



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: September 20, 2023

RE: **PB 23-09/Essex County Country Club**
Block: 156; Lot: 1; Zone: R-2
350 Mount Pleasant Avenue
Application for Amended Final Site Plan Approval for Modifications to Existing
Golf Course Facilities

INTRODUCTION

The applicant is proposing modifications to existing improvements and construction of new accessory buildings associated with its golf course and other facilities. Physical changes proposed as part of the application include creation of additional parking spaces and repaving and restriping parking areas, widening a driveway entrance, demolishing an existing building housing golf carts and a pro shop and constructing new comfort station and golf cart barn buildings.

LAND USE

The subject property is located on the southwestern corner of the intersection of Mt. Pleasant Avenue and Prospect Avenue. The area of the property is 176.83 acres. It is occupied by a golf course, a clubhouse building, tennis courts, a swimming pool and a number of other accessory structures. Land uses in the vicinity of the subject property include single-family residential,



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institutional, office and public. Francis J. Byrne golf course owned by Essex County is located to the west of the subject property. Photographs of existing site conditions are attached.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Property Survey	Charles P. Stewart, P.L.S.	10/27/78
Site plan (16 sheets)	Paul T. Calabrese, P.E.	8/7/23
Cart barn architectural plans (2 sheets)	Frank J. Rawding, A.I.A.	7/25/23
Stormwater Management Report	Paul T. Calabrese, P.E.	8/22/23

VARIANCES REQUIRED

SECTION/REQUIREMENT	PERMITTED /REQUIRED	PROPOSED	VARIANCE
25-8.1.f Maximum accessory building height in residential zone	1 ½ stories/15 feet	1 story/15 feet, 8 ¼ inches	“c”
25-12.2b.1 Minimum Number of Parking Spaces	658 spaces	240 spaces	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is proposing various site improvements to its parking areas and golf course. These include the following:

- Parking lots: The lower parking lots are proposed to be expanded in certain locations, repaved and restriped to create additional parking spaces. Parking lot island sumps are proposed in three locations. The total parking proposed on the site after the improvements are completed is 240 spaces, while the site plan indicates 658 spaces are required, based on clubhouse gross floor area of 29,594 square feet and one parking space per 45 square feet of gross floor area. The Planning Board granted a variance in 2014 to permit 203 spaces. It is noted the resolution of approval for PB-14-04 indicates 699 spaces were required, while my planning review memo last revised May 23, 2014 states 658 spaces were required. The proposal represents an improvement over existing and approved conditions.



- Lighting: New lighting fixtures are proposed in the lower parking lots as well as in the upper parking lot as well as along the site entrance driveway. Thirty-three fixtures are proposed, with a mounting height of 18 feet.
- Driveway: The driveway entrance to the parking lot that is being improved is proposed to be widened, with a new paver sidewalk proposed adjacent to this driveway. During my site visit it appeared that this driveway currently has sight distance limitations due to its width, topography and horizontal curve, which could be addressed through the proposed modifications.
- Golf cart storage/pro shop building: The existing structure housing golf carts and a pro shop is proposed to be demolished. A cart path and a new tee box are proposed in the area where the building is currently located.
- New golf cart building: A new golf cart barn building is proposed to be constructed approximately 400 feet to the north of the building it would replace, with a setback of 58 feet from the west property line. The proposed dimensions of this pre-engineered metal building are 48 feet by 128 feet (floor area of 6,144 square feet). Its proposed height is 15 feet, 8 ¼ inches from the floor to the ridge of the peaked roof, which exceeds the maximum permitted for an accessory building in a residential zone. In-ground drainage structures are proposed to address runoff from this building.
- New comfort station/food and beverage service building: This 620-square foot structure is proposed to be located at the southern end of the property. It would be located 58 feet from the property line at its closest point. The building would include two restrooms (one men's, one unisex/ADA accessible) and a 7.5-foot by 14-foot kitchen area with a service counter. Its proposed height is 14 feet, 7 ½ inches from the floor to the ridge of the peaked roof. In-ground drainage structures are proposed to address runoff from this building.

