

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

A. APPLICANT INFORMATION

Full Legal Name: WAYSTONE REALTY LLC
 Mailing Address: 40 EAGLE RIDGE WAY WEST ORANGE NJ
(Last) (First) (Street) (City) (State) (Zip)
 Telephone Number: (917) 903-9877 Email: RCOHN@MERCHANTSHOSPITALITY.COM

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other LIMITED LIABILITY COMPANY

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: 42 EAGLE RIDGE WAY
 Block Number(s): 106; Lot Number(s): 24.01;
 Tax Plate: _____; Zone of Property: R-1
 The location of the property is approximately 600 feet from the intersection of _____
BOLAND DRIVE and EAGLE RIDGE WAY (closest intersection.)

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

☒ Yes, Date(s): Residual from 1998 Resolution for Crystal Point Condominiums; ☐

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 - Major Site Plan Development 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.
- 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: 10-12.3 (j); Proposed: occupancy; Description: owner and therapist/stable hand

Section: 25-4; Proposed: 2 occupancies; Description: owner and therapist/stable hand (dwelling, one-family defined)

Section: 25-9.2; Proposed: main building; Description: main building will include stable

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.)

Single Family house with extensions for hippotherapy component for the benefit of the occupant.
All physical site requirements are compliant. Variances are requested to have habitation in a building housing animals and to permit occupancy of a stable hand/therapy assistant to reside in proposed living quarters in the stable.

The property is 134,618 (square feet); 3.090 acres (acres)

Impervious Surface Coverage: Present: N/A; Proposed: 16.74%

Building Coverage: Present: N/A; Proposed: 28.71%

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: Priscilla J. Triolo, Esq. (Bittiger Elias Triolo & Diehl P.C.)

Telephone Number: (201) 438-7770 Email: ptriolo@bitigerelias.com

Address: 12 Route 17 N., Suite 206, Paramus, NJ 07652

APPLICANT'S ENGINEER: Colliers Engineering & Design

Telephone Number: (201) 775 1281 Email: justin.ferrazzano@collierseng.com

Address: 300 Tice Boulevard, Suite 101 | Woodcliff Lake, New Jersey 07677

APPLICANT'S ARCHITECT: n/a

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: Colliers Engineering & Design

Telephone Number: (201) 775 1281 Email: justin.ferrazzano@collierseng.com

Address: 300 Tice Boulevard, Suite 101 | Woodcliff Lake, New Jersey 07677

OTHER EXPERT(S): Deborah Cerbone Todd, PP, LLA

Telephone Number: (973) 625-9795 Email: deb@dcerboneassoc.com

Address: 540 Route 202, Far Hills, NJ 07931

If necessary, please list any additional experts below, including address, telephone number and email address.

Richard Cohn, Registered Coach for Team Cohn, Special Olympics

40 Eagle Ridge Way, West Orange, NJ
917-903-9877

Gavin Cohn, Co-Founder & Managing Member of SOON, LLC

41 Eagle Ridge Way, West Orange, NJ

G. REQUIREMENTS FOR VARIANCES

See attached letter

- 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
Survey	Kiersten Osterkom, PE, LS, PP	5/31/24
Site Plan	Colliers Engineering	10/17/24
Stormwater Management Report	Colliers Engineering	10/17/24

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.

WAYSTONE REALTY LLC.

Applicant's Signature: _____ Date: _____

BY: RICHARD COHN,
Authorized Signatory / Manager

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.

WAYSTONE REALTY LLC

Applicant's Signature: _____ Date: _____

BY: RICHARD COHN,
Authorized Signatory / Manager

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 40 Eagle Ridge Way, 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) 106
Lot(s) 24.01 on the Tax Map of _____ 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.

WAYSTONE REALTY LLC

Owner's Signature: _____ Date: _____

BY: RICHARD COHN,
Authorized Signatory / Manager

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.

WAYSTONE REALTY LLC

APPLICANT:

WAYSTONE REALTY LLC

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ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application							COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
12.	<u>Item:</u> One (1) of four (4) standardized sheets. 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X	X		
13.	<u>Item:</u> Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X		X	X		
14.	<u>Item:</u> Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision	X	X	X	X	X	X	X	X	X		
15.	<u>Item:</u> Acreage of tract to the nearest tenth of an acre (for GDP)-to nearest acre).		X	X	X	X	X	X	X	X		
16.	<u>Item:</u> Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project		X	X	X	X	X	X	X	X		
17.	<u>Item:</u> Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment:</u> Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
18.	<u>Item:</u> Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment:</u> Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
19.	<u>Item:</u> All proposed lot lines and area of lots in square feet		X	X		X	X	X	X	X		
20.	<u>Item:</u> Copy and/or delineation of any existing or proposed deed restrictions or covenants.	X	X	X	X	X	X	X	X	X	N/A	
21.	<u>Item:</u> Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X	X	N/A	
22.	<u>Item:</u> Development stages or staging plans (for GDP-general staging). <u>Comment:</u> Not applicable at pre-application- concept plan stage; minor plans usually not built in stages				X	X	X	X	X	X	N/A	

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Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
23.	<u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information.		X	X	X		X		X	N/A		
24.	<u>Item:</u> List of variances required or requested. <u>Comment:</u> Basic planning information.		X	X		X	X	X	X	X		
25.	<u>Item:</u> Requested or obtained design waivers or exceptions. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X		X	X	X	X	N/A		
26.	<u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	X		
27.	<u>Item:</u> Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X	X	X	X	X	TBS		
28.	<u>Item:</u> All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X	X	X	X	X	X		
29.	<u>Item:</u> Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X	X	X	N/A		
30.	<u>Item:</u> Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X					X		

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Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan			
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final		
38.	<u>Item:</u> Soil Erosion and Sediment Control Plan. <u>Comment:</u> Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X		
39.	<u>Item:</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations <u>Comment:</u> Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X		
40.	<u>Item:</u> Construction details as required by ordinance. <u>Comment:</u> Such level of detail necessary only for major applications.					X	X	X	X	X	
41.	<u>Item:</u> Road and paving cross-sections and profiles. <u>Comment:</u> See Item 40.					X	X	X	X	N/A	
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X	N/A	
43.	<u>Item:</u> New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment:</u> Needed whenever a new lot is created.		X				X			N/A	
44.	<u>Item:</u> Lighting plan & details <u>Comment:</u> Not applicable for minor subdivision because just creating lots.			X		X	X	X	X	N/A	
45.	<u>Item:</u> Landscape plan & details prepared by a professional landscape architect <u>Comment:</u> Required for site plans because of magnitude of required landscaping			X				X	X	TBS	
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.			X				X	X	N/A	
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X		X	X	X	X	N/A	

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		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
Item Number	Description		Subdivision	Site Plan								
48.	<u>Item:</u> Sight triangles <u>Comment:</u> Necessary even for minor applications because sight triangle easement created.		X	X		X	X	X	X	N/A		
49.	<u>Item:</u> Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment:</u> See item 44.	X		X	X	X	X	X	X	N/A		
50.	<u>Item:</u> Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions <u>Comment:</u> See item 44.			X		X	X	X	X	N/A		
51.	<u>Item:</u> Preliminary architectural plan and elevations <u>Comment:</u> Not required where building is not proposed.			X				X	X	TBS		
52.	<u>Item:</u> Plans and legal documents for compliance with West Orange COAII Ordinances.		X	X	X	X	X	X	X	N/A		

c Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 e Conditional approval may be granted subject to other regulatory approvals

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REVISED: 8/30/05 aw

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