



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: JANUARY 13, 2025

**SUBJECT: PB-24-20/ESSEX COUNTY/TURTLE BACK ZOO/
LEMUR AND TORTOISE 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 Lemur and Tortoise Exhibit, Block 161, Lot1, Township of West Orange, New Jersey". The plan prepared by French & Parrello Associates (Michael J. Piga, LLA) is dated November 15, 2024;
- B. Plan entitled, "Conceptual Site Plan prepared for Lemur Exhibit at the Turtle Back Zoo, West Orange Township, Essex County, New Jersey". The plan prepared by French & Parrello Associates is dated May 20, 2024;
- C. Plans entitled, "Perspective View 1-4 for Lemur Exhibit at the Turtle Back Zoo, West Orange Township, Essex County, New Jersey". The plan prepared by French & Parrello Associates;



D. Correspondence prepared by French & Parrello Associates (Michael J. Piga, LLA); and

E. 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 Sealion Exhibit Area to house lemurs and tortoises for these animals to swing freely and interact with the surrounding environment. In addition, the proposal includes four visitor viewing areas with associated stainless steel netting system, educational signage, benches and trash receptacles while connecting 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 them with the opportunity to explore lemurs and tortoise habitat and interaction with the environment in a renovated exhibit area without the expansion of the zoo's existing boundaries and consistent with the Master Plan.

