, VENEL & VOLCY, MUNACHEKA	45 SEAMAN RD	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	151.01	7		47 SEAMAN ROAD	BURKE, CHRISTOPHER & GENESIA	47 SEAMAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.01	8		49 SEAMAN ROAD	LEECHAN, GLORIA	49 SEAMAN ROAD	WEST ORANGE, NJ 07052	07936
West Orange Township	151.01	9		51 SEAMAN ROAD	TORRISI, JR., OTTO & LINDA	51 SEAMAN ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	151.01	10		53 SEAMAN ROAD	RIVERA, LOUIS & YVONNE	53 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.01	11		55 SEAMAN ROAD	MAZZILLI VINCENT & LARAINÉ	55 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.01	12		57 SEAMAN ROAD	MALKIN, BARAK & MICHELLE W	57 SEAMAN RD	WEST ORANGE, NJ	07052
West Orange Township	151.01	13		59 SEAMAN ROAD	DE SANTIS SALVATORE A & LUCILLE R	59 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.01	14		61 SEAMAN ROAD	AYTCH, VINCENT & TRACY M.	61 SEAMAN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	151.01	15		63 SEAMAN ROAD	MALDONADO, FELIPE & ANABELLA	63 SEAMAN RD.	WEST ORANGE, NJ	07052
West Orange Township	151.01	16		65 SEAMAN ROAD	QUINLAN, KEVIN	65 SEAMAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.01	17		67 SEAMAN ROAD	HOWLETT JAMES H & MADELYN C	67 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.01	18		69 SEAMAN ROAD	GUYDISH, SUSAN & LAURA SEAVER	69 SEAMAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.01	19		71 SEAMAN ROAD	CHAPLIN, MARK	71 SEAMAN ROAD	WEST ORANGE NJ	07052
West Orange Township	151.01	20		73 SEAMAN ROAD	ORDONEZ, CLAUDIA	73 SEAMAN RD	WEST ORANGE, NJ	07052
West Orange Township	151.01	21		75 SEAMAN ROAD	KROESSIG, PEARL M.	75 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.01	22		77 SEAMAN ROAD	THOMAS, RAJUMON P. & SALIKUTTY R.	77 SEAMAN RD.	WEST ORANGE, NJ	07052
West Orange Township	151.01	23		79 SEAMAN ROAD	CARSILLO, JOSEPH & KATHLEEN	79 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.01	24		81 SEAMAN ROAD	ROSE, MARTTA K.	81 SEAMAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.01	25		83 SEAMAN ROAD	CHENG, JUNG TSANG & MEI SHIOW	83 SEAMAN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	151.01	276		56 REDWOOD AVENUE	MANDEL, ADLEY F. & SUSAN S.	56 REDWOOD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	151.01	278		58 REDWOOD AVENUE	LA MAR, LIRHAN & NATASHA	24 PARK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	151.01	280		60 REDWOOD AVENUE	NANDI, AYAN & MUKHERJEE, BAISAKHI	60 REDWOOD AVENUE	WEST ORANGE, NJ	07052
West Orange Township	151.02	3		42 SEAMAN ROAD	MORALES, LISANDRO & MARTA	42 SEAMAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.02	4		44 SEAMAN ROAD	ALLEN, DELICIA NAVARRO-	44 SEAMAN ROAD	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	151.03	28		29 DEERFIELD DRIVE	HURITE, ALAN S & PRIYADARSHINI, G.	29 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	151.03	29		31 DEERFIELD DRIVE	GABALDON, MELECIO Q & MARITES	31 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	151.03	30		33 DEERFIELD DRIVE	CHINDEA, SIMONA MARIA & NECULAI	33 DEERFIELD DR	WEST ORANGE, NJ	07052
West Orange Township	151.03	31		35 DEERFIELD DRIVE	HERNANDEZ, DIANNA	35 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	151.04	1		52 SEAMAN ROAD	RAO, SWAPNA & DARIO, RUBEN	52 SEAMAN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	151.04	2		54 SEAMAN ROAD	BOGGS, OTIS & GLENNA	54 SEAMAN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	151.04	3		56 SEAMAN ROAD	ALLEN, ANDREA	56 SEAMAN RD	WEST ORANGE, NJ	07052
West Orange Township	151.04	4		58 SEAMAN ROAD	SLATEN, FLOYD J III & CHRISINA L	58 SEAMAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.06	1		2 BRYN MAWR ROAD	THOMAS, GEORGE & SHARMILA LAWRENCE	2 BRYN MAWR ROAD	WEST ORANGE, NJ	07052
West Orange Township	151.06	13		1 ABINGTON ROAD	LEYESA, MAXIMO A. & MARIETTA	34 RIDGEHURST ROAD	WEST ORANGE, N.J.	07052
West Orange Township	151.07	1		12 ABINGTON ROAD	FUERDERER, MARKUS & MONICA	20 RIVER COURT	JERSEY CITY, NJ	07869
West Orange Township	151.07	2		10 ABINGTON ROAD	LEONE, JOHN W	10 ABINGTON ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	151.07	3		8 ABINGTON ROAD	COLONIA, GILMAR & NYDIA R. MENDEZ	8 ABINGTON RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.07	4		6 ABINGTON ROAD	QUINN, VINCENT P. & W. HELGA	6 ABINGTON ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	151.07	5		4 ABINGTON ROAD	DOLISCA, RICOT M. & VERLAINE P.	4 ABINGTON RD	WEST ORANGE, NJ	07052
West Orange Township	151.07	6		2 ABINGTON ROAD	PETRUCELLI, JAMES & PAULA A.	2 ABINGTON ROAD	WEST ORANGE, N.J.	07052
West Orange Township	151.07	7		76 SEAMAN ROAD	QUELI, CAROLE ANN & DENA MARIE	76 SEAMAN RD	WEST ORANGE, NJ	07052
West Orange Township	151.07	8		78 SEAMAN ROAD	CLAYTON, GREGORY & JESSICA MCLOUGHLIN	78 SEAMAN RD.	WEST ORANGE, NJ	07052
West Orange Township	151.07	9		80 SEAMAN ROAD	PALMIERI CARMELA	80 SEAMAN RD.	WEST ORANGE, N.J.	07052
West Orange Township	151.07	10		34 DEERFIELD DRIVE	CHAVEZ, JAVIER	34 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	151.07	11		32 DEERFIELD DRIVE	JEAN, YANICK	32 DEERFIELD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	151.07	12		30 DEERFIELD DRIVE	QUIRK, JOHN & DONNA	30 DEERFIELD DRIVE	WEST ORANGE, N. J.	07052
West Orange Township	152.04	1		7 HARPER STREET	GRUBER, JEFFREY & GAIL	7 HARPER STREET	WEST ORANGE, NJ	07052
West Orange Township	152.04	2		5 HARPER STREET	MILLER, VINCENT & PATRICIA	5 HARPER ST	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	152.04	3		3 HARPER STREET	THUMIM, LERON & KAREN BARROW	3 HARPER STREET	WEST ORANGE, NJ	07052
West Orange Township	152.04	4		1 HARPER STREET	ZEIF, DORON & STACI	1 HARPER STREET	WEST ORANGE, NJ	07052
West Orange Township	152.06	6		2 HARPER STREET	LEVY, GABRIEL & BOUSKILA, SARAH M	2 HARPER ST	WEST ORANGE, NJ	07052
West Orange Township	152.06	7		4 HARPER STREET	COHN, JOSHUA P. & SHARON	4 HARPER ST	WEST ORANGE, NJ	07052
West Orange Township	152.06	8		6 HARPER STREET	ROGERS, LAURA	6 HARPER STREET	WEST ORANGE, NJ	07052
West Orange Township	152.06	9		8 HARPER STREET	GNECCO, ELENOR & PATRICK	8 HARPER STREET	WEST ORANGE, NJ	07052
West Orange Township	152.07	5		WOODLAND AVE REAR	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	152.07	15		55 FOREST AVENUE	LUBEGA, FLORENCE WANYANA	55 FOREST AVE	WEST ORANGE, NJ	07052
West Orange Township	152.07	16		57 FOREST AVENUE	LANGER, PAUL & LORAIN	57 FOREST AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.07	17		59 FOREST AVENUE	AREMAN, BONITA L	59 FOREST AVE	WEST ORANGE, NJ	07052
West Orange Township	179	3		PLEASANT VALLEY WAY	VALLEY HILL PROPERTIES, LLC	755 SECOND AVE	NEW YORK, NY	10017
West Orange Township	179	4		99 PLEASANT VALLEY WAY	HAWKS, KEITIA & ANDERSON, JELESTER	99 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179	5		2 CUNNINGHAM DRIVE	FEILER, ERIC & SAMARA	2 CUNNINGHAM DR	WEST ORANGE, NJ	07052
West Orange Township	179.01	1.02		11 PLEASANT VALLEY WAY	IBRAHIM, FATEN & BASSEM	11 PLEASANT VALLEY WAY	WEST ORANGE, N.J.	07052
West Orange Township	179.03	1		33 PLEASANT VALLEY WAY	SANTORO, JOSE M. & DEBRA	33 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.03	3		27 PLEASANT VALLEY WAY	DIZON R & C LIVING TRUST	27 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.03	4		23-25 PLEASANT VALLEY WAY	SENA, MARIFEL	25 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.03	15		5 FAIRWAY AVENUE	KALLUS, MARC & LESLIE	5 FAIRWAY AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	179.03	16		17 PLEASANT VALLEY WAY	SCHUSTER, ANDREW & SARA	17 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.04	3		2 FAIRWAY AVENUE	MANCINI, MATTEO & W. ANTOINETTE	2 FAIRWAY AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	179.04	3.02		51 PLEASANT VALLEY WAY	ARACE, RENEE M	51 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.04	14		1 CUNNINGHAM DRIVE	DAVIS, LOUIS & CLAUDINE FRANKLIN	1 CUNNINGHAM DR	WEST ORANGE, NJ	07052
West Orange Township	179.07	1		1 MAYFAIR DRIVE	MONCADA, JAIRO & BETANCUR, ANYELA	1 MAYFAIR DRIVE	WEST ORANGE, NJ	07052

