

**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

Mailing Address: 350 Mt. Pleasant Avenue, West Orange, NJ 07052

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. **There is not one entity or individual that owns a 10% or greater interest in the Applicant.**

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. ***Minor Site Plan**
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-8.1f.; Proposed: 17.83 ft.; Description: Maximum permissible height of accessory structures is 15 feet. Propose to raise roofline of pool house to 17.83 feet.

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.)

Improvements to existing pool house building including expansion of covered walkway, construction of an open air covered bar area with a grill area, expansion of existing patio, and construction of pergola with seating underneath.

The property is 7,707,070.8 (square feet); 176.83 (acres)

Impervious Surface Coverage: Present: 7.1%; Proposed: 7.2%

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

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) 530-2063 Email: ljohn-basta@csglaw.com

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

APPLICANT'S ENGINEER: Paul T. Calabrese, PE

Telephone Number: (973) 809-0264 Email: Paul@WatermenLLC.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).
- 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
See attached		

I. NOTICE

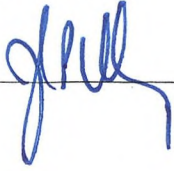
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing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

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

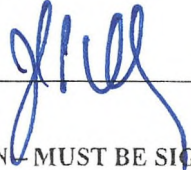
APPLICANT'S VERIFICATION

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: 7/23/24

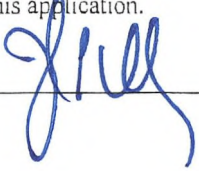
CONTINUANCE

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: 7/23/24

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 and 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: 7/23/24

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 MINOR 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-78-42, adopted on September 6, 1978, approving minor subdivision.
- Planning Board Resolution, PB-79-36, approving site plan for additions to club house and pro shop.
- 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.
- Planning Board Resolution, PB-23-09, adopted on December 6, 2023, approving amended final site plan approval with bulk variances and soil moving permit to modify existing golf course facilities.
- Planning Board Resolution, PB-23-09, adopted on May 1, 2024, approving amended final site plan approval for construction of a new halfway house.

G. Proposal and Reasons for Relief

A. Proposal

The Applicant, Essex County Country Club (the “Applicant”) is the owner of the property located 350 Mt. Pleasant Avenue and designated as Block 156, Lot 1 on the tax maps of the Township of West Orange (the “Property”). The Property is located within the Township’s R-2 zoning district. The Property is currently improved with an existing golf course, clubhouse, tennis courts, swimming pool, pool house and a number of other accessory structures. The Applicant is seeking minor site plan approval, along with variance relief, in connection with improvements to the pool house. The Applicant proposes to make a number of improvements to an existing pool house building including expansion of covered walkway, construction of an open air covered bar area with a grill area, expansion of existing patio, and construction of pergola with seating underneath.

B. Reasons for Relief

The Applicant respectfully submits that its proposed improvements will enhance the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-2, including: (g) to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; and (i) to promote a desirable visual environment through creative development techniques and good civic design and arrangement.

The Applicant also respectfully submits that the proposed improvements will not be substantially detrimental to the public good and will not substantially impair the intent of the zoning plan or zoning ordinance. The Applicant reserves the right to modify, supplement, and provide additional testimony in furtherance of the requested variance relief at the public hearing on this matter.

H. Plat Submission

ITEM	SIGNED BY	DATE/REVISION
Pool Complex Site Plan	Paul T. Calabrese, PE	07-03-2024
ECCC-Existing Pool House w/ Pool Area & Kitchen Renovation	Frank J. Rawding, AIA	07-03-2024
Landscape Set	Andrew J. Lastella	07-03-2024
Pool Complex Improvements Stormwater Memo	Paul T. Calabrese, PE	07-03-2024
Survey of Essex County Country Club	Charles R. Stewart	10-27-1978