### TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, NEW JERSEY 07079

# PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed 4/35/19	Application No. 264-A
Planning Board	
Zoning Board of Adjustment	Application Fees 200.00
	Escrow Deposit
Scheduled for: Review for Completeness	Hearing
	npleted by Applicant
1. APPLICANT:	4
Name(s) Orange Lawn Tennis	Club c/o Woodmont Properties
Address 100 Passaic Avenue,	uite 240, Fairfield, NJ 07004
Telephone Number (973) 316-9	00
Applicant is a [ ] Corporation [	Partnership [ ] Individual [X] 501(c)3
2. OWNER:	
Name(s) Orange Lawn Tennis	Club c/o Woodmont Properties
Address 100 Passaic Avenus,	uite 240, Fairfield, NJ 07004
Telephone Number (973) 316-94	00
3. CORPORATE DISCLOSURE:	
names, addresses and telephone in more of the following: Stock of Applicant, stock of a corporation of	and 40:55D-46.3, set forth on a separate sheet the umbers of all persons who own ten percent (10%) or the Corporate Applicant; interest in the Partnership wning ten percent (10%) or more of a corporate or owning ten percent (10%) or more of a partnership
APPLICANTS OTHER THAN INDIVIDUALS OWNERSHIP" FORM INCLUDED WITHIN	COMPLETE AND ATTACH "CERTIFICATE OF HE APPLICATION PACKET.
4. SUBJECT PROPERTY:	
Street Address 305 Ridgewood	Road North
Nearest Intersecting Street Fore	t Road
Tax Map Page Lot _	5 & 6.01 Block 1304
Page Lot _	Block

	PROPERTY DIMENS	IONS:	Frontage 80' (flag lot	
	LOT AREA		Acreage 15.78 acres	
			Square Feet687,358 s	<u>f</u>
	ZONE DISTRICT:	Private Recreation	ntial Cluster B (PRCB)  on Facilities District (PR) Redevelopm	ent Zone
	PRESENT USE:	Private Recre	ation (Tennis Club)	
<b>Annes</b>				
5.	Any existing or proportion the subject property  See Survey in S	X YES	s, covenants, easements or associ NO. (If yes, attach descript	ation by-laws affecting ion of same.)
6,	APPLICANT'S ATTO	RNEY:		
	Name Emily V	Veiner, Esq.		
	Firm Weiner	Law Group, Ll	<u>LP</u>	
	Address 629	Parsippany Roa	d, Parsippany, New Jersey 07054	
	Telephone Numb	er (866) 899-1	138	
	Fax Number (97			
7.	APPLICANT'S ENGI	NEER and/or	SURVEYOR:	
	Name _Michael	Lanzafama, I	P.E., P.L.S	****
	FirmCasey 8	Keller, Inc.		
	Professional Lice	nse <u>PE/PL</u>	S No. 30084	
	Telephone Numb	er (973) <u>379</u>	9-3280	
	Fax Number (97	3) <u>379-,799</u>		
8.	TYPE OF APPLICAT	ION: (Check a	applicable sections)	
۷.	A. SUBDIVI	750	applicable escholol	
	1		I Review	
	į	j Minor S	ubdivision	
	[		ary Major Subdivision ajor Subdivision	
	B. SITE PLA	N		
	(		Review	
		) Prelimin	te Plan - Amended ary Site Plan e Plan - Amended	

	C.	VARIANCES	
			Appeal decision of Administrative Officer Map or Ordinance Interpretation Relief pursuant to NJSA 40:55D-70(c) Relief pursuant to NJSA 40:55D-70(d) Direct issuance of a permit for a lot not abutting an improvement street Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.
	D.	CONDITIONAL	USE
		Describe:	
9.		nd a brief stateme	list the section or sections of the ordinance from which relief is nt as to the reason the variance is sought (attach additional pages
10.	If a waive waived;	N/A	e design standards is requested, list the section(s) which are to be
	Marian Marian		
11.	Items 1	valvers of submiss 1, 12, 14, 16, 17, ecklist)	ion requirements requested along with the applicable section(s): 19, 20, 21, 23, 39, 42, 47, 52, 54, 55, 59, 60
	(See cir	ccanst)	
		e been any previo or affecting the sul	us or are there any pending applications, appeals or subdivisions bject property?  [X] YES [] NO
	If VEC. N	ana provida tuna	
		Ently for more of	of application, date and disposition of same: sion to create Block 1304, Lot 6.01 and approved site
,	(1)		of townhomes on lot 6.01 on or about October 2016.
	2. A	Approved site pl	an permitting the erection of two indoor tennis bubbles

