



Donald R. Fiore • AIA
• architect

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Township of West Orange
66 Main St.
West Orange, NJ 07052

January 4, 2022

Re: Site Plan Application Attachments

A. OWNERSHIP DISCLOSURE in excess of 10%

Mr. Wade Knowles – 51%
757 Eagle Rock Ave.
West Orange, NJ 07052

Mr. Kurt Knowles – 49%
60 Tulip Ave.
West Orange, NJ 07052

#5. Known Prior Applications to Planning Board and/or Board of Adjustment			
Ref #	Date	Board	Description
ZB-2636	07/08/80	ZB	Use Variance to create Seminar and Conference Center
ZB-84-24	11/13/84	ZB	Preliminary and Final Site Plan with Variances to construct the Conference Center
PB-95-15	10/05/95	PB	Minor Subdivision
PB-95-15	10/05/95	PB	Preliminary and Final Site Plan Approval, Conditional Approval and Parking variance
PB-96-06	07/10/96	PB	Preliminary and Final Minor Subdivision with Variances and Waivers
PB-96-06	03/05/97	PB	Preliminary and Final Subdivision Deeds
PB-97-04	04/02/97	PB	Modified Site Plan
ZB-97-03	03/13/97	ZB	D Variances in connection with temporary sales office and barn relocation
PB-03-16	01/07/04	PB	Amended Site Plan with C-2 Variances to enclose outdoor patio and create a garden Room

G. REQUIREMENTS FOR VARIANCES

4A) PROPOSAL – The proposed project is for the development of an enclosed “Conservatory” space for use as an assembly space for ceremonies and performances in support of functions held at the existing facility. Currently similar functions are held within the existing Ballroom and/or in an temporary outdoor tent installed on a per event basis. The proposed Conservatory is intended to provide indoor access and function space to facilitate functions normally booked at the facility, and will eliminate the inherent conflict of using the Ballroom as both a Pre-Function space as well as a Function space requiring excessive labor and efforts to change-over the space between activities.

4B) REASONS FOR RELIEF: See 4C-2) below.

4C-1) C-1 Variances: NA

4C-2) C-2 Variances: This application is for the development of a permanent indoor ceremonial space to serve the existing on-site ceremonial functions currently performed in a temporary tent structure or in the existing Ballroom creating a conflict with the subsequent Reception function. The development does not increase the intensity of the use of the property as the function is already performed on the property, and as such generates no additional traffic and no additional parking demand. Functions are limited by the occupancy of the Ballroom which will not change. Development of this Conservatory project allows Pleasantdale Chateau to provide the expected services of a facility of this nature and to continue as a Permitted Conditional Use. Relief from the required additional parking required for the additional square footage of the project would have no impact on the use and intensity of the facility and would have no detrimental impact on the surrounding neighborhood, and will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinances.

4D) D Variances: NA

4E) Positive and Negative Criteria: See 4C-2) above.

H. PLAT SUBMISSION				
A-0.1	Cover Sheet, Code data, List of Drawings	Donald R. Fiore	-	01/04/22
A-0.2	Location Plan	Donald R. Fiore	-	01/04/22
A-0.3	Part Site Plan, Inspiration Photos	Donald R. Fiore	-	01/04/22
1	Cover Sheet, Zoning Table, Area Map, Property Owners List	Michael T. Lanzafama	4	02/28/22
2	Partial Topographic Survey	Michael T. Lanzafama	4	02/28/22
3	Demolition plan	Michael T. Lanzafama	4	02/28/22
4	Partial Site Plan	Michael T. Lanzafama	4	02/28/22
5	Grading and Drainage plan, Soil Erosion & Sediment Control Plan	Michael T. Lanzafama	4	02/28/22
	(Continued)			



A-1.1	Architectural First Floor Plan	Donald R. Fiore	-	01/04/22
A-1.2	Architectural Second Floor Plan	Donald R. Fiore	-	01/04/22
A-1.3	Architectural Roof Plan	Donald R. Fiore	-	01/04/22
A-2.1	Exterior Elevations – Eas Side, Existing Photos	Donald R. Fiore	-	01/04/22
A-2.2	Exterior Elevations – West Side	Donald R. Fiore	-	01/04/22
A-2.3	Exterior South Elevation, Part Demo Elevation, Existing Photos	Donald R. Fiore	-	01/04/22
A-2.4	Exterior Elevations – North Side, Existing Photos	Donald R. Fiore	-	01/04/22
A-2.5	Exterior Elevations – Squash Court, Exist Photos	Donald R. Fiore	-	01/04/22
A-2.6	Exterior Elevations – Pool, Existing Photos, Pool/Breezeway Section	Donald R. Fiore	-	01/04/22
A2.7	Not Used	-	-	-
A-2.8	Miscellaneous Elevations	Donald R. Fiore	-	01/04/22