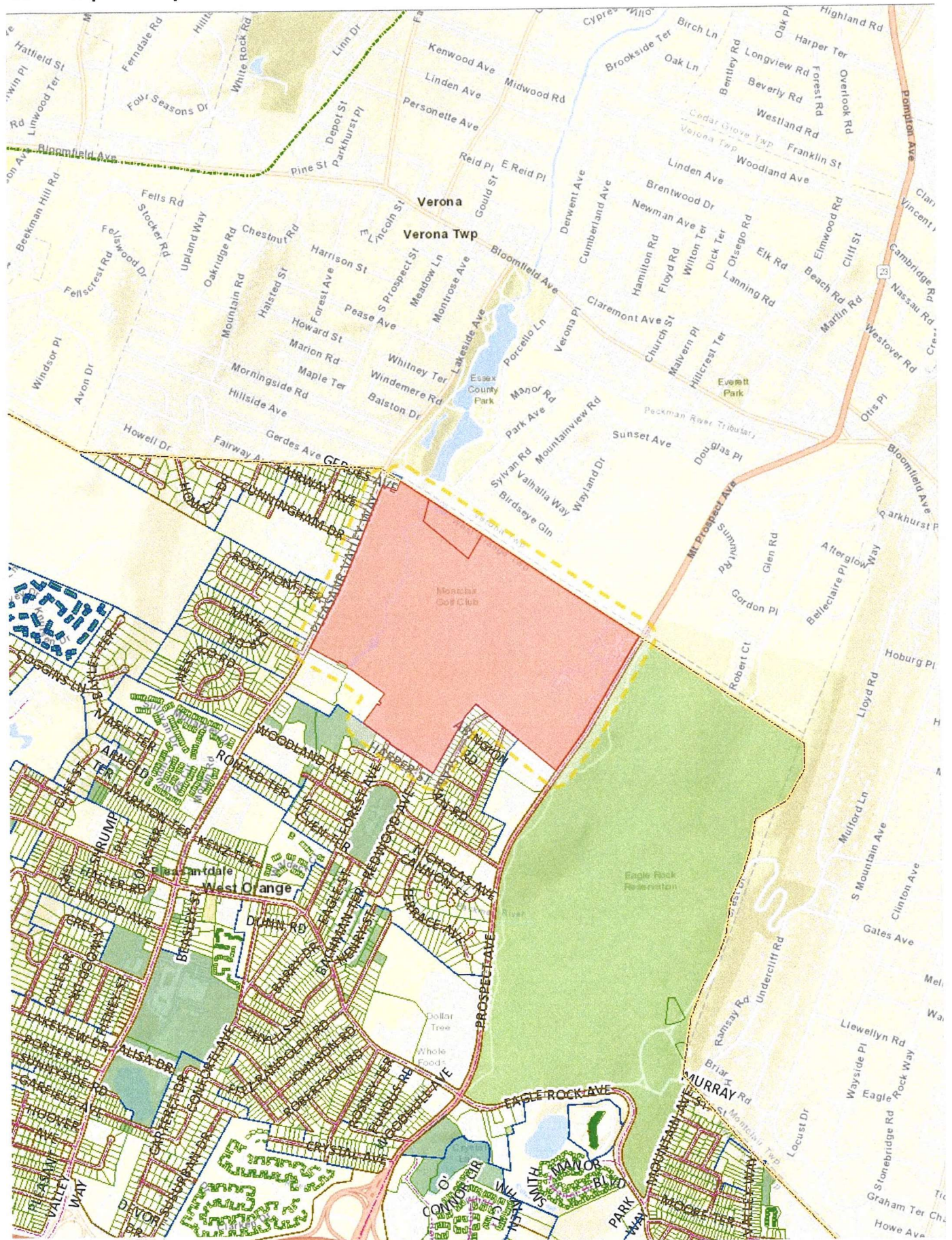
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	179.07	2		3 MAYFAIR DRIVE	BALBOA, DONNA & ALISON LLEWELLYN	3 MAYFAIR DRIVE	WEST ORANGE, NJ	07052
West Orange Township	179.07	16.01		187 PLEASANT VALLEY WAY	BONSENOR, PEDRO & ROSARIO	187 PLEASANT VALLEY 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	11.01		145 PLEASANT VALLEY WAY	MARLIN, LYNDA E.	145 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.14	11.02		155-157 PLEASANT VALLEY	ADEOYE, OLALEKAN & WADE, TALEESHA	155-157 PLEASANT VALLEY	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	13.02		159 PLEASANT VALLEY WAY	KPZ INVESTMENT LLC,	159 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052
West Orange Township	179.14	13.03		167 PLEASANT VALLEY WAY	CHILDRENS AID & FAMILY SERVICE	200 ROBIN ROAD	PARAMUS, NEW JERSEY	07652
West Orange Township	179.14	40		3 ROSEMONT TERRACE	ITALIANO, JAMES	3 ROSEMONT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	179.14	41		5 ROSEMONT TERRACE	EAGLE, LOURAINÉ	5 ROSEMONT TERRACE	WEST ORANGE, NEW JERSEY	07052

