



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN MC CARTNEY
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: March 20, 2023

RE: **PB-23-03/County of Essex – Francis Byrne Golf Course**
Block: 157.01; Lots: 11; Zone: R-2
1100 Pleasant Valley Way
Courtesy Review of Proposed Improvements

INTRODUCTION/LAND USE

The applicant is proposing to construct an open air pavilion and a storage shed on an existing golf course.

The site is located in the R-2 Zone at the intersection of Mount Pleasant Avenue and Pleasant Valley Way. Various land uses surround the golf course, including residential, commercial, private club and institutional uses. Essex County Country Club abuts the subject property to the east.

VARIANCES REQUIRED

None. The applicant is appearing before the Planning Board pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-31a, which requires public agencies expending public funds to refer development proposals to the municipal planning board for its review and recommendation related to the municipal master plan.



SUBMISSIONS

<u>SUBMISSION ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Schematic Site Plan and Photos	Besrick G. Plummer, P.E., Stephen Kay Golf Course Architect, LLC	3/13/23

DISCUSSION

The applicant is proposing to construct two accessory structures on the golf course.

The first is an open air pavilion to the south of the clubhouse near Pleasant Valley Way. It would be open on all sides and located on a concrete slab. Its proposed dimensions are 37 feet by 74 feet, which is 2,738 square feet in area. The height of the structure is not provided, but based on the submitted photo of the same structure at a different golf course, it appears to be approximately 15 to 18 feet in height. There are other improvements shown on the site plan in the vicinity of the proposed pavilion (e.g. food service shed, hitting cage, five new parking spaces, fencing and walls). It is unclear whether these are also proposed improvements at this time as they are not discussed in the narrative from the applicant.

The second is a storage shed in the existing maintenance area off of Mount Pleasant Avenue. It would be located on a concrete slab. Its proposed dimensions are 32 feet by 70 feet, which is 2,240 square feet in area. The height of the structure is not provided, but based on the submitted photo of the same structure at a different golf course, it appears to be approximately 20 feet in height. The building would have three garage doors and a side man door.

The Planning Board's statutory duty pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-31a for applications of this type is for "review and recommendation" in conjunction with the West Orange Master Plan.

The Township's 2019 Master Plan Update notes that Francis Byrne Golf Course is a County facility and an open space resource, but does not include any recommendations pertaining to the property or its facilities.

The current proposal involves the construction of two modestly scaled buildings within already developed areas of the golf course. Therefore, in my opinion the proposal is not inconsistent with the Master Plan.

