



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI
Mayor

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TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: September 29, 2022

RE: **PB 22-11/Montclair Golf Club**
Block: 151; Lots: 1, 5, 7, 11, 14, 15.01, 23, 34, 37, 41, 45.01 and 49; Zone: R-2
25 Prospect Avenue
Seeking amended preliminary and final major site plan approval and a “c”
variance for irrigation pond expansion

INTRODUCTION

The applicant is proposing to expand an existing irrigation pond in the southwestern portion of its property, which would also include the construction of a new pumphouse and related improvements. An existing water tank and pumphouse located on another portion of the golf course are proposed to be removed. No other changes are proposed elsewhere on the property. One variance is required to permit the proposal, as described below.

LAND USE

The subject property encompasses 277 acres in West Orange and Verona. The proposed construction is located in an area within the existing golf course. The closest uses to the portion of the site where the proposed development would occur are residences on Seaman Road. Other nearby uses include other single-family homes as well as the Residence Inn hotel and The Manor catering facility to the southeast.



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SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Site Plan (7 sheets)

Michael J. Fowler, P.E.

9/8/22

Architectural Plans (1 sheets)

Joseph L. Haines, AIA, PP

9/8/22

VARIANCES REQUIRED

SECTION/REQUIREMENT	PERMITTED /REQUIRED	PROPOSED	VARIANCE
25-8.1.f Maximum accessory building height	1 ½ stories/ 15 feet	17.2 feet	“c”

DISCUSSION/RECOMMENDATIONS

The application involves improvements to the existing Montclair Golf Club facilities related to an existing irrigation pond. The pond is located in the southwestern portion of the subject property approximately 200 feet from the nearest property line, which abuts the rear lot line of houses on Seaman Road.

A 1,200-square foot, 17.2-foot tall pumphouse is proposed on the northeast side of the pond. This building would be approximately 300 feet from the closest property line and approximately 2,050 feet from the clubhouse. The pumphouse building is proposed to have dimensions of 30 feet by 40 feet and would have a pitched roof.

A 10-foot wide gravel accessway is proposed, which will connect to an existing accessway to the northwest of the proposed pumphouse.

It is noted that the Township’s Tree Protection and Removal Ordinance permit requirements do not apply to tree removal on portions of a golf course greater than 75 feet from a property boundary.

The application requires one “c” or bulk variance for maximum accessory building height as listed above.

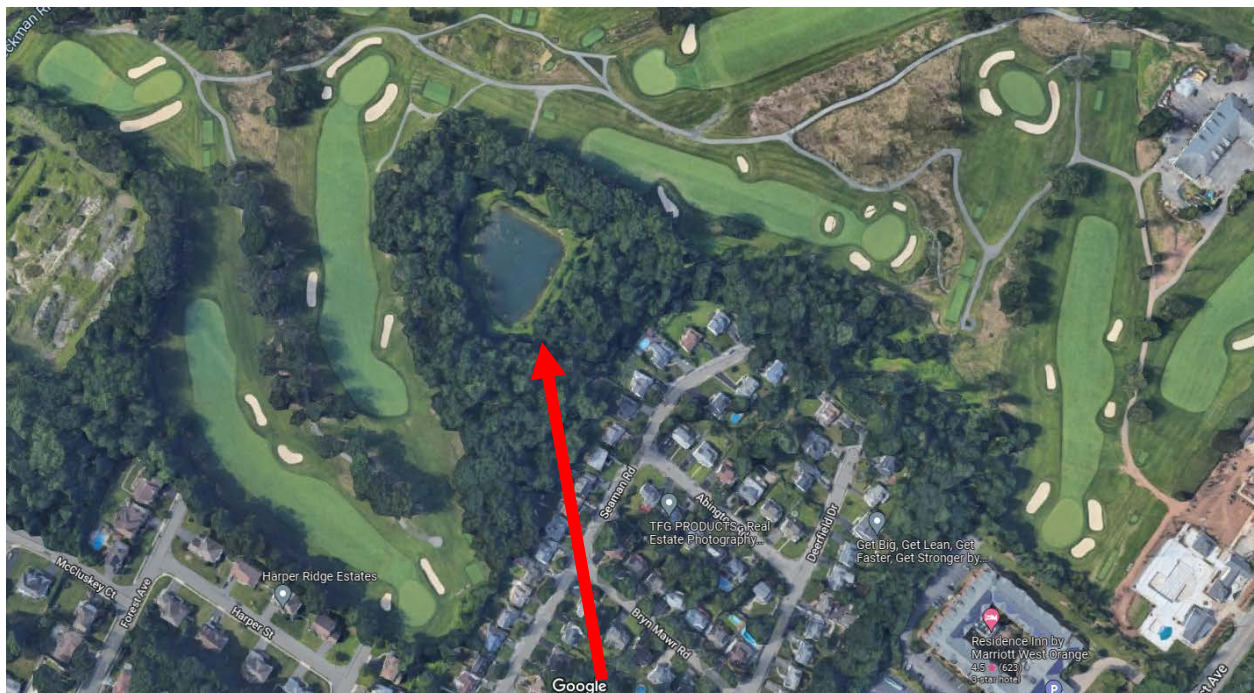
An applicant for a “c” variance must comply with the requirements of the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70c. A “c” variance applicant must demonstrate that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the Zoning Ordinance in connection with this specific piece of property; or that



one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance for this specific piece of property would substantially outweigh any detriment. In addition, a variance applicant must address the “negative criteria,” and affirmatively demonstrate that the variance can be granted “without substantial detriment to the public good” and “without substantial impairment to the intent and purpose of the zone plan and zoning ordinance” of the municipality.

The answer provided to all questions on the Sustainability Checklist Form is “Not provided.” The applicant should provide testimony as to whether any sustainable design features are proposed in any of the site improvements.

It is stated in the proposal narrative attached to the application form that the proposed expanded pond and pumphouse will replace an above ground water tank and pumphouse located on another portion of the golf course. The applicant should provide testimony regarding the location of these facilities.



Location of existing irrigation pond (source: Google Maps)