Adjacent Towns (15)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	501	82		MT. PROSPECT AVE	COUNTY OF ESSEX	HALL OF RECORDS	NEWARK, NEW JERSEY	07102
Verona Township	501	83		111 MT. PROSPECT AVENUE	VERONA, TOWNSHIP OF	600 BLOOMFIELD AVE	VERONA, NJ	07044
Verona Township	601	1		25 MT. PROSPECT AVENUE	MONTCLAIR GOLF CLUB	PO BOX 194	MONTCLAIR, NEW JERSEY	07042
Verona Township	601	2		VERONA PARK	COUNTY OF ESSEX	HALL OF RECORDS	NEWARK, NEW JERSEY	07102
Verona Township	601	3		ASSESSED IN WEST ORANGE	UNKNOWN	LAKESIDE AVENUE	WEST ORANGE, NEW JERSEY	07052
Verona Township	610	1		19 HATHAWAY LANE	SIMON, JOSEPH & JEANNETTE	19 HATHAWAY LANE	VERONA, NJ	07044
Verona Township	610	2		17 HATHAWAY LANE	DEAN, RICHARD WILLIAMS & ERIN	17 HATHAWAY LN.	VERONA, NJ	07044
Verona Township	610	3		15 HATHAWAY LANE	WEISSER, STEVEN & STACEY	15 HATHAWAY LANE	VERONA, NJ	07044
Verona Township	610	4		11 HATHAWAY LANE	ODONNELL, TREVOR & JESSICA	11 HATHAWAY LANE	VERONA, NEW JERSEY	07044

