

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

A. APPLICANT INFORMATION

Full Legal Name: Daughters of Israel, Inc.
(Last) (First)
Mailing Address: 1155 Pleasant Valley Way, West Orange, New Jersey 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 731-5100 Email: sgrosser@daughtersofisrael.org

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Non-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. See attached Corporate Disclosure Statement.

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. Owner's Consent Affidavit accompanies this application

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: JCF 1155 Pleasant Valley Way LLC (attn: Howard Rabner, CPA, Chief Operating Officer/Chief Financial Officer, Jewish Federation of Greater MetroWest NJ)
Address: 901 Route 10, Whippany, New Jersey 07981
Telephone Number: (973) 929-3020 Email: hrabner@jfedgmw.org

C. PROPERTY INFORMATION

Street Address: 1155 Pleasant Valley Way
Block Number(s): 171; Lot Number(s): 12
Tax Plate: 109; Zone of Property: R-2
The location of the property is approximately 100 feet from the intersection of Pleasant Valley Way and Parson Drive (closest intersection.)

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

☒ Yes, Date(s): See attached Previous Planning Board and Zoning Board of Adjustment Decisions; ☐ 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". A total of 14 "c" variances are requested, under the c(1) and/or c(2) criteria.
- 5) ☒ Variance "D". Two d(1) variances and one d(6) variance are requested.
- 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.
- 15) ☒ De Minimis Exception from Residential Site Improvement Standards (RSIS), pursuant to N.J.A.C. 5:21-3.1, with respect to number of parking spaces for the independent living and assisted living components

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list. See attached List of Variances

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.)

The property is currently improved with a skilled nursing facility licensed for 303 beds. Applicant proposes to redevelop the campus into a continuum of care community offering independent living, assisted living, and skilled nursing components.

The property is 784,099 (square feet); 18.0 (acres)

Impervious Surface Coverage: Present: 38.53%; Proposed: 38.48%

Building Coverage: Present: 16.47%; Proposed: 16.66%

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 (county land across Pleasant Valley Way) |
| 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: Gibbons P.C. (Howard D. Geneslaw, Esq.)

Telephone Number: (973) 596-4647 Email: hgeneslaw@gibbonslaw.com

Address: One Gateway Center, Newark, NJ 07102-5310

APPLICANT'S ENGINEER: Petry Engineering, LLC (J. Michael Petry, PE, PP, RA)

Telephone Number: (973) 227-7004 Email: mikepetry@petryengineering.com

Address: 155 Passaic Avenue, Fairfield, NJ 07004

APPLICANT'S ARCHITECT: KDA Architects (David Fowles, RA, AIA)

Telephone Number: (856) 770-1060 Email: fowles@kd-arch.com

Address: 500 Kings Highway South, Cherry Hill, NJ 08034

APPLICANT'S PLANNER: Banisch Associates, Inc. (Francis J. Banisch III, PP, AICP)

Telephone Number: (908) 782-0835 Email: frankbanisch@banisch.com

Address: 111 Main Street, Flemington, NJ 08822

OTHER EXPERT(S): Dynamic Traffic, LLC (Joseph E. Staigar, PE, PP)

Telephone Number: (732) 681-0760 Email: jstaigar@dynamic-traffic.com

Address: 245 Main Street, Chester, NJ 07936

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.

See attached List of Plans & Exhibits.

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.

Daughters of Israel, Inc.

Applicant's Signature: Susan Grosser Date: October 27, 2021
Susan Grosser, Executive Director

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.

Daughters of Israel, Inc.

Applicant's Signature: Susan Grosser Date: October 27, 2021
Susan Grosser, Executive Director

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I ~~reside~~ maintain a principal office at 901 Route 10 in Whippany
in the County of Morris and the State of New Jersey;
CFO of Jewish Community Foundation of Greater Metrowest NJ, sole member of JCF 1155 Pleasant Valley Way LLC,
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 171;
Lot(s) 12 on the Tax Map of 109 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.

JCF 1155 Pleasant Valley Way LLC

Owner's Signature: By: Jewish Community Foundation of Greater Metrowest NJ, its Sole Member Date: October 27, 2021

By: Howard Rabner
Howard Rabner
Chief Financial Officer

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.