

MONTCLAIR GOLF CLUB

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Granting preliminary and final site plan approval and c(2) variances to replace and relocate existing pool and racquet facilities.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on March 4, 2020, considered the application for preliminary and final site plan approval with c(2) variances to replace and relocate existing pool and racquet facilities on property located in the R-2 Zone, identified as Block 151, Lots 1, 5, 7, 11, 14, 15.01, 23, 24, 37, 41, 45.01 and 49, which was submitted by Montclair Golf Club (the “Applicant”) , through its attorney, Robert A. Gaccione, Esq. ; and

WHEREAS, the Planning Board considered the presentation of Robert A. Gaccione, Esq., attorney for the Applicant; and heard and considered the testimony of Club President Vernon Endo, Timothy B. Derrick, P.E., the Applicant’s engineer (licensed in New Jersey as an engineer, and qualified in that capacity by the Board), A. James Tinson, R.A., the Applicant’s architect (licensed in New Jersey as an architect, and qualified in that capacity by the Board), Sean Moronski, P.P., the Applicant’s Professional Planner (licensed in New Jersey as a Professional Planner, and qualified in that capacity by the Board); and considered the site plan revision dated February 19, 2020, the revised architectural plans dated December 19, 2020, as well as photographs of the site; as well as questions and comments from Board members and from the public as shall appear in the Board’s minutes for the meeting of March 4, 2020; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board have

been properly invoked and exercised; and the Board having conducted a vote on this application on March 4, 2020;

WHEREAS, the Applicant requested preliminary and final site plan approval with c(2) variances to replace and relocate existing pool and racquet facilities;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for preliminary and final site plan approval with c(2) variances to replace and relocate existing pool and racquet facilities.
2. The Board reviewed the site plan and related drawings submitted by Langan Engineering and Environmental Services, Inc., the Applicant's engineer, which revised site plan is dated February 19, 2020, revised architectural plans submitted by A. James Tinson, R.A. dated December 19, 2020, as well as photographs of the property submitted to the Board.
3. The Board has recommended and the Applicant has agreed to the following additional conditions of approval:
 - a. Subject to the Applicant's compliance with all comments in the report of the Board Engineer;
 - b. Subject to the Applicant's compliance with all comments in the report of the Township Forester;
 - c. Subject to the Applicant's submission of a Sustainability Checklist describing the sustainable measures included in the proposed site and building improvements;

- d. Subject to the Applicant's installation of one or more new Electric Vehicle Charging Stations for automobiles parking in the existing or new parking spaces at the golf club;
- e. Subject to the Applicant's further review of the need to install protective netting at other locations adjacent to roadways and pedestrian walkways to avoid golf balls from leaving the course and posing a safety hazard to the public;
- f. Subject to the submission of revised plans complying with this Resolution and the review memorandum of the Board Engineer and Township Planning Director, and listing conditions of approval on the plans;
- g. The Applicant shall supply the Township Planning Director with an Affidavit of Compliance with all conditions agreed to by the Applicant;
- h. All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant.

NOW, THEREFORE, BE IT RESOLVED that the following (8) c(2) variances requested by the Applicant are approved:

SECTION	REQUIRED	PROPOSED & NOW APPROVED	VARIANCES
25-8.1.f- Maximum accessory building height	1.5 stories/15 feet	-Locker room building: 29 ft.; -Snack bar building: 29 ft.; -Outdoor bar: 25.25 ft.; -Paddle hut: 23.5 ft.	c(2) (4)

25-8.4.a- Maximum fence height	4 feet	-Golf protective netting: 100 ft.; -Paddle tennis courts: 16 ft.; -Pickle ball courts: 10 ft.; -Pool area: 5 feet.	c(2) (4)

The Applicant's engineer, architect, and professional planner, testified and the Board found that the above c(2) variances could be granted because the purposes of the Municipal Land Use Law would be furthered in that these deviations would maintain adequate light, air, and open space and would maintain a desirable visual environment; and the benefits of these c(2) variances would substantially outweigh any detriment and that there would be no detriment to the public good in that the new structures are replacing and removing much older structures, and that the new buildings will have improved functionality via the addition of pitched roofs, and the proposed and approved fencing will improve the safety of the property by conforming with the recommendations of experts and in the case of the pool area fence, state law. The proposed netting will not create a visual impact and there will be no impairment of the Township Zoning Plan. These deviations will provide a more modern, safe and enjoyable experience for both club members and visitors.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary and final site plan approval with c(2) variances to replace and relocate existing pool and racquet facilities is approved in accordance with the site plan, subject to the conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.


SEAN McCAULEY, ACTING BOARD SECRETARY
WEST ORANGE TOWNSHIP PLANNING BOARD

Dated: 4/4/2020

**ROLL CALL VOTE ON ACTION TAKEN BY THE BOARD AT REGULAR MEETING
ON MARCH 4, 2020**

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff (Vice-Chair)		X	X			
Johnson (1 st Alt.)			X			
Smeraldo						X
Klein						X
McCartney			X			
Trenk			X			
Wegner						X
Weston (Chair)	X		X			
Williams			X			
Wilkes			X			

**ROLL CALL VOTE ON ADOPTION OF MEMORIALIZED RESOLUTION OF
ACTION TAKEN BY THE BOARD AT SPECIAL MEETING ON APRIL 3, 2020**

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff (Vice-Chair)			X			
Johnson (1 st Alt.)			X			
Smeraldo						X
Klein					X	

McCartney		X	X			
Trenk			X			
Wegner						X
Weston (Chair)	X		X			
Williams						X
Wilkes			X			