



TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - “C” and “D” Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application
9. Ordinance 2436-15 Amending Chapter 25, Sections 4,51.6, 51.7, 51.8,51.9,51.10 & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections, 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
- ! One original along with 4 paper copies and one digital copy shall be submitted - no exceptions.
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include one original and 4 paper copies and one digital copy to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

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): Lemur Exhibit, Australian Outback Boardwalk, Animal Wellness Center; ☐ 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.)

RENOVATE THE EXISTING GIBBONS EXHIBIT AT THE TURTLE BACK ZOO

The property is (square feet); 140 (acres)

Impervious Surface Coverage:	Present:	N/A	Proposed:	350 SF
Building Coverage:	Present:	845 sf	Proposed:	125 SF

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@cONNELLFOLEY.COM

Address: 2510 PLAZA FIVE, JERSEY CITY, NJ 07311

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: **06-27-2025**

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: **06-27-2025**

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: **06-27-2025**

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.

PB-18-07C	Essex County/Turtle Back Zoo/New Parking Deck & Train Ride C	Courtesy Review Application to build new parking garage and train ride depot
PB-18-06C	Essex County/Turtle Back Zoo/Otter Exhibit Renovation	Courtesy Review Application to renovate the existing Otter Exhibit
PB-17-10C	Essex County/Turtle Back Zoo/Leopard Exhibit Renovation	Courtesy Review Application to renovate the existing Leopard Exhibit at the Turtle Back Zoo
PB-17-09C	Essex County/Turtle Back Zoo/Main Zoo Entrance Renovation	Courtesy Review Application to renovate the existing entrance at the Turtle Back Zoo.
PB-17-05C	Essex County/Turtle Back Zoo/Penguin Exhibit	Courtesy Review Application for new Penguin Exhibit at Turtle Back Zoo.
PB-16-17C	Essex County/TBZ/Children's Playground Shade Structure	Courtesy Review Application for new Children's Playground Shade Structure at Turtle Back Zoo.
PB-16-16C	Essex County/TBZ/Additional Bollard Lighting Installation	Courtesy Review Application for Additional Bollard Lighting Installation at South Mountain Recreation Complex.
PB-16-15C	Essex County/TBZ/Cattle Exhibit Observation Area & Other	Courtesy Review Application for Cattle Exhibit Observation Area and Other Improvements at Turtle Back Zoo.
PB-16-13C	Essex County/TBZ/Lion & Hyena Exhibit	Courtesy Review Application for new Lion and Hyena Exhibit at Turtle Back Zoo .
PB-16-11C	Essex County/TBZ/Condor Exhibit	Courtesy Review Application for new California Condor Exhibit at Turtle Back Zoo.
PB-16-07C	County of Essex/TBZ/Amphitheater & Sea Lion Shade	Courtesy Review Application for Amphitheater and Sea Lion Shade Structures
PB-16-06C	County of Essex/TBZ/Prairie Dog Exhibit Rehabilitation	Courtesy Review Application for Prairie Dog Exhibit Rehabilitation
PB-16-05C	County of Essex/TBZ/Sea Turtle Recovery Exhibit	Courtesy Review Application for Sea Turtle Recovery Exhibit
PB-16-03C	Essex County/SMRC/Bollard Lighting Installation	Courtesy Review Application for Bollard Lighting Installation on Cherry Lane and Northfield Avenue.
PB-16-02C	Essex County/TBZ/Petting Zoo Improvements	Courtesy Review Application for Petting Zoo Improvements at Turtle Back Zoo.
PB-16-01C	Essex County/TBZ/Bison Exhibit	Courtesy Review Application for Bison Exhibit Observation Area at Turtle Back Zoo.
PB-15-09C	Essex Cty/TBZ/Gibbons Shade Structure	Courtesy Review Application for Gibbons Shade Structure at Turtle Back Zoo.
PB-15-07C	County of Essex/TBZ/Pony Trail Improvements	Courtesy Review Application to rehabilitate existing pony trail with prefab pavilion; add prefab enclosed 6-stall
PB-15-03C	County of Essex/TBZ/Café Renovation	Courtesy Review Application for renovations to existing café.
PB-15-02C	County of Essex/TBZ/Giraffe Exhibit	Courtesy Review Application for Giraffe Exhibit at Turtle Back Zoo.
PB-14-08C	County of Essex/South Mountain Recreation Complex	Courtesy Review Application New South Parking Deck
PB-13-26C	County of Essex/South Mountain Recreation Complex Nautical	Courtesy Review Application to install nautical themed playground and dog park.
PB-13-22C	County of Essex-South Mountain Recreation Complex	Courtesy Review for the construction of two prefabricated bridges and other walkway improvements along the
PB-13-05C	County of Essex/South Mountain Recreation Complex	Courtesy Review Application to construct a playground at Turtle Back Zoo.
PB-13-04C	County of Essex/South Mountain Recreation Complex	Courtesy Review Application to construct Education Center at Turtle Back Zoo and to reconstruct the Tree Top
PB-12-34C	County of Essex/South Mountain Recreation Complex	Courtesy Review Application for re-located paddleboat attraction including new log pavilion, sales shed, floating
PB-12-08C	County of Essex/South Mountain Recreation Complex	Courtesy review for Safari-themed pavilion, floating dock with boat launch and walkway.
PB-11-15C	County of Essex/Turtle Back Zoo	Courtesy site plan for Sea Lion and Touch Tank Exhibit at Turtle Back Zoo.
PB-11-03C	Essex County - Turtle Back Zoo	Plan to expand the South Mountain Turtle Back Zoo which includes an addition of large cat house; Elk House;
PB-10-23C	Essex County Boat House	Courtesy review fro Essex County Boatouse Resturant
PB-09-01C	Turtle Back Zoo - Gibbon Exhibit	Technical Site Plan to construct a new gibbon exhibit at the rear of the Turtle Back Zoo
PB-07-27C	Turtle Back Zoo - Carousel	Courtesy Review
PB-07-06C	Essex County Turtleback Zoo	Courtesy Review for site alterations including exterior mechanical shed
PB-06-17T	Turtleback Zoo	Technical Review for perimeter fence
PB-06-01C	Turtleback Zoo	Courtesy Review for an outdoor eating pavillion, restrooms, playground, landscaping and site work
PB-04-17C	Turtleback Zoo	Seeking technical review to replace two Turtleback Zoo buildings with a larger building.
PB-99-10C	Turtle Back Zoo	Courtesy Review of Exhibit Construction, Entrance Enhancement and Water Main Installation
PB-98-30C	Turtle Back Zoo	Seeks approval to construct an addition to the existing facility. Addition will include a locker room, exercise room,
PB-97-33	County of Essex (South Mountain Arena)	Seeks approval to construct an addition to the existing facility. Addition will include a locker room, exercise room,