Five existing trees are proposed to be removed.

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.

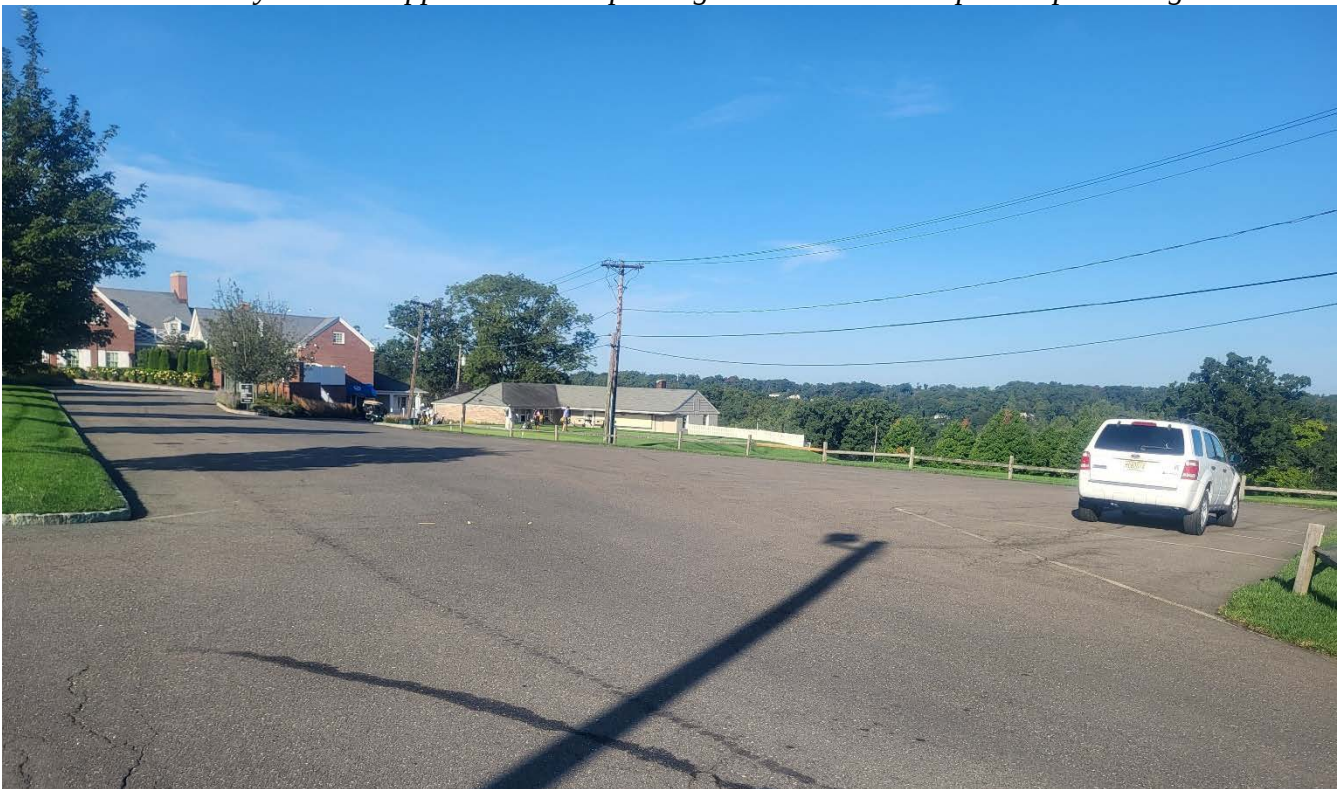




Two views of existing cart barn/pro shop building and parking lot below it



Driveway between upper and lower parking lots and cart barn/pro shop building



Driveway approaching cart barn/pro shop building and clubhouse



Entrance driveway