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	610	5		9 HATHAWAY LANE	DERRICK, TIMOTHY B&MCDERMOTT, ELIZAB	9 HATHAWAY LANE	VERONA, NEW JERSEY	07044
Verona Township	610	6		7 HATHAWAY LANE	RUSSO, REBECCA & VINCENT	7 HATHAWAY LANE	VERONA, NJ	07044
Verona Township	610	7		5 HATHAWAY LANE	COOPER, ANNE	5 HATHAWAY LN	VERONA, NJ	07044
Verona Township	610	8		3 HATHAWAY LANE	HILDEBRANT, DAVID H. & BARBARA L.	3 HATHAWAY LANE	VERONA, NEW JERSEY	07044
Verona Township	610	9		1 HATHAWAY LANE	FARINAS, DARREN & LAUREN	1 HATHAWAY LANE	VERONA, NJ	07044
Verona Township	1902	25		GERDES AVENUE REAR	UNKNOWN	GERDES AVENUE	WEST ORANGE, NEW JERSEY	07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Please also notify the Township of Verona.





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: 8/10/23

BLOCK: 156

LOT: 1 QUAL: _____

NAME: Essex County Country Club

ADDRESS: Prospect + Mt Pleasant

TAXES PAID UNTIL: 10/31/23

2023 SEWER PAID IN FULL:

YES

NO

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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