

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

A. APPLICANT INFORMATION

Full Legal Name: Crestmont Country Club, Inc. _____
(Last) (First)
Mailing Address: 750 Eagle Rock Avenue _____
(Street) (City) West Orange (State) NJ (Zip) 07052
Telephone Number: (973) 232-5061 (attorney) Email: rick@schkolnicklaw.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership Other X - 501C7 Not for Profit

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. **See attached disclosure

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: Same as applicant _____
Address: _____ Telephone Number: () _____
Email: _____

C. PROPERTY INFORMATION

Street Address: 750 Eagle Rock Avenue _____
Block Number(s): 174 _____; Lot Number(s): 1.01 _____;
Tax Plate: 121 _____; Zone of Property: R-2 _____ The
location of the property is at intersection of Eagle Rock Avenue and Laurel Avenue _____ and _____
(closest intersection .) Has there been any previous Zoning Board of Adjustment
or Planning Board hearings involving this property?

X Yes, Date(s): See attached resolutions of approval _____; 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". **D-1 use variance**
- 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. **Minor 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: 25-24.2b.1c; Proposed: Residential Use; Description: Proposal is to install a 1,248 s.f. modular dwelling unit on the Crestmont Country Club property.

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Country Club/Golf course

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

Proposal is to install a 1,248 square foot, three bedroom modular house for seasonal workers. See attached narrative statement.

The property is 146.7 acres (square feet); _____ (acres)

Impervious Surface Coverage: Present: 6.726%; Proposed: 6.76% no change

Building Coverage: Present: 18.87%; Proposed: 18.87% no change

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: Richard Schkolnick, Esq.

Telephone Number: (973) 232-5061 Email: rick@schkolnicklaw.com

Address: Law Offices of Richard Schkolnick, 75 Main Street, Suite 201, Millburn, NJ 07041

APPLICANT'S ENGINEER : Van Cleef Engineering Associates, LLC

Telephone Number: (609) 689-1100 Email: jbash@vancleefengineering.com

Address: 4 AAA Drive, Suite 103, Hamilton, NJ 08691

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER Lisa Phillips, P.P., AICP prepared attached planning report. Another planner may testify at the public hearing

Telephone Number: (201) 819-1444 Email: LPhilplan@gmail.com

Address: Law Offices of Richard Schkolnick, 75 Main St., Suite 201, Millburn, NJ
07041

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. **See attached narrative statement
- 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). **See Attached Project Narrative and Planning Report
- 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.
** See attached narrative statement
- 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.
Not Applicable
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
**See attached Project Narrative and Planning Rpt.
- 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
Site Plans (6 sheets) Van Cleef	James A Blash, P.E.	last revised 4/9/24
Engineering		

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: 7/16/24

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: 7/16/24

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside ~~XXXXXX~~ my business address is 750 Eagle Rock Avenue, West Orange, NJ 07052 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) 174: Lot(s) 1.01 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: 7/16/24

Crestmont 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.