

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

A. APPLICANT INFORMATION

Full Legal Name: Montclair Stables, LLC
(Last) (First)
Mailing Address: 1320 Cape Street Annapolis MD 21409
(Street) (City) (State) (Zip)
Telephone Number: (561) 951-0455 Email: romainmarteau@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.

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: 12-22 Woodland Avenue
Block Number(s): 152.02; Lot Number(s): 176, 179 & 186;
Tax Plate: _____; Zone of Property: R-1 (Lot 186) R-5 (Lots 176 & 179)
The location of the property is approximately 225 feet from the intersection of _____
Woodland 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): _____ None by this Applicant-Owner; ☒ 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". - Nonconforming Use
- 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: _____; Proposed: _____; Description: See Attached

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.)

Private Horse Riding and Training Facility

The property is 150,302 (square feet); 3.450 (acres)

Impervious Surface Coverage: Present: 60,544 sq. ft.; Proposed: 54,114 sq. ft.

Building Coverage: Present: 25.38%; Proposed: 24.73%

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: Joseph M. Wenzel, Esq., Friend & Wenzel, LLC

Telephone Number: () 973-779-4290 Email: joe@friendwenzel.com

Address: 975 Clifton Avenue, Clifton NJ 07013

APPLICANT'S ENGINEER: Robert Cunningham, PE, Cunningham Engineering & Design, LLC

Telephone Number: () 973-219-7546 Email: rmcnjpe@yahoo.com

Address: 213 Newton Swartwood Road, Newton NJ 07860

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: Matthew J Seckler, PE, PP, PTOE, of Stonefield

Telephone Number: () 201-340-4468 Email: mseckler@stonefieldeng.com

Address: 92 Park Avenue, Rutherford, NJ 07070

OTHER EXPERT(S): Bosenberg Landscape Architecture John Olivo, Licensed Landscape Architect

Telephone Number: (908) 234-0557 Email: john@bwbosenberg.com

Address: P.O. 486 Far Hills NJ 07931

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: R.M.T. Date: 01/15/25
Montclair Stables, LLC
Romain Marteau, Managing Member

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: R.M.T. Date: 01/15/25
Montclair Stables, LLC
Romain Marteau, Managing Member

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 1320 Cape Street
in the County of Anne Arundel and the State of Maryland;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 152.02;
Lot(s) 176, 179 & 186 on the Tax Map of West Orange 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: R.M.T. Date: 01/15/25
Montclair Stables, LLC
Romain Marteau, Managing Member

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 PLANS/SUBDIVISION CHECKLIST – 5 Paper copies and 1 Digital emailed to the Board Secretaries

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

- **Completed Application Form – Original and 4 Paper and one Digital 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 specific reasons or hardship that pertains 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 – (original and 4 copies and one digital)
- **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 (original and 4 copies and one digital)
- **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 (original and 4 copies and one digital)
- **List of property owners** within 200' certified by the Municipal Tax Assessor (original and 4 copies and one digital)
- **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original and 4 copies and one digital)
- **A 200' radius map**, (original and 4 copies and one digital)
- **Application fee** (non-refundable)
- **Elevations of three sides**, in case of an existing structure with no proposed structural changes, photographs may be used (original and 4 copies and one digital)
- **Height dimensions** to be included on all elevations (original and 4 copies and one digital)
- **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 (original and 4 copies and one digital)
- **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted (original and 4 copies and one digital)
- **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 (original and 4 copies and one digital)

Your application will not be deemed complete unless all of 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

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT: Montclair Stables, LLC

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. PROJECT-PLAN INFORMATION												
1. Item:	Name, address of owner and applicant.	X	X	X			X			X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat	X	X	X			X			X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X			X			X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X			X			X		
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. Comment: Schedule may be less detailed in pre-application-concept plan stages.	X	X	X			X			X		
6. Item:	North arrow and scale.	X	X	X			X			X		
7. Item:	Proof that taxes are current.		X	X			X			X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X			X			X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X				X			N/A		
10. Item:	Monumentation as specified by Map Filing Law Comment: Monumentation required only for final subdivision.		X				X			N/A		
11. Item:	Date of current property survey. Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X			X			X		

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
23.	Item: List of required regulatory approvals or permits. Comment: Basic planning information. #		X	X	X					X		
24.	Item: List of variances required or requested. # Comment: Basic planning information.		X	X		X	X	X		X		
25.	Item: Requested or obtained design waivers or exceptions. # Comment: 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		
26.	Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X	X	X	X	X		X		
27.	Item: Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: 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		
28.	Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: While detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X	X	X	X		X		
29.	Item: Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X	X		X		
30.	Item: Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X		X	X							X

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LICENSED PROFESSIONAL.

