

**RESOLUTION
PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE**

Application No. PB-06-08/Crestmont Country Club

Granting an interior line adjustment relating to an interior line which had inadvertently been drawn over a portion of the active golf course.

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on June 6, 2007, considered whether an interior line adjustment on a previously approved subdivision application was significant. The Planning Board at its January 3, 2007 meeting memorialized the approval of PB-06-08 in which Crestmont Country Club (the "Applicant") was granted Preliminary and Final Minor Subdivision without variances and a lot line adjustment merging a portion of Block 177, Lot 29 into proposed Lot 1.01 pertaining to its property located at 750 Eagle Rock Avenue, identified on the tax maps of the Township of West Orange as Blocks 174/177, lots 1/1 and 29, Zone R2; and

WHEREAS, subsequent to the approval of PB-06-08, the Applicant discovered that one of the proposed subdivision lines, separating proposed lot 1 from proposed lot 1.01, erroneously was drawn through a portion of the active golf course. The Applicant, through its attorney Stephen A. Geffner, Esq. presented before the Planning Board at its regular meeting of June 6, 2007 for a determination whether the correction to said error was significant; and

WHEREAS, the Applicant presented through its attorney Stephen A. Geffner, Esq. and presented a revised subdivision map prepared by Charles Stewart of G.C. Stewart Associates, Inc., dated August 23, 2003 revised through June 6, 2007; and

WHEREAS, the Planning Board heard the presentation of Mr. Geffner and determined that the line adjustment correcting the error would have no impact on surrounding property owners and was minor and insignificant in nature; and

WHEREAS, all the facts and data contained in the submitted application and in all submissions and exhibits submitted to the Board by any and all interested parties, any and all of the Applicant's professionals and any and all of the Planning Board's consultants and produced at the public hearings identified herein before the Board are incorporated as findings of fact of this Board as if set forth at length herein; and

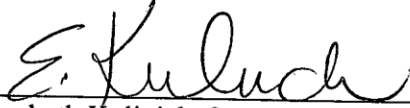
WHEREAS, a complete application has been filed, all fees required by Ordinances have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board have been properly invoked and exercised, the Planning Board having conducted a vote on this application on June 6, 2007;

NOW THEREFORE, does the Planning Board of the Township of West Orange make the following findings of facts and conclusions of law with regard to this application:

1. The Applicant's previous approval (PB-06-08) to subdivide a portion of its property so that it will retain 144.536 acres and subdivide approximately 97.216 acres, was discovered to contain an erroneously drawn lot line separating proposed Lot 1 and proposed Lot 1.01. The total acreage now subdivided is reduced from 97.216 to 94.999 acres.

2. The Applicant, through its revised subdivision map has demonstrated to the Board that the adjustment correcting the erroneously drawn line is minor and insignificant in nature. The Board finds that the correction will have no impact on surrounding land owners or surrounding uses. Accordingly, the Board's approval in PB-06-08 is hereby amended as reflected in the June 6, 2007 revision to the subdivision map prepared by Mr. Stewart. Nothing else in the Resolution of January 3, 2007 approving PB-06-08 is amended, altered or adjusted and that Resolution, its findings, conclusions and conditions all remain in effect.

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of West Orange at its regular meeting on July 11, 2007.


Elizabeth Kulinich, Secretary
Planning Board of the Township of West Orange

Dated: 7-11-07