#### 13. PROJECT DESCRIPTION:

Explain in detail the proposed changes to the property including: proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed): By resolution memorialized on June 4, 2018, OLTC received Planning Board approval to erect two indoor tennis bubbles on site. That approval was based upon the Redevelopment Plan in place at the time which limited the time period during which the bubbles could be erected to October 15 - April 15. It was subsequently determined by OLTC that this "bubble season" was too short and out of market with consumer needs. Accordingly, OLTC requested the Village amend the Redevelopment Plan to expand the bubble season to September 15 - April 30. Pursuant to Ordinance 2019-11 enacted by the Village Trustees on April 22, 2019, the bubble season was expanded to September 15 -April 30. OLTC now requests the Planning Board amend its approval to permit the bubble season match the Redevelopment Plan - and allow the bubble to be erected from September 15 - April 30.

#### 14. APPLICANT CERTIFICATION:

I certify that the foregoing statements and the materials submitted are accurate and true. further certify that I am the Individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the Application for the Corporation or that I am a General Partner of the partnership Applicant.

I acknowledge that the Application Fee submitted with the Application is non-refundable and that I have been advised further the escrow review fee will be deposited in an escrow account. The Escrow Fee is established to cover the costs of professional services including engineering, planning, legal and other expenses associated with the review of Application. Monies not utilized in the review process shall be returned in accordance with the applicable Ordinances. If additional Application or Escrow Fees are deemed necessary, I agree to furnish such sum(s) to the municipality with fifteen (15) days of written

> SIGNATURE OF APPLICANT Bruce Schonbraun, Orange Lawn Tennis Club

Sworn to and subscribed

before me this

Notary Public

ELIZABETH BUKOWIEC ID # 2385485

NOTARY PUBLIC

STATE OF NEW JERSEY My Commission Expires May 7, 2019

### 15. OWNER CERTIFICATION:

I certify that I am the Owner of the Property which is the subject of this application and if I am not the Applicant in this matter, that I have authorized the Applicant to make this application.

I further understand that the Applicant has deposited Application and Escrow Fees in connection with this Application. I am furthermore aware that if additional fees are required by the municipality pursuant to the applicant's certification (Item 14 above) and said fees are not paid by the Applicant, it is understood that I, as the property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification.

SIGNATURE OF APPLICANT
Bruce Schonbraun, Orange Lawn Tennis Club

DATE

Sworn to and subscribed

before me this

day of Anh

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Notary Public

ID # 2385485

NOTARY PUBLIC STATE OF NEW JERSEY

# **CERTIFICATE OF OWNERSHIP**

Listed below are the names and addresses of all owners of ten percent (10%) or more of the stock / interest in the undersigned Applicant Corporation / Partnership:

<u>NAME</u>	<u>ADDRESS</u>
1. Eric Witmondt	267 Speer Avenue, Englewood, NJ 07631
2. Bruce Schonbraun	12 Fawn Drive, Livingston, NJ 07039
3. Evan Ratner	54 Barnsdale Rd., Short Hills, NJ 07078
4. Ryan Schinman	45 Mountain Ave., Llewellyn Park, West Orange NJ, 07052
5.	
Where corporations / partn	erships own ten percent (10%) or more of the stock / interest in the
undersigned or in another	corporation / partnership so reported, this requirement shall be
followed until the names	and addresses of the non-corporate stockholders / individual
partners exceeding the ten	percent (10%) ownership criterion have been listed.
	Bruce Schonbraun, Manager for Orange Lawn Tennis Club CORPORATION/PARTNERSHIP OFFICER  9/24/19 SIGNATURE DATE
Sworn to and subscribed before me this	
2+ day of Ap	<u>il</u> , 20 19
Can But	ELIZABETH BUKOWIEC  ID # 2385485 NOTARY PUBLIC
Notary Public	STATE OF NEW JERSEY My Commission Expires May 7, 2019