Item Number	Description
31.	<u>Item:</u> Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		General Development Plan	Preliminary	Final	Preliminary	Final		
48.	Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.		X	X				X	X	X	X	
49.	Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.	X		X		X	X	X	X	X	X	
50.	Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.						X	X	X	X	X	
51.	Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.			X				X	X	X	X	
52.	Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X					X	X	N/A	
			X	X		X	X	X	X	X	N/A	

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

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	Not Applicable	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	Not Applicable	
List of green and recycled building materials in new construction, renovation, and maintenance:	Not Applicable	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:	Not Applicable	
Use of any water efficient landscaping:	Landscaping Plan as submitted details the species to be planted. There will be no invasive plants.	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	Not Applicable as this is not a structural development - otherwise none	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	Not Applicable	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	New Riding and Training Arena is a permeable surface. It effectively serves the same function as a sand filtered basin. It is anticipated that the area will retain/detain stormwater to reduce the flow offsite. Current conditions of a compacted lawn only serve to sheet the stormwater offsite without any detention.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	Landscaping Plan as submitted details the species to be planted. There will be no invasive plants.	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015



Permit No: _____
Date Issued: _____

Township of West Orange
Application for Tree Removal and Replacement Permit

ALL questions must be answered for the Applications to be considered COMPLETE.

Application Date: 1/17/25

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules, and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: Montclair Stables, LLC
Street Address: 1320 Cape Street
City/State/Zip: Annapolis MD 21409
Home Phone: _____ Work/Cell Phone: 561 951-0455
Email: romainmarteau@gmail.com
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 12-22 Woodland Avenue
Block: 152.02 Lot: 176, 179 & 186
3. Property Owner(s) of Record
Name of Owner: same as applicant
Street Address: _____
City/State/Zip: _____
Home Phone: _____ Work/Cell Phone: _____
Email: _____
4. Status of Applicant (Check One)
☐ Tenant ☒ Owner ☐ Contract Purchaser ☐ Other: _____
If the Applicant is not the owner, attach hereto the notarized consent of the owner.
5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?
Yes ___ No X If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency, if applicable: _____
6. Has the property received a construction permit and/or is there a construction permit pending?
Yes ___ No X If yes, please state the reason for and the date of application or the date of the issuance of the permit: _____

Permit No: _____
Date Issued: _____

7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary: See attached landscaping plan

8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:

See attached grading plan

9. Map, drawing or diagram must be attached hereto. List the names, address, phone number and email of the preparer of the map drawing or diagram attached:

Names are identified on the plans submitted

10. List the number, species, and diameter of each tree to be removed: See attached landscaping plan

11. State reason for tree removal: Renovation and upgrade of private riding and training facility

12. Identify contractor who will be providing tree removal services:

Name: Michael Zelenka Arbor Ace Tree Service

Address: 41 Burlington Road

City/State/Zip: Clifton NJ 07012

Work Phone: 973-903-1641

Cell Phone: _____

Email: arboracetreeservice@gmail.com

13. Proposed dated to commence tree removal: Within 30 days Zoning Board approval

Proposed dated to complete tree removal: 30-45 days

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.

R.M.T.

Applicant's Signature

Print Name Legibly

01/15/25

Date

Montclair Stables, LLC
Romain Marteau, Managing Member

Permit No: _____
Date issued: _____

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees replaced: _____

Additional replacement /preservation requirements: _____

Circle One: Basic Permit Fee: \$25.00 Total Development Application Fee: \$500.00 Total

Signature of Forester: _____ Date: _____

West Orange Ordinance #2177-08 defines a tree as "a self-supporting single stem perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side.

Up to three (3) live trees may be removed on an improved residential lot within any 365-day period without the necessity of obtaining a tree removal permit.