July 2, 2025

TOWNSHIP OF WEST ORANGE

66 Main Street
West Orange, NJ 07052

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

Essex County is proposing to renovate the existing Gibbons Exhibit at the Turtle Back Zoo. The exhibit is located within the zoo, along the main pathway, across from the existing Asia Exhibit.

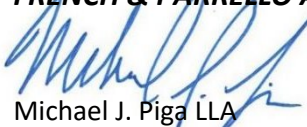
Upon entering the renovated Gibbons Exhibit area, visitors will be greeted by new viewing features. These will include new brick pavers laid in a basketweave pattern, a new glass window wall, updated glass at the existing viewing wall, and informational signage complemented by bamboo fencing. Inside the exhibit, two new three-tiered platforms will be installed for the gibbons to sit or play on—one measuring 10' x 10', the other 6' x 6'. Both platforms will extend 18 feet above the finished grade. At the top, each platform will feature an Asian-inspired open-roof structure with a powder-coated metal frame. The existing stainless-steel black-oxidized netting will be replaced in kind. The landscaping will also be updated to enhance the exhibit and provide visitors with opportunities to view the gibbons from multiple locations.

The existing interior gibbon habitat building will receive a small extension at the rear of the structure. The addition will measure 6' x 21', or approximately 125 square feet, and will provide additional den space and a training area. Renovations to the building include raising the rear portion of the roof, installing a new ceiling with lighting and skylights, and adding new mesh panels and shift gates. The winter holding space will receive new LED lighting to replace the outdated compact fluorescent fixtures.

These improvements aim to revitalize a popular exhibit at the Turtle Back Zoo for all visitors to view and enjoy.

Very truly yours,

FRENCH & PARRELLO ASSOCIATES, P.A.



Michael J. Piga LL.A.
Manager of Landscape Architecture

**TOUCH TANK AND
LEMUR EXHIBIT**

**10' X 10' PLATFORM
TO PROVIDE SHADE
AND PROTECTION.
THREE TIERS 3', 9'
AND 16'**

**NEW LANDSCAPING
TO BE INSTALLED
WITHIN THE EXHIBIT**

**NEW PVC RUSTIC
WOOD GRAIN FENCE,
8' TALL**

**RENOVATION TO THE
REAR OF THE
GIBBONS BUILDING
-RAISE ROOF ON
REAR EXTENSION
-NEW CEILING AND
LIGHTS IN THE MAIN
VIEWING
-NEW SHIFT GATES IN
REAR**

**KOMODO DRAGON
EXHIBIT**

**1 Story Building
ALLIGATOR EXHIBIT**

**EXISTING GLASS
LAMINATED WINDOW
TO BE REPLACED**

**BLACK OXIDIZED
STAINLESS STEEL
RAISED TUNNEL.
ELEVATION 15' ABOVE
FINISHED GRADE.
(TYP.)**

**BRICK PAVERS
(TYP.)**

**EXISTING PERGOLA TO
BE POWER WASHED
AND SEALED
(TYP.)**

**NEW 1/2" THICK LAMINATED
GLASS VIEWING WINDOW
(TYP.)**

**6' X 6' PLATFORM
CONSISTING OF
3 TIERS AT 3', 9' AND 16'**

**EXISTING ELEPHANT
FOUNTAIN AND SPLASH PAD
TO REMAIN**

**BLACK OXIDIZED STAINLESS
STEEL MESH AND
CONNECTION HARDWARE
WALLS = 1.5" X 1.5" OPENINGS
ROOF = 2" X 2" OPENINGS**

**AMAZING ASIA
EXHIBIT**

FAUX ROPE VINES

**CONCEPTUAL SITE PLAN
FOR
GIBBON EXHIBIT RENOVATIONS
AT THE
TURTLE BACK ZOO**

BLOCK 163, LOT 13

WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

FPA
FRENCH & PARRELLO
ASSOCIATES

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Wall, New Jersey 07719
732.312.9800

FPAengineers.com

05-17-2025

SCALE 1" = 5'

528.055