

RESOLUTION
Of the
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Heard: March 29, 2023

Case No.:23-03

County of Essex/Francis Byrne Golf
Course

WHEREAS, pursuant to Municipal Land Use Law §40:55D-31, the Board has heard a proposed capital improvement project by the County of Essex for construction of certain improvements at the Francis Byrne Golf Course, which is County-owned property located at 1100 Pleasant Valley Way, West Orange, New Jersey, said premises being designated on the municipal tax map as Block 157.01, Lot 11, Zone R-2; and

WHEREAS, the Board having heard the presentation and having performed its review pursuant to Municipal Land Use Law §40:55D-31 hereby makes the following findings of fact and conclusions of law:

1. The Board accepted into evidence the following exhibits:

<u>SUBMISSION ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Schematic Site Plan and Photos (3 pages)	Stephen Kay, ASGCA	3/13/2023

2. Mark Fleder, Esq. of the law firm Connell Foley, LLP represented the Applicant.
3. The Francis Byrne Golf Course is owned by the County of Essex.
4. Stephen Kay, Registered Landscape Architect with offices located at 665 St. Andrews Drive, Egg Harbor City, New Jersey, testified on behalf of the County.

5. Essex County is currently renovating its Francis Byrne Golf Course by rebuilding tees, sand bunkers and greens and is proposing to add a new pavilion by the existing Clubhouse, a small storage shed behind the pavilion and add a new storage shed behind an existing maintenance building.
6. The new pavilion will be located just south of the existing Clubhouse along Pleasant Valley Way and will be placed on a new concrete slab with a concrete walkway to and from the Clubhouse.
7. The pavilion will be open on all sides and the proposed dimensions are 37 feet by 74 feet, which is 2,738 square feet in area.
8. There will be landscaping between the Pavilion and existing Clubhouse.
9. The Pavilion will be used during golf outings for the golfers to have somewhere to sit and eat.
10. A 16'x 10' shed will match the siding and color of the pavilion and will have no electricity or plumbing but is there for storage of items such as chairs and tables for use at the pavilion is also included as part of the project (An oral amendment to the application to include the shed was accepted by the Board).
11. To the East of the existing maintenance buildings, a new additional storage shed is proposed and it will be on a concrete slab.
12. The dimensions of the proposed storage shed are 32 feet by 70 feet which is 2,240 square feet in area, and will have three garage doors and a side man door.
13. The new proposed shed will be for storage only to provide interior storage for maintenance equipment that is currently stored outside.

14. There will be no electricity or water in the new proposed shed, but there will be solar operated lighting in case of an emergency.
 15. There are no trees that will be removed to accommodate the construction of the pavilion or sheds; however, bushes and other overgrowth will be removed.
 16. The Planning Board's statutory duty pursuant to the Municipal Land Use Law §40:55D-31 for an application of this type is for "review and recommendation" in conjunction with the West Orange Master Plan.
 17. 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.
 18. The current proposal is also in keeping with the 2019 Master Plan as it encourages support for recreation and involves the construction of two modestly sized buildings within already developed areas of the golf course.
7. The Board finds that the proposed project and capital improvement is not contrary to the Master Plan of the Township of West Orange.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that it finds the proposed project and capital improvements are not inconsistent with the Township of West Orange Updated Master Plan.

BE IT FURTHER RESOLVED that the following conditions were agreed to by the County:

1. Applicant will submit a list of land use permits required for the project to the township engineer along with a letter to the engineer advising of permits that are not required and reasons for permit exemptions.

Jamilet Baquerizo Vite, Planning Board
Secretary

Vote Action Taken by the Board on March 29, 2023:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper						---
J. Guarino		X	X			
L. Klein			X			
S. McCartney			X			
C. Morgan			X			
P. Smeraldo			X			
W. Wilkes			X			
T. Williams			X			
S. Jensen					----	
J. Cardoza					----	
R. Bagoff	X		X			

Vote on Memorialization on April 26, 2023:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper						
J. Guarino						
L. Klein						
S. McCartney						
C. Morgan						
P. Smeraldo						
W. Wilkes					---	
T. Williams						
S. Jensen						
J. Cardoza						
R. Bagoff						