



75 Main Street, Suite 201
Millburn, NJ 07041

**Law Offices of
Richard Schkolnick, LLC**

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

May 1, 2024

VIA Lawyer's Service Overnight Delivery and Email

Jamilet Baquerizo Vite, Secretary
Planning Board
Township of West Orange
66 Main Street, Room 214
West Orange, NJ 07052

**Re: Crestmont Country Club
750 Eagle Rock Avenue
Block 174, Lot 1.01**

Dear Jamilet:

This Firm represents Crestmont Country Club, Inc. ("Crestmont"). In support of Crestmont's application for minor site plan approval to install a one story, 1248 square foot modular house for use by seasonal employees in the northeast corner of the Club's property, enclosed please find five sets of the following:

1. Application Form.
2. Proposal/Narrative Statement, dated April 22, 2024.
3. Site Plan Checklist
4. Waiver Request Letter, prepared by Van Cleef Engineering, dated April 9, 2024.
5. Verification of Taxes and Sewer Charged Paid, dated February 27, 2024.
6. Buffer Report (property owners list), dated April 1, 2024.
7. Buffer Report 200' list (Roseland), dated April 5, 2024.
8. Buffer Report 200' list (Livingston), dated March 28, 2024.

Jamilet Baquerizo Vite, Secretary

Page Two

May 1, 2024

9. W-9 form.
10. Photo and floor plan of a 'similar' installation (2 pages, undated).
11. Planning Board Resolution for site plan application PB 23-06, dated July 19, 2023 (pickle ball courts).
12. Site Plans (6 sheets), prepared by Van Cleef Engineering, dated April 9, 2023.

Please note that we request a submission waiver related to the Sustainability Checklist, as we do not believe it is relevant to this matter.

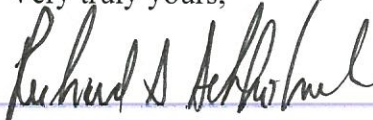
I have enclosed the application fee of \$487.44 (site plan fee of \$450 + \$137.44 (0.03 x 1,248 square feet)) and \$2,500.00 for escrow.

The Applicant is submitting an electronic copy of this application and is therefore requesting a waiver of the digitizing fee. Please advise if any additional fees are required.

The property is located in the Township's R-2 zone. The proposed use is an accessory use on the property. We are not aware of any variance relief required for this application.

Thank you for consideration of this matter.

Very truly yours,



Richard S. Schkolnick

RSS/lp
Enclosures
Crestmont Country Club

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: Crestmont Country Club, Inc. _____
(Last) (First)
Mailing Address: 750 Eagle Rock Avenue _____
(Street) (City) West Orange (State) NJ (Zip) 07052
Telephone Number: (973) 232-5061 (attorney) Email: rick@schkolnicklaw.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership Other X - 501C7 Not for Profit

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. **See attached disclosure

Relationship of the applicant to the property: ☒ Owner, Tenant or Lessee, ☐ Purchaser under contract (with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Same as applicant _____
Address: _____ Telephone Number: () _____
Email: _____

C. PROPERTY INFORMATION

Street Address: 750 Eagle Rock Avenue _____
Block Number(s): 174 _____; Lot Number(s): 1.01 _____
Tax Plate: _____; Zone of Property: R-2 _____ The
location of the property is at intersection of Eagle Rock Avenue and Laurel Avenue _____ and _____
(closest intersection .) Has there been any previous Zoning Board of Adjustment
or Planning Board hearings involving this property?

X Yes, Date(s): See attached resolutions of approval _____; No

☒ If yes, please attach copies of the written decisions adopted by the Board to each application. ☐

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None **

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☒ without variances.
- 9) ☐ Amended Site Plan. **Minor site plan**
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Country Club/Golf course

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Proposal is to install a 1,248 square foot, three bedroom modular house for seasonal workers. See attached narrative statement 146.7 acres

The property is _____ (square feet); _____ (acres)

Impervious Surface Coverage: Present: 6.726%; Proposed: 6.76% no change

Building Coverage: Present: 18.87%; Proposed: 18.87% no change

Is the property located:

Within 200 feet of another municipality?	☒ Yes	☐ No
Adjacent to an existing or proposed county road?	☒ Yes	☐ No
Adjacent to other county land?	☐ Yes	☒ No
Adjacent to a state highway?	☒ Yes	☐ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Richard Schkolnick, Esq.

