



TOWNSHIP OF WEST ORANGE DEPARTMENT OF ENGINEERING

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

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MEMORANDUM

TO: PLANNING BOARD MEMBERS

**FROM: ZAYIBETH CARBALLO, P.E., P.L.S., P.P, CME, CFM
DIRECTOR/MUNICIPAL ENGINEER**

DATE: October 16, 2024

**SUBJECT: PB-24-18/ESSEX COUNTY/TURTLE BACK ZOO/
RENOVATIONS TO THE AUSTRALIAN OUTBACK EXHIBIT
560 NORTHFIELD AVENUE
BLOCK 161, LOT 1**

We are in receipt of the following information pertaining to the above-referenced application:

- A. Plan entitled, “Aerial Map for Komodo Dragon Exhibit and American Alligator Exhibit, Block 161, Lot1, Township of West Orange, New Jersey”. The plan prepared by French & Parrello Associates (Michael J. Piga, LLA) is dated November 12, 2019;
- B. Plan entitled, “Conceptual Site Plan prepared for Turtle Back Zoo, Australian Outback, Essex County, New Jersey”. The plan prepared by French & Parrello Associates is dated August 5, 2024;
- C. Correspondence prepared by French & Parrello Associates (Michael J. Piga, LLA); and
- D. Township’s Board Application and associated documents.



I. INTRODUCTION

The subject site is located along the Northeasterly side of Northfield Avenue and located within the Township's Residential (R-1) Zone District and abuts South Mountain Reservation.

The Applicant is proposing to renovate the existing boardwalk in the Australian Outback Exhibit Area consisting of a 10 ft. wide ADA compliant ramp, a small observation deck area, large concrete observation area and connections to other existing active areas.

II. VARIANCE

None. The applicant is appearing before the Planning Board pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-31a, which requires public agencies expending public funds to refer development proposals to the municipal planning board for its review and recommendation related to the municipal master plan.

III. SITE PLAN

The proposal is basically the redevelopment of an existing already disturbed area of the Zoo that will benefit visitors by providing an ADA compliant ramp for access without the expansion of the zoo's existing boundaries and consistent with the Master Plan.

