

PB -14-14T/CRESTMONT COUNTRY CLUB

750 Eagle Rock Avenue

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE**

Granting technical site plan approval (technical review subcommittee), without variances, to operate a full-service Country Club.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on August 14, 2014, considered the application for technical site plan approval, without variances, to install a patio at the property of Crestmont Country Club located in the R-2 Zone, identified as Block 174, 177, Lot 1.01, which was submitted by Crestmont Country Club (the "Applicant"); and

WHEREAS, the Planning Board considered the presentation of the Applicant, Stephen A. Geffner, Esq., the Applicant's Attorney, and the Applicant's Landscape Architect, Gregg A. Spadaro, as well as Sam Gershwin, consultant; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on August 14, 2014; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to install a patio at the rear of the clubhouse of Crestmont Country Club;

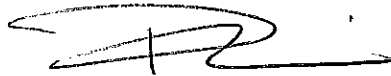
NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to install a patio at Crestmont Country Club.
2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:
 - i. There shall be self closing doors with screening material to and from the club's interior;

- ii. The retaining wall as shown on the plan shall not exceed 30" (thirty inches) in height;
- iii. There shall be an emergency shut off valve installed for the gas line to the patio;
- iv. In the event that a Knox Box does not currently exist on the premises, one must be installed near the main entrance to the facility
- v. It has been specifically determined that the Applicant is exempt from the imposition of the requirements of the Township's Outdoor Seating Ordinance as it does not apply to this particular use in the R-2 zone district.

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to install a patio on the property of Crestmont Country Club is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



Robin Miller, Board Secretary

Dated: September 3, 2014