

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

A. APPLICANT INFORMATION

Full Legal Name: ESSEX COUNTY

Mailing Address: 900 BLOOMFIELD AVE, VERONA NJ 07044

Telephone Number: (973) 226-8500 Email: SVARGHESE@ESSEXCOUNTY.ORG

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

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: 560 NORTHFIELD AVE.

Block Number(s): 163; Lot Number(s): 1;

Tax Plate: 42; Zone of Property: R-1

The location of the property is approximately 175 feet from the intersection of _____
SHERIDAN AVE. and NORTHFIELD AVE. (closest intersection.)

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

☒ Yes, Date(s): Australian Outback Boardwalk 10/24, Animal wellness 10/23; ☐ 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. COURTESY REVIEW
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

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

Section:		Proposed:		Description:	
Section:		Proposed:		Description:	
Section:		Proposed:		Description:	
Section:		Proposed:		Description:	

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

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

County to renovate existing Sea lion Exhibit to a Lemur and Tortoise Exhibit.

The property is (square feet); (acres)

Impervious Surface Coverage:	Present:	N/A	Proposed:	N/A
Building Coverage:	Present:	N/A	Proposed:	N/A

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: CONNELL FOLEY LLP

Telephone Number: (201) 521 1000 Email: MFLEDER@cCONNELLFOLEY.COM

Address: 56 Livingston Avenue, Roseland, NJ 07068

APPLICANT'S ENGINEER: FRENCH AND PARRELLO ASSOCIATES

Telephone Number: (732) 312-9800 Email: MICHAEL.PIGA@FPAENGINEERS.COM

Address: ONE NEWARK CENTR, 1085 RAYMOND BLVD., SUITE 601, NEWARK, NJ 07102

APPLICANT'S ARCHITECT:

Telephone Number: () Email:

Address:

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

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:

11-15-2024

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 statue 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 560 NORTHFIELD AVE.
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) 163:
Lot(s) 1 on the Tax Map of 96 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:

11-15-2024

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.

CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS

***APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -52 ITEMS. 20 Total (original and 19 copies).***

All checked items are required; please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total** (original and 19 copies), including:
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, **20 Total** (original and 19 copies).
- ✓ **Site Plan, all dimensions**, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, **20 Total** (original and 19 copies).
- ✓ **Floor plans, all dimensions** must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, **20 Total** (original and 19 copies).
- ✓ **List of property owners** within 200' certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map, 20 Total** (original and 19 copies).
- ✓ **Application fee** (non-refundable) also a **Digitizing Fee**.
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, **20 Total** (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, **20 Total** (original and 19 copies).
- ✓ **All plans and documents** for West Orange COAH requirements.
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, **20 Total** (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, **20 Total** (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, **20 Total** (original and 19 copies).

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.



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Wall Township, New Jersey 07719
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fpaengineers.com

November 15, 2024

TOWNSHIP OF WEST ORANGE

66 Main Street
West Orange, NJ 07052

Re: **Lemur Exhibit at the Turtle Back Zoo**
560 Northfield Ave
West Orange NJ 08086

To Whom It May Concern,

Essex County is proposing to renovate the existing Sealion exhibit. The exterior pool area will be renovated to house lemurs and tortoises. The newly renovated exhibit is designed to create a natural, immersive environment where lemurs can swing freely and interact with their surroundings. This new space will allow the lemurs to move and explore in a way that closely mirrors their natural habitat, with expansive climbing tree structures, Rocky out crops, and open areas where they can roam and exhibit their natural behaviors. The lemur area will be enclosed with a black oxidized stainless steel netting system. The existing observation areas will allow guests to enjoy the playful antics of the lemurs. Visitors will be able to watch them interact with the environment, whether they are leaping from faux vine to faux vine, lounging in the faux Madagascar themed tree, or engaging with other members of their troop.

The zoo is also excited to introduce the tortoises to this exhibit, offering visitors a chance to get up close with these fascinating, slow-moving reptiles at the lower portion of the exhibit. Guests can watch them explore their naturalistic habitat and learn about the important role tortoises play in their ecosystems through the educational signage shown around the exhibit area.

The existing faux thatch canopy area with raised planters will enhance the exhibit's aesthetic, while providing a relaxing space for visitors to rest and take in the scene. Ornamental benches and trash receptacles will strategically be placed to keep the area clean and comfortable for zoo-goers.

The main building will have the façade renovated with new faux huts and a change in the aluminum siding color. The interior will require minimal renovations to accommodate the Lemurs and the tortoise, such as a new doors to the exhibit, fresh paint and reconfiguration of the den spaces.

We hope this brief narrative provides pertinent information to properly inform the public about the Lemur Exhibit renovations proposed at the Turtle Back Zoo.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael J. Piga', is written over a light blue circular stamp.

FRENCH & PARRELLO ASSOCIATES, P.A.

Michael J. Piga LLA

Manager of Landscape Architecture

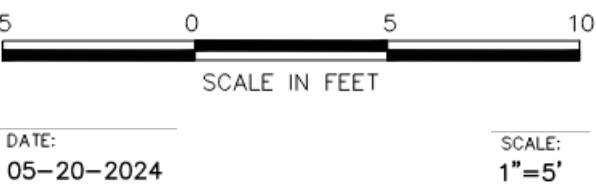


CONCEPTUAL SITE PLAN
FOR
THE LEMUR EXHIBIT
AT
THE TURTLE BACK ZOO

WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY

FPA
FRENCH & PARRELLO
ASSOCIATES
New Jersey • New York • Pennsylvania • Georgia

Corporate Office:
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Wall, New Jersey 07719
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C:\OK\500\528 - Gibbon Exhibit Turtle Back Zoo\528.024 - Shade Structures\CADD\DWG\528.024 - Concept Drawing For Lemur.dwg SP1.0



PERSPECTIVE VIEW 1
FOR
THE LEMUR EXHIBIT
AT
THE TURTLE BACK ZOO

WEST ORANGE TOWNSHIP
ESSEX COUNTY NEW JERSEY



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PERSPECTIVE VIEW 2
FOR
THE LEMUR EXHIBIT
AT
THE TURTLE BACK ZOO

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PERSPECTIVE VIEW 4
FOR
THE LEMUR EXHIBIT
AT
THE TURTLE BACK ZOO

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