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Completed escrow agreement signed by owner and applicant (Form Attached)	Deed(s) and affidavit Title for lands being conveyed for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	Certified list of property owners within 200' of the property as prepared by the Township of South Orange Village Tax Assessor.	Tax Collector Certification from the Township of South Orange Village Tax Collector that all taxes and assessments on the properly are paid in full.	Individual checks made out to the Township of South Orange Village for 1) any application fees, as calculated by the Township and 2) the review escrow fee. Each check shall include the applicants Federal ID number.	Application Form – Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	Item Description  Quantities				Lot (s) C & 6.01	LAWIN LEWING CIAS
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A digital copy of the Site Plan in a format approved by the Township Engineer. Plan to show lot lines, easements, buffers, existing and proposed structures.	New Jetsey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	Hudson-Essex-Passaic Soil Conservation District application and submitted soil erosion and sediment control plan, including copy of a check made payable to "HEPSCD".	Completed Essex County Health Department application. , including copy of a check made payable to Essex County.	Application Form – County: Completed County Planning Board application forms (if applicable, i.e. on a County Road or impacting County drainage facility), including copy of a check made payable to Essex County.	Letter(s) signed by a responsible officer of the water company, sewer authority, or other utility company which provides water, sewer, gas, telephone, and/or electricity, stating approval for each proposed utility installation design and indicating who will construct the facility.	Public hearing notification (Form Attached)	Ownership Disclosure Affidavif (Form Affached)	Item Description		
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	raffic & Parking Impact Assessment - should include, at least, the following:  Peak traffic generation (AM/PM)  Predicted future conditions (build/no-build)  Vevel of Service Impacts  Mitigation requirements  Parking generation  Onsite & offsite parking capacity  Compliance with ordinance standards	Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.	Environmental Impact Assessment should include, at least, the following:  Nap of the site Description of proposed development Inventory of existing conditions, to include: Hydrology Soils Topography & Slope Drainage Vegetation Air quality Noise Required permits & approvals Assessment of Impacts Impact mitigation sieps Alternatives to development	A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set	Item Description
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Cerlification from the Township of South Orange Village approving the road names and subdivision name.	"As-Built" plans or final plats depicting all the proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. As applicable: 2 mylars, 2 vellums and 20 prints	Certification from the Township of South Orange Village Tax Assessor approving the block and iot designations	An engineer's cost estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed at the time of final plat.	An affirmative statement in writing indicating how all applicable conditional use standards are met. (If for a Conditional Use)	v.		
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Areas and dimensions of lots: All lot areas, existing and proposed to be shown in acres and square feet. The minimum lot area within 100 feet of the front property line should be identified if different from entire lot area.	Setback lines - All front, side and rear setback lines shall be shown in accord with the applicable zoning.	Boundary information, lot lines, both existing and proposed, with bearing and distance, including existing to lines to be removed based upon a current survey. Original boundary survey used to prepare the plan should be provided with the application.	Historic Site or District: Identification of any historic site or historic district shown on the Master Plan or in the Zoning Regulations involving the property.	Zoning compliance schedule, including notation as to any variances/waivers requested	Professional Seals - All plans or plats prepared by a New Jersey licensed engineer or a licensed Land Surveyor. Each sheet must be signed and sealed by the appropriate professional.	Drawn at a scale not less than 1 inch equals 50 feet	North arrow with reference (all sheets)	Name, address and telephone number of record owner and applicant	Title block, including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)	item Description		
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Approvals Statement - Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same	Signature blocks for Board Chairperson, Secretary and Engineer	Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district	A developer's agreement with the Village that addresses the affordable housing requirements	Landscaping plan delineating all proposed exterior plantings, including ground cover, shrubs and trees, including size (planted and mature) and species of all materials, including common names. The plan shall be signed and sealed in accord with applicable laws	Existing wells and septic system on the property and within 100 feet of the property.	Existing Trees: The location, species and size of all existing trees having a caliper of 4 inches or greater measured at breast height on site	Existing critical environmental areas: Location of any of the following features on the property and within 50 feet of the property:  a. Critical environmental areas  b. Stream corridors  c. Flood boundaries  d. Wetlands on the property  If none exist, supply separate engineer's statement.	ltem Description	
