



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4108
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: January 22, 2024

RE: **PB 23-09/Essex County Country Club – Half-way House Application**
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 initially proposed as part of the application included 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 a new half-way house (also referred to in the application materials as a comfort station) and golf cart barn buildings.

A public hearing on the application was held on November 29, 2023. During the course of the hearing, the Applicant requested that the portion of the application pertaining to the proposed half-way house be continued to a future meeting of the Planning Board in light of comments made at the hearing, and that the balance of the application be decided by the Board. The Planning Board granted approval for the other aspects of the application. The applicant is now seeking approval for the new half-way house.



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SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Half-way house site plan (7 sheets)	Paul T. Calabrese, P.E.	1/11/24
Half-way house architectural plans (2 sheets)	Frank J. Rawding, A.I.A.	1/16/24

VARIANCES REQUIRED

None

DISCUSSION/RECOMMENDATIONS

The applicant recently received approvals for various site improvements to its parking areas and golf course described above. The current application is for the construction of a new half-way house near the southern end of the applicant's property.

The new building is proposed to be 620 square feet in area. It would be located 65 feet from the property line at its closest point, a seven-foot increase from the original proposal. 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 for food and beverage service for golfers. Its proposed height is 14 feet, 7 ½ inches from the floor to the ridge of the peaked roof.

Two existing trees are proposed to be removed to permit the construction of the building. A stormwater infiltration basin is proposed adjacent to the building. Utility service is proposed to be provided underground from Old Indian Road.

The proposed half-way house building is a customary accessory feature for a golf course. No variances are required for the proposed building.





Approximate location of proposed half-way house