



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

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.
- ! Twenty (20) copies total - no exceptions. (Nineteen (19) copies shall be submitted with one (1) original.)
- ! 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 twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

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: (Last) 900 BLOOMFIELD AVE, (First) VERONA NJ 07044

(Street) (City) (State) (Zip)
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): SEE ATTACHED LIST ; ☐ 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 ASIA EXHIBIT AT THE TURTLE BACK ZOO

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

Impervious Surface Coverage:	Present:	N/A	Proposed:	N/A
Building Coverage:	Present:	200 SF	Proposed:	1290 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@cCONNELLFOLEY.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: COMITO ASSOCIATES PC

Telephone Number: (732) 642-2446 Email: LSCIABARASI@COMITOASSOCIATES.COM

Address: 23 WARREN ST., NEWARK NJ 07102

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:

06-11-2021

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 statute time limit, the applicant grants permission for such an extension.

Applicant's Signature:



Date:

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:

06-11-2021

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.



Corporate Office
1800 Route 34, Suite 101
Wall, NJ 07719

Regional Offices
Hackettstown, NJ
New York, NY

June 16, 2021

TOWNSHIP OF WEST ORANGE

66 Main Street
West Orange, NJ 07052

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

Essex County is proposing to renovate the Asia Exhibit at the Turtle Back Zoo. The Asia Exhibit is located within the zoo, along the main pathway, across from the existing Gibbons Exhibit. The renovations to the Asia Exhibit will consist of a plaza area, new habitat building, two outdoor habitat areas, and a small seating area to the east.

Entering the renovated Asia Exhibit area from the existing main zoo pathway, by way of a new staircase or by an ADA compliant/stroller friendly pathway. Visitors will be greeted by a new plaza area. The plaza area will consist of new concrete pavers laid in a random pattern, a circular stamped concrete area in the form of the zodiac calendar and a new seating area. To the rear of the exhibit area, is an ADA compliant ramp to create better circulation around the exhibit. The ramp will connect the new exhibit area with the existing leopard exhibit area to the east. Landscaping and site lighting will be designed to enhance the Asia theme.

The plaza area will permit visitors to see the two new outdoor habitats. The new habitats will be located in front of the new Asian themed habitat building. The habitats will be designed to give the animals space to explore and move around. The habitat areas will be as tall as 20' and will be enclosed by black oxidized steel mesh. The inside of the outdoor viewing areas will consist of bamboo and log climbing structures and landscaping. The east outdoor exhibit area there will be a small zen pool for the animals to enjoy. It will also have a glass window for visitors to walk up and view the animals in their habitat.

The Asia Habitat Building façade will be designed with an Asian theme. With sloping roofs, powder coated red steel posts and bamboo accents will strengthen this theme. Along the plaza side of the building, an indoor exhibit space will be visible to the public. This will allow visitors to view the animals in the winter. The interior will consist of dens for the animals, keeper alleys, food preparation area, transfer, display room and the indoor exhibit space. The dens will lead to their perspective outdoor exhibit areas and to outdoor off exhibit areas.

On the east side of the existing Asia Exhibit area, one of the older exhibits will be removed and a seating area will be incorporated. The seating area will utilize the existing shade structure that exists and place three new benches and stroller parking for the visitors to stop and rest.

Very truly yours,

FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'Michael J. Piga', is written over the printed name.

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



CONCEPTUAL SITE PLAN
RENOVATION OF THE
ASIA EXHIBIT AREA
AT THE TURTLE BACK ZOO



comitoassociates
Architecture | Engineering | Planning

JUNE 15, 2021





RENOVATION of the ASIA EXHIBIT
AREA at the ESSEX COUNTY TURTLE BACK ZOO
ESSEX COUNTY DEPARTMENT OF PUBLIC WORKS
and the DEPARTMENT OF PARKS AND RECREATION

