

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

A. APPLICANT INFORMATION

Full Legal Name: Montclair Golf Club
(Last) (First)
Mailing Address: 25 Prospect Avenue West Orange New Jersey 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 239-1800 Email: mpiromalli@gpmlegal.com (Michael J. Piromalli, Esq.)

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Not For Profit Corporation

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: 25 Prospect Avenue
Block Number(s): 151; Lot Number(s): 1, 5, 7, 11, 14, 15.01, 23, 34, 37, 41, 45.01 & 49;
Tax Plate: 75; Zone of Property: R-2 Residential District
The location of the property is approximately 0 feet from the intersection of _____
Prospect Avenue and Sunset Avenue (closest intersection.)

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

☒ Yes, Date(s): 2/3/88; 12/7/88; 4/21/92; 9/9/93; 10/9/96; 10/8/97; 3/21/02; 6/5/02; 10/17/02; 10/6/04; 3/2/11 & 10/5/11; ☐ No
4/3/20

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.
- 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.)

- Property is presently used as a private golf club and will continue to be used as a private golf club. The current application is requesting variance relief in order to relocate the existing pool and racquet facilities with accessory structures as well along with parking, lighting and landscaping improvements.

The property is 12,078,752 (square feet); 277.29 (acres)

Impervious Surface Coverage: Present: <30%; Proposed: <30%

Building Coverage: Present: <20%; Proposed: <20%

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: Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.

Telephone Number: (973) 759-2807 Email: rgaccione@gpmlegal.com

Address: 524 Union Avenue, P.O. Box 96, Belleville NJ 07109

APPLICANT'S ENGINEER: Michael J. Fowler, P.E. of Langan Engineering & Environmental Services, Inc.

Telephone Number: (973) 560-4900 Email: tderrick@langan.com

Address: 300 Kimball Drive, Parsippany NJ 07054

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
CS001 - COVER SHEET	MICHAEL FOWLER, P.E.	6/11/2021
CS100 - OVERALL SITE MAP AND TAX LOT PLAN	MICHAEL FOWLER, P.E.	4/30/2020
CS100 - OVERALL SITE PLAN	MICHAEL FOWLER, P.E.	6/11/2021
CS101 - PARTIAL SITE PLAN	MICHAEL FOWLER, P.E.	6/11/2021

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: 06/11/2021

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: 06/11/2021

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 25 Prospect 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) 151 / Lots 1, 5, 7, 11, 14, 15, 15.01;
Lot(s) 23, 34, 37, 41, 45.01 & 49 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: _____

Date: 06/11/2021

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.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT: **Montclair Golf Club**

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-PLAT INFORMATION												
1. <u>Item:</u>	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2. <u>Item:</u>	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	X	X	X	X		
3. <u>Item:</u>	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4. <u>Item:</u>	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <u>Comment:</u> Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X		
5. <u>Item:</u>	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <u>Comment:</u> Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X		
6. <u>Item:</u>	North arrow and scale.	X	X	X	X	X	X	X	X	X		
7. <u>Item:</u>	Proof that taxes are current.		X	X	X	X	X	X	X	X		
8. <u>Item:</u>	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X		
9. <u>Item:</u>	Appropriate certification blocks as required by Map Filing Law.		X		X		X					
10. <u>Item:</u>	Monumentation as specified by Map Filing Law <u>Comment:</u> Monumentation required only for final subdivision.		X				X					
11. <u>Item:</u>	Date of current property survey. <u>Comment:</u> Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	X		

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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				
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		
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					
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
15. <u>Item:</u> Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).			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					
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		
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		
19. <u>Item:</u> All proposed lot lines and area of lots in square feet.			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	
21. <u>Item:</u> Any existing or proposed easement or land reserved for or dedicated to public use. €		X	X		X			X	X				X	
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

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			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan						
						Preliminary	Final	Preliminary	Final					
Item Number	Description		X	X	X		X				X			
23. <u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. #			X	X			X				X			
24. <u>Item:</u> List of variances required or requested. # <u>Comment:</u> Basic planning information.			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
26. <u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.		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			
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 GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.														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
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						

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			Subdivision	Site Plan		Subdivision		Site Plan				
								Preliminary	Final	Preliminary	Final	
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.					X		X				X
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.	X	X	X	X							
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.											X
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.					X		X				X
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.											X
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.		X	X								X
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.											X

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Item Number	Description		Subdivision	Site Plan		Subdivision	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			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			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			X	
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X			X	
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					
44.	<u>Item:</u> Lighting plan & details. <u>Comment:</u> Not applicable for minor subdivision because just creating lots.			X		X	X	X	X			X	
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			X	
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.			X			X	X	X			X	
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X			X	X	X			X	

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Item Number	Description		Subdivision	Site Plan	General Development Plan	Preliminary	Final	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		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		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
51.	Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.			X									X
52.	Item: Plans and legal documents for compliance with West Orange COAH Ordinances.		X	X	X	X	X	X	X		X		X

€ 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.

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REVISED: 8/30/05 aw

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