Telephone Number: (973) 232-5061 Email: rick@schkolnicklaw.com

Address: Law Offices of Richard Schkolnick, 75 Main Street, Suite 201, Millburn, NJ 07041

APPLICANT'S ENGINEER : Van Cleef Engineering Associates, LLC

Telephone Number: (609) 689-1100 Email: jbash@vancleefengineering.com

Address: 4 AAA Drive, Suite 103, Hamilton, NJ 08691

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed. **See attached narrative statement
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria). Not Applicable
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance. ** See attached narrative statement
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township. Not Applicable
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Site Plans (6 sheets) Van Cleef	James A Bash, PE	last revised 4/9/24
Engineering		

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____

Date: _____

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____

Date: _____

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at my business address is 750 Eagle Rock Avenue, West Orange, NJ 07052
in the County of Essex and the State of New Jersey; and
that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 174 : Lot(s) 1.01
on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____

Date: _____

Crestmont Country Club

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

PROPOSAL/PROJECT NARRATIVE
APPLICATION OF CRESTMONT COUNTRY CLUB
750 EAGLE ROCK AVENUE
BLOCK 174, LOT 1.01
(APRIL 22, 2024)

Applicant, Crestmont Country Club (“Crestmont”), has applied for minor site plan approval to install a 1,248 square foot modular accessory dwelling in the northeastern portion of the subject site, to be occupied by seasonal employees on property located at 750 Eagle Rock Avenue (“the Property”) in the R-2 zone. The 146.7 acre property is presently developed with a country club consisting of golf course, tennis courts and swimming pool. The proposal does not increase the impervious coverage (6.76% existing/proposed). Additionally, the proposal meets or exceeds the front, side and rear yard setback requirements.

The accessory dwelling is setback 38 feet from the easterly property and is approximately 530 feet from the closest residence to the east. The setback to the northerly property line is 50 feet; and 214 feet to the northerly setback along Eagle Rock Avenue. The closest residence to the north is approximately 360 feet away. There are no known variances associated with the application.

TOWNSHIP OF WEST ORANGE

Crestmont Country

APPLICANT:

Club

Site Plan/Subdivision Checklist

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
1.	<u>Item:</u> Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2.	<u>Item:</u> Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X		
3.	<u>Item:</u> Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4.	<u>Item:</u> A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <u>Comment:</u> Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X		
5.	<u>Item:</u> A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <u>Comment:</u> Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X		
6.	<u>Item:</u> North arrow and scale.	X	X	X	X	X	X	X	X	X		
7.	<u>Item:</u> Proof that taxes are current.		X	X	X	X	X	X	X	X		
8.	<u>Item:</u> Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X		
9.	<u>Item:</u> Appropriate certification blocks as required by Map Filing Law.		X			X	X			NA		
10.	<u>Item:</u> Monumentation as specified by Map Filing Law <u>Comment:</u> Monumentation required only for final subdivision.		X				X			NA		
11.	<u>Item:</u> Date of current property survey. <u>Comment:</u> Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number	Description											
12	<u>Item:</u> One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X			
13	<u>Item:</u> Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X		X	X		
14	<u>Item:</u> Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X			
15	<u>Item:</u> Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).		X	X	X	X	X	X	X			
16	<u>Item:</u> Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project.		X	X	X	X	X	X	X			
17	<u>Item:</u> Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment:</u> Item important for detailed planning.	X	X	X	X	X	X	X	X			
18	<u>Item:</u> Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment:</u> Item important for detailed planning.	X	X	X	X	X	X	X	X			
19	<u>Item:</u> All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X	X		
20	<u>Item:</u> Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X	X	X	X	X	X	NA		
21	<u>Item:</u> Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X	X	X	X	X	X	NA		
22	<u>Item:</u> Development stages or staging plans (for GDP--general staging). <u>Comment:</u> Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X	NA		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
23.	<u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. ϵ		X	X	X		X		X	X		
24.	<u>Item:</u> List of variances required or requested. ϵ <u>Comment:</u> Basic planning information.		X	X		X	X	X	X	NA		
25.	<u>Item:</u> Requested or obtained design waivers or exceptions. ϵ <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X		X	X	X	X	NA		
26.	<u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	X		
27.	<u>Item:</u> Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X	X	X	X	X	X		
28.	<u>Item:</u> All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X	X	X	X	X		X	
29.	<u>Item:</u> Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X	X	X	X		
30.	<u>Item:</u> Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X					X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
31.	<u>Item:</u> Existing and proposed contour intervals based on U G S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	X		
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary) <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X	X		
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	X		
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.					X	X	X	X	NA		
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board, not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X	X		
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X	X		
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
38. <u>Item</u> :	Soil Erosion and Sediment Control Plan. <u>Comment</u> : Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X			
39. <u>Item</u> :	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment</u> : Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X		X	
40. <u>Item</u> :	Construction details as required by ordinance. <u>Comment</u> : Such level of detail necessary only for major applications.					X	X	X	X	X		
41. <u>Item</u> :	Road and paving cross-sections and profiles. <u>Comment</u> : See Item 40.					X	X	X	X	N/A		
42. <u>Item</u> :	Proposed street names. <u>Comment</u> : Applicable only when new road is proposed.					X	X	X	X	N/A		
43. <u>Item</u> :	New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment</u> : Needed whenever a new lot is created.		X				X					
44. <u>Item</u> :	Lighting plan & details <u>Comment</u> : Not applicable for minor subdivision because just creating lots			X		X	X	X	X	N/A		
45. <u>Item</u> :	Landscape plan & details prepared by a professional landscape architect <u>Comment</u> : Required for site plans because of magnitude of required landscaping.			X				X	X	N/A		
46. <u>Item</u> :	Solid waste management plan. <u>Comment</u> : Site plan consideration only; see Item 44.			X				X	X	N/A		
47. <u>Item</u> :	Site identification signs, traffic control signs, and directional signs. <u>Comment</u> : See Item 44.			X		X	X	X	X	N/A		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
Item Number	Description		Subdivision	Site Plan								
48. <u>Item</u> : Sight triangles. <u>Comment</u> : Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X	N/A		
49. <u>Item</u> : Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment</u> : See Item 44.		X		X	X	X	X	X	X	N/A		
50. <u>Item</u> : Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment</u> : See Item 44.				X		X	X	X	X	N/A		
51. <u>Item</u> : Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.				X				X	X	N/A		
52. <u>Item</u> : Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X	N/A		

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 € Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM

* Waiver sought since the work being performed would not require a sustainability plan.

SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project:		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:		
Use of any water efficient landscaping:		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

April 9, 2024

West Orange Township Planning Board
66 Main Street
West Orange, New Jersey 07052

Re: Crestmont Country
Block 1.01, Lot 4; Block 174
West Orange Township, Essex County, New Jersey
VCEA File No. 2301WOT

To Whom It May Concern:

As part of our formal application to the Planning Board for the above referenced property, we are requesting two submission waivers from the Site Plan Checklist. The waivers requested are as follows:

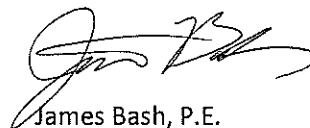
- Item #28: The area of work is a previously developed portion of the site. I have reviewed the site and there are no environmentally sensitive areas within at least 500' of the work area.
- Item #39: Due to the large size of the property, grade elevations of all buildings and property corners are not provided. All relevant topographic data is shown on the plan in and adjacent to the work area.

Additionally, we have noted several items as not applicable (n/a). Due to the very limited scope of this work, they are not applicable to this type of development project. In the event that the board feels waivers are required for these items, we would also request waivers for those as well.

A waiver is requested for all items on the sustainability Checklist Form. The items on this checklist are not warranted for this type of project.

Should you require any additional information, please feel free to give me a call or email me at jbash@vancleefengineering.com.

Very truly yours,


James Bash, P.E.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ 908-735-9500	Hamilton, NJ 609-689-1100	Toms River, NJ 732-573-0490	Freehold, NJ 732-303-8700	Bethlehem, PA 610-332-1772
Hillsborough, NJ 908-359-8291	Mt. Arlington, NJ 862-284-1100	Phillipsburg, NJ 908-454-3080	Doylestown, PA 214-345-1876	Leesport, PA 610-670-6630



TOWNSHIP OF WEST ORANGE

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

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 2/27/24

BLOCK: 174

LOT: 1.01 QUAL:

NAME: Crestmont Country Club

ADDRESS: 750 Eagle Rock Avenue

TAXES PAID UNTIL: 1st Quarter of 2024 paid on
2/8/24

2023 SEWER PAID IN FULL:

YES

NO

2024 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

Buffer Report

THE TOWNSHIP OF WEST ORANGE
 Office of the Assessor
 66 Main Street
 West Orange, New Jersey 07052
 Telephone: (973) 325-4060
 Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	174	1.01		750 EAGLE ROCK AVENUE	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (27)

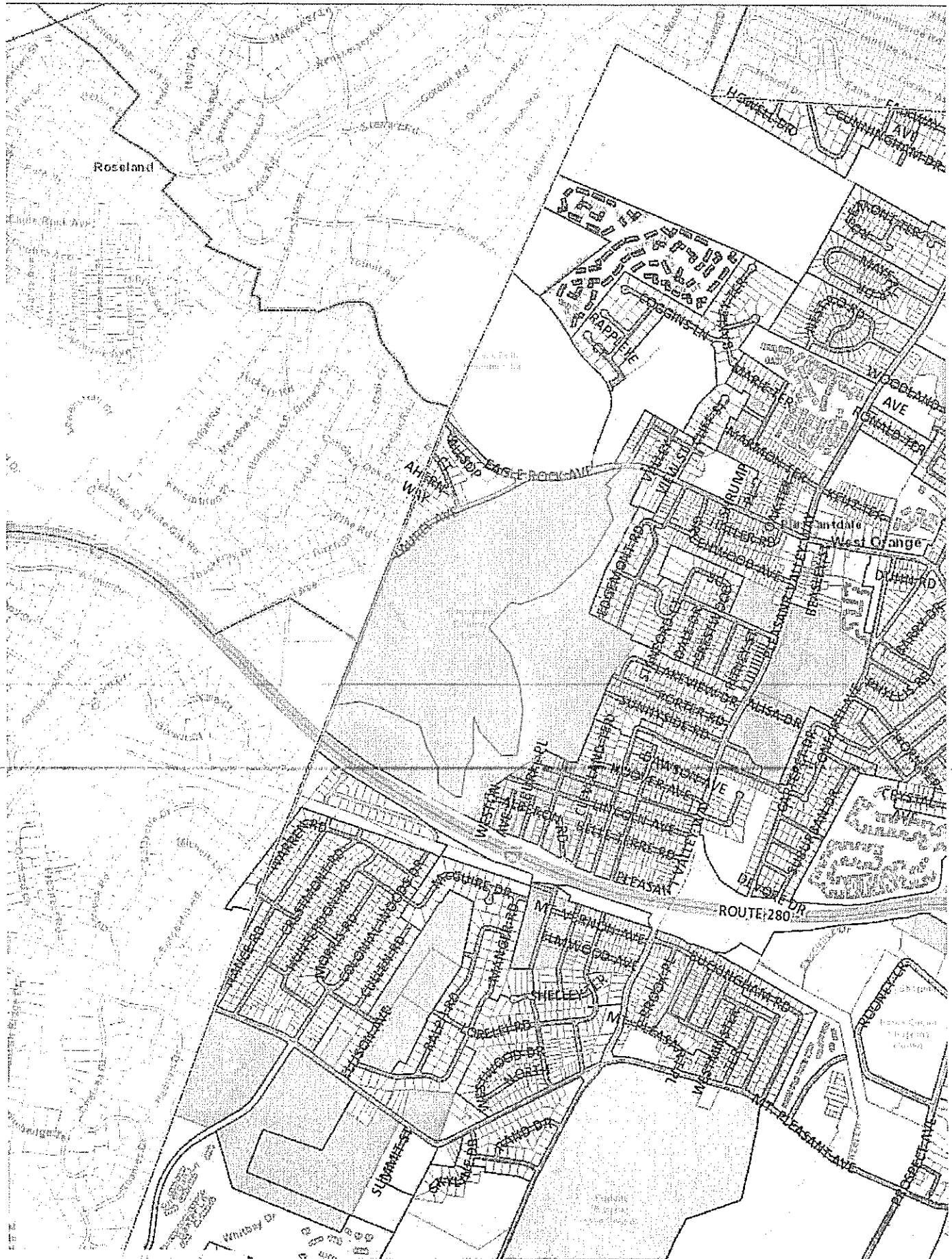
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	174	1		EAGLE ROCK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE NJ	07052
West Orange Township	174	1.01		750 EAGLE ROCK AVENUE	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.06	1		LINCOLN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	2		LINCOLN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	5		BURKE PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	6		BURKE PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	177.01	25		EAGLE ROCK AVENUE	ESSEX FELS COUNTRY CLUB	219 DEVON ROAD	ESSEX FELS, NEW JERSEY	07021
West Orange Township	177.02	15.01		23 LAUREL AVENUE	SUN KING PRIVATE LIMITED	23 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	15.02		31 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP	196 DEVON ROAD	ESSEX FELS, NJ	07021
West Orange Township	177.02	15.03		29 LAUREL AVENUE	BUTKOV, NIKOLAS	29 LAUREL AVE	WEST ORANGE, NJ	07052

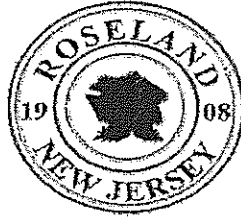
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	177.02	15.04		3 BARTON DRIVE	LI, HAIBING, & PEI LIU	3 BARTON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	18		7 LAUREL AVENUE	MARTINEZ, ANABEL	7 LAUREL AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.02	19		1 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP % ELI CORI	196 DEVON ROAD	ESSEX FIELDS, NJ	07021
West Orange Township	177.03	1		753 EAGLE ROCK AVENUE	MEJIA, TELESFORO & CARMELA	753 EAGLE ROCK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.03	3		21 WAKEMAN STREET	SMERALDO, PETER & KIM	21 WAKEMAN STREET	WEST ORANGE, N.J.	07052
West Orange Township	177.05	1		22 WAKEMAN STREET	OKOLIE, FLEETA BURGESS-& HENRY	22 WAKEMAN STREET	WEST ORANGE, NJ	07052
West Orange Township	177.11	1		4 BARTON DRIVE	KOUASSI, ALAIN J. & ALICIA T.	4 BARTON DR	WEST ORANGE, NJ	07052
West Orange Township	177.11	2		2 AHERN WAY	ALAS, DEVRIM & MELANIE	2 AHERNE WAY	WEST ORANGE, NJ	07052
West Orange Township	177.11	6		41 LAUREL AVENUE	MORANA, FRANK & MARIE	41 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	7		49 LAUREL AVENUE	CERPA, MARIBEL & OBLITAS,AURORA	49 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	10		59-61 LAUREL AVENUE	BHANDARI,VINIL+PREMKUMAR,VANDANA	59-61 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.11	11		55 LAUREL AVENUE	KAY, JILLIAN ALYN	55 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	11.01		57 LAUREL AVENUE	HARRIS, PAUL JR & MUNFORD, LORETTA	57 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	12		51 LAUREL AVENUE	GRABOWSKI, PAUL L & JEANNINE	51 LAUREL AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.11	13		45 LAUREL AVENUE	KELLY, JERRY DAVID & ALEXANDRA	45 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.12	60		757 EAGLE ROCK AVENUE	PLEASANTDALE CHATEAU & CONFER. INC.	757 EAGLE ROCK AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.13	1		ROSELAND	ASSESSED IN ROSELAND	ASSESSED IN ROSELAND	ASSESSED IN ROSELAND	00000

Adjacent Towns (6)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Livingston Township	2300	7		LAUREL AVENUE	CRESTMONT COUNTRY CLUB	P.O. BOX 358	WEST ORANGE, NJ	07052
Livingston Township	2300	7.01		LAUREL AVENUE	SS NICHOLAS, CONSTANTINE & HELEN G.O.C	80 LAUREL AVE.	ROSELAND, NJ	07068
Roseland Borough	49	53		4 PINE ROAD	LANCIA, NICHOLAS JR	4 PINE ROAD	ROSELAND, NJ	07068
Roseland Borough	54	7		67 LAUREL AVENUE	AMIRATA, HEIDI B.	67 LAUREL AVE.	ROSELAND, N.J.	07068
Roseland Borough	54	8		63 LAUREL AVENUE	MANUSIS, MICHAEL & FLORINA B	63 LAUREL AVE	ROSELAND, NJ	07068
Roseland Borough	55	1		78 LAUREL AVE.	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVE.	WEST ORANGE, N.J.	07052

Buffer Report - Map





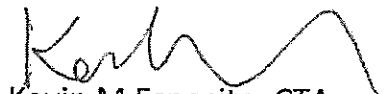
Borough of Roseland
Office of Kevin M Esposito, CTA
Borough Assessor
140 Eagle Rock Avenue, Roseland, NJ 07068

Re: 200' Owners List within 200' of Block 174 Lot 1.01 (West Orange)

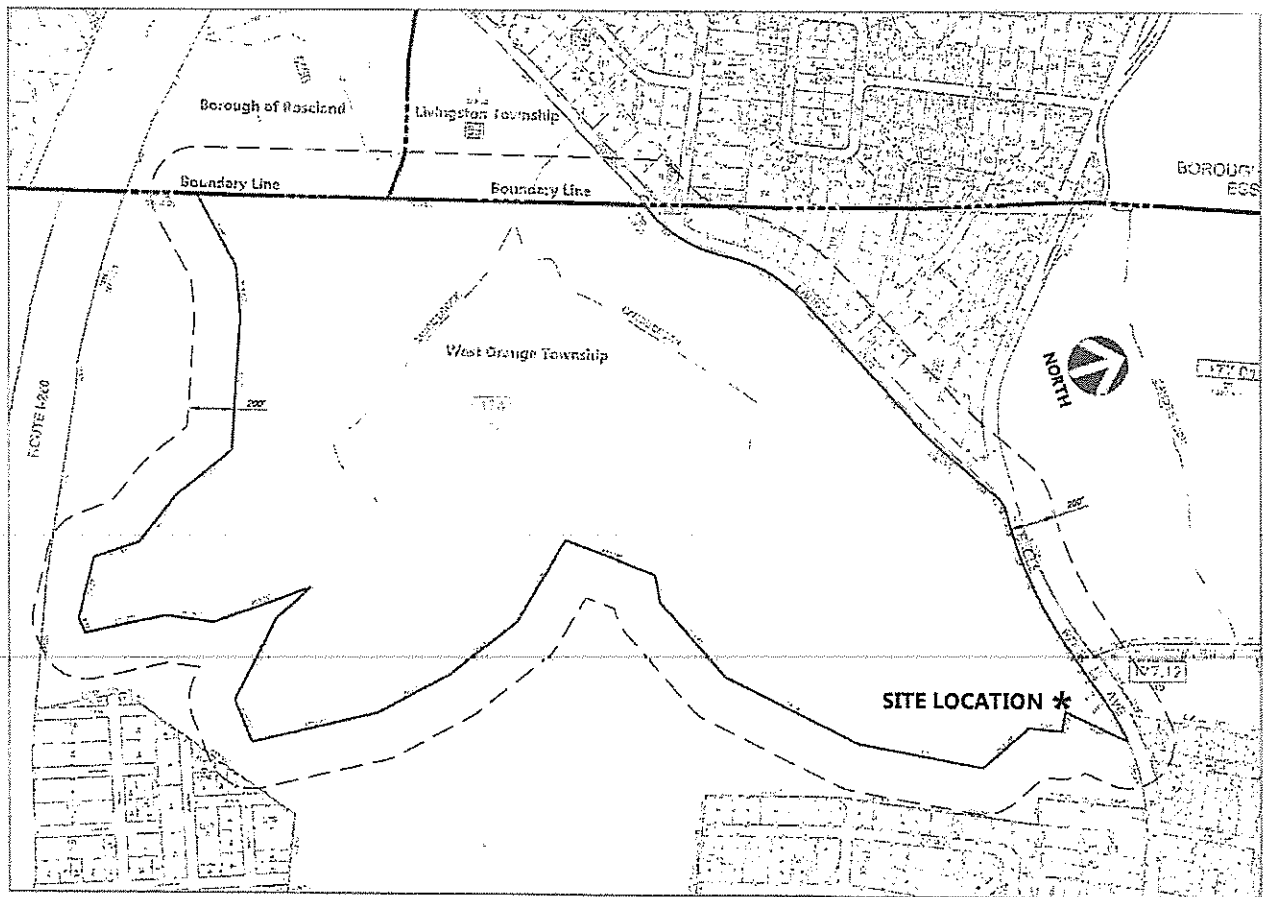
April 5, 2024

To whom it may concern:

The attached list represents property owners located in the Borough of Roseland within 200' of above referenced parcel. In addition to the attached list the attached utilities in the attached utility list must also be notified.


Kevin M Esposito, CTA

BLOCK	LOT	PROPERTY LOCATION	OWNER, OWNER	OWNER ADDRESS	OWNER_CITY/STATE	OWNER_ZIP
49	53	4 PINE ROAD	LANCIA, NICHOLAS JR	4 PINE ROAD	ROSELAND, NJ	07068
54	7	67 LAUREL AVENUE	AMIRATA, HEIDI B.	67 LAUREL AVE.	ROSELAND, N.J.	07068
54	8	63 LAUREL AVENUE	MANUSIS, MICHAEL & FLORINA B	63 LAUREL AVE	ROSELAND, NJ	07068





Borough of Roseland
BOROUGH OF ROSELAND
140 EAGLE ROCK AVENUE
ROSELAND, NJ 07068

INVOICE #

R2400287

ACCOUNT ID: SCHK0005 PIN: 043167
INVOICE DATE: 03/04/24
DUE DATE: 03/04/24

SCHKOLNICK, RICHARD LLC
75 MAIN STREET
SUITE 201
MILLBURN, NJ 07041

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		BLOCK 174 LOT 1.01		
1.0000	TA F003	LIST OF PROPERTY OWNERS (C33) BLOCK 174 LOT 1.01 MONEY ORDER - 28999814995 200 FT LIST 750 EAGLE ROCK ROCK AVENUE WEST ORANGE, NJ 07052 CRESTMONT COUNTY CLUB	10.000000	10.00
			TOTAL DUE:	<u>\$ 10.00</u>

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Borough of Roseland
BOROUGH OF ROSELAND
140 EAGLE ROCK AVENUE
ROSELAND, NJ 07068

SCHKOLNICK, RICHARD LLC
75 MAIN STREET
SUITE 201
MILLBURN, NJ 07041

INVOICE #: R2400287
DESCRIPTION: BLOCK 174 LOT 1.01
ACCOUNT ID: SCHK0005 PIN: 043167
DUE DATE: 03/04/24
TOTAL DUE: \$ 10.00



Borough of Roseland

03/04/24 11:12 Invoice Payment

Customer: SCHK0005

Name: SCHKOLNICK, RICHARD LLC

Invoice: R2400267

BLOCK 174 LOT 1.01

Item 1

10.00

LIST OF PROPERTY OWNERS (C33)

10.00

Chk#: 28999814995

Batch Id: HQH

Ref Num: 17425 Seq: 17 to 17

Cash Amount: 0.00

Check Amount: 10.00

Credit Amount: 0.00

Total: 10.00

Must also Contact

**Borough of Roseland
140 Eagle Rock Avenue
Roseland, NJ 07068**

**Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044**

**PSE&G Company
Mgr. Corp. Prop.
80 Park Place T-6B
Newark, NJ 07102**

**Verizon
540 Broad Street
Newark, NJ 07102**

**Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083**

**Shade Tree Commission
140 Eagle Rock Avenue
Roseland, NJ 07068**

TOWNSHIP OF LIVINGSTON

CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET

Block: 174 | Lot(s): 1.01
750 Eagle Rock Avenue (West Orange)

March 28, 2024

The below public utilities and all names on the attached *Adjacent Property Listing* must be notified ten (10) days in advance of the scheduled hearing date by handing a copy of such notice to each of said owners and acquiring said owner's signature, OR by certified registered mail (return receipt not necessary).

All original signatures and certified mail receipts must be returned to the Planning Department along with the Affidavit of Service of Notice form ten (10) days prior to the scheduled hearing date.

UTILITY COMPANIES TO BE NOTIFIED:

- Township Clerk – 357 S Livingston Avenue, Livingston, NJ 07039
- NJ American Water Company – 167 JFK Parkway, Short Hills, NJ 07078
- PSE&G Company – Mgr. Corp. Properties, 80 Park Plaza, T6B, Newark, NJ 07102
- Jersey Central – PO Box 16001, Reading, PA 19612-6001
- Comcast Cablevision – 800 Rahway Avenue, Union, NJ 07083
- Verizon – 9 Gates Ave, #2, Montclair, NJ 07042

If your property fronts on a County Road and/or a State highway, notices must be provided to the County and/or State accordingly.

If your property borders another municipality, a 200 ft list must be requested from that municipality and notices must be provided accordingly.

Subject Property: Block: 174 Lots: 1.01 Qual:
Address(es): 750 Eagle Rock Avenue, West Orange, NJ
Date Prepared: March 28, 2024

The data provided has been extracted from the Assessor's current database and is based on the list and map provided.

Comments: Subject property in West Orange, NJ.
200' List includes Livingston properties only.
Map supplied by Livingston Engineering Department.



Lidia Dumytsch, Tax Assessor

200' list cover
page

200 Foot List, March 28, 2024
 750 Eagle Rock Avenue, West Orange, NJ
 174/1.01

#	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City	Owner State	Zip Code
1	2300	7		Laurel Avenue	Crestmont Country Club	P.O. Box 358	West Orange	NJ	07052
2	2300	7.01		Laurel Avenue	SS Nicholas, Constantine & Helen G.O.C.	80 Laurel Avenue	Roseland	NJ	07068

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Crestmont Country Club, Inc.	
	2 Business name/disregarded entity name, if different from above Crestmont Country Club	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. P.O. Box 358 / 750 Eagle Rock Avenue	Requester's name and address (optional)
6 City, state, and ZIP code West Orange, NJ 07052		
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

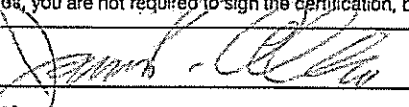
Social security number								
			-				-	
OR								
Employer identification number								
2	2	-	1	5	4	5	0	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 5/5/2023
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

RESOLUTION

Township of West Orange

Planning Board

PB 23-06 Crestmont Country Club/750 Eagle Rock Avenue

Block: 174 Lot: 1.01; Zone: R-2

Decided on July 5, 2023

Memorialized on July 19, 2023

Minor Site Plan Approval

WHEREAS, Crestmont Country Club (Hereinafter the “Applicant”) has made an application for Minor Site Plan approval to construct three (3) pickleball courts adjacent to its tennis courts located at 750 Eagle Rock Avenue, also known as Block: 174 Lot: 1.01, in the R-2 Zone; and

WHEREAS, a properly noticed public hearing was conducted on July 5, 2023; and

WHEREAS, the Applicant was represented by Gary Forsher, Esq.; and

WHEREAS, the Applicant provided testimony by Daniel Fryer P.E., of Van Cleef Engineering, a licensed Civil Engineer in the State of New Jersey whose credentials were accepted by the Board; and

WHEREAS, the Applicant provided testimony by Dana Cancellaro, General Manager and COO of the Crestmont Country Club; and

WHEREAS, the Applicant submitted the following documents to the Board in the form of the application package:

ITEM	SIGNED BY	DATE/REVISION
------	-----------	---------------

2. The proposal is to build three (3) new pickleball courts.
3. As to site plan requested waivers, items #20, 28, 34, 39, 44, 45 and 46 the Applicant provided information that there are no deed restrictions, no proposed lighting, no environmentally sensitive areas within at least 500 feet of the work area and due to the large size of the property, grade elevations and of all buildings and property corners are not provided but all relevant topographical data was shown on the plan and adjacent to the work area.
4. A waiver from submitting the Sustainability Checklist and for the requirement that Applicant submit a signed and sealed copy of the survey of the property these items are not relevant due to the very limited scope of the work and are not relevant to the proposed project.

NOW THEREFORE be it resolved by the Planning Board of the Township of West Orange minor site plan approval is granted.

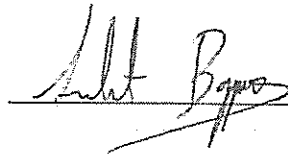
AND IT IS FURTHER RESOLVED that the above approval is subject to the following terms and conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction but excluding interior renovations, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.

2. If another governmental entity or agency grants a waiver or a variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.
3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successor or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.
4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of the notification or this approval shall be deemed withdrawn.
6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.

7. Four trees will be planted as replacement for the trees removed for the project.
8. There will be no lighting installed as the pickleball courts are for daytime use only.
9. The fence shall surround the courts (All four sides) and will be six (6') feet high.
10. Applicant will comply with all State and local noise level requirements.
11. Applicant agrees to comply with all recommendations set forth in the report of John Hess, P.E. dated July 3, 2023.
12. Applicant shall list all conditions of approval onto a final site plan submission.

The undersigned secretary certifies the decision set forth herein was made by this Board on July 5, 2023, and memorialized herein pursuant to N.J.S.A. 40:55D10(g) on July 19, 2023.



Jamilet Baquerizo-Vite,
Planning Board Secretary

Vote Action Taken by the Board on July 5, 2023:

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

Vote on Memorialization on July 19, 2023:

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