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utility systems - showing connections to existing and proposed systems including, but not limited to:  a. Plans and profiles of storm drainage facilities (ditches, pipes, detention facilities, etc.) showing  b. Materials, sizes, and elevations. c. Drainage area map and drainage calculations d. Plans and profiles of existing and proposed sanifary sewers and appurtenant facilities. Existing and proposed water mains, showing sizes and materials.  f. Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health.  Existing electric and natural gas lines and proposed connections thereto  Location of existing and proposed water wells. Letter of intent to serve the property from utilities (gas, electric, telephone, etc.)  A statement containing estimated daily water consumption, volume and nature of sewage, waste and water to be disposed of and descriptions of water supply and sewage freatment facilities.	ltem Description	
ions to existing but not limited to: n drainage facilities attions. drainage  drainage  drainage  drainage  drainage  drainage  drainage  dindividual sewage h percolation test board of Health. ral gas lines and nereto proposed water wells. ne property from phone, etc.) estimated daily water d nature of sewage, lisposed of and ply and sewage	Quantities	
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The entire tract on one sheet at the same scale as the Tax Map sheet it appears on.	Solid waste and recyclable material – A statement and/or details identifying provisions for the collection, storage and disposal of such shall be shown on the plan.	Architectural plans and elevations of all sides for proposed building or structures, Elevations at the corners of all proposed buildings, paved areas and property comers, if new buildings or paved areas are proposed. All such plans shall be signed and sealed in accord with the applicable laws	Shortest distance between any existing or proposed buildings and a proposed or existing lot line. Include a minimum of two (2) fies from proposed structures to property lines for site plans.	Structure locations and use: Identify the locations and use of all existing structures within 200 feet of the property. For buildings on site, that are:  a. Residential - Include number of proposed apartments or family units  b. Office/Commercial/Industrial - Include number of employees, total and in maximum shiff  c. Require machinery operation or processes performed on site - Include a description of any proposed machinery operation, products, by-products and processes to be contained on the site, including a description of raw materials from which products are to be manufactured.	ltem Description
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Circulation plan showing proposed vehicular and pedestrian circulation systems, showing how the proposed fies into the existing system, including:  a. Location of off-street parking and loading spaces with dimensions  b. Width of traffic aisles c. Direction of iraffic flow d. Profiles, and cross sections of all streets, common driveways or private roads  e. Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets  Specifications and construction details sheet of existing and proposed paving and curbing g. Dimensions, location and treatment of proposed entrances and gates to public rights of way  h. Identify use of traffic control devices, signs and traffic signals, channelization and all other traffic afterations	Stormwater management plan - showing how stormwater will be controlled and in what manner it will be released; including pre- and post-development drainage area map, drainage calculations and water quality control methods	Grading plan showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.	Current topographic survey with contours at 2-toot intervals within the tract and within 50 feet of the tract.	Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown	liem Descripiion
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Soil Permeability Logs, a minimum of two (2), with the permeability test results for each proposed lot or use if on-site sewerage disposal system proposed.	A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.	Residential cluster details including amount (SF and acres) and location of common open space to be provided, location and description of the organization to be established for the ownership and maintenance of any common space.	Soil erosion and sediment control plan designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto	Sign plans showing all exterior signage, both identification and traific control. The size and type of signs and height shall be delineated.	Lighting plan clearly delineating all exterior lighting, including  a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details	Parking Calculations:  a. Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures	ltem Description		
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Date:		Application incomplete with the following information to be submitted or written waiver requests provided:	Date:		Application Incomplete pending the Board's determination regarding the following written waiver requests: