



MONTCLAIR REAL ESTATE
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Proposal

Subject Property:

Montclair Golf Club
25 Prospect Avenue
West Orange, NJ 07052
Block 151 Lot 1

Montclair Golf Club (the "Applicant") filed the present application with the West Orange Planning Board seeking to demolish portions of the existing pool complex no longer in use (pool, kiddie pool, locker rooms and snack bars) and renovate and expand the existing golf building (pro shop, offices, bag room, indoor practice area). The Applicant also proposes to make various parking, lighting and landscaping improvements to enhance the existing parking lot and the main entrance to the clubhouse building.

The subject property is located in the R-2 Residential Zone and the accessory uses proposed are permitted in the zone. In order to develop and use the property as proposed, the Applicant is requesting preliminary and final major site plan approval in addition to the following variances:

"C" or bulk variance relief for maximum permitted accessory building height in feet where a maximum height of 15 feet is permitted for an accessory building pursuant to West Orange Ordinance §25-8.1.f and an accessory building to be used as a halfway house is proposed to be 22 feet in height.

"C" or bulk variance relief for maximum permitted accessory building height in feet where a maximum height of 15 feet is permitted for an accessory building pursuant to West Orange Ordinance §25-8.1.f and an accessory building to be used as a golf building is proposed to be 24 feet in height.

"C" or bulk variance relief to permit a 100% solid wall located in the front yard whereas walls which are no more than 50% solid are allowed in the front yard pursuant to West Orange Ordinance §25-8.4.a.

In addition to the above, the Applicant also requests any and all additional variances or waivers that the board deems necessary or that may be required in connection with this application.

STATEMENT OF REASONS FOR VARIANCE RELIEF

Approval of this application advances the purposes of the Municipal Land Use Law contained in N.J.S.A. 40:55D-1 et seq., specifically, by encouraging appropriate use of land which promotes the public health, safety, morals and general welfare (-2a); by providing adequate light, air and open space (-2c); by providing sufficient space in appropriate locations for the proposed uses in order to meet the needs of New Jersey citizens (-2g) and by promoting a desirable visual environment through creative development techniques and good civic design and arrangement (-2i).

The requested variances are justified under N.J.S.A 40:55d-70c(2) in that the benefits of granting the variances substantially outweigh any detriments and the requested deviations from the zoning ordinance can be granted without substantial detriment to neighboring properties and will not substantially impair the intent and purpose of the West Orange zoning ordinance or master plan.

The proposed solid stone wall to be constructed along the clubhouse frontage provides an attractive barrier and an aesthetic improvement at the main entrance to the golf club. For this particular use, a solid wall has no detrimental impact and a variance is appropriate under N.J.S.A. 40:55d-70c(2). Similarly, the requested variances to exceed the maximum 15-foot height permitted for accessory buildings are also justified under the c(2) criteria. The buildings will be setback a significant distance from adjoining property lines and the additional height will not be apparent or noticeable. The benefits of granting these variances significantly outweigh any detriments.

Dated: January 10, 2024