

PB-02-08

CRESTMONT COUNTRY CLUB

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting preliminary and final site plan approval without variances to add a 3,500 square foot, one story addition to existing maintenance and storage building and to add a 14-space parking lot.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on December 4, 2002, considered the application for preliminary and final site plan approval without variances to add a 3,500 square foot, one story addition to an existing maintenance and storage building and to add a 14-space parking lot, on property located in an R-2 Zone, identified as Block 174, Lot 1 and Block 177, Lot 29, which was submitted by Crestmont Country Club (the "Applicant") through its attorney Stephen A. Geffner, Esq.; and

WHEREAS, the Planning Board considered the presentation of Stephen A. Geffner, Esq., attorney for the Applicant; and heard and considered the testimony of Peter Pedrazza, the Applicant's golf course superintendent, and heard and considered the testimony of Charles Stewart, the Applicant's engineer (licensed in New Jersey as an engineer, and qualified by the Board); and considered the site plan dated February 19, 2002, along with a floor plan and elevations dated June 4, 2002; as well as

questions and comments from Board members as shall appear in the Board's minutes for the meeting of December 4, 2002; 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 Planning Board have been properly invoked and exercised; and the Board having conducted a vote on this application on December 4, 2002;

NOW, THEREFORE, does the Planning Board 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 preliminary and final site plan approval without variances to add a 3,500 square foot, one story addition to the Applicant's existing maintenance and storage building and to add a 14-space parking lot.

2. The Board reviewed the site plan and related documents submitted by the Applicant.

3. The Board has recommended and the Applicant has agreed to the following additional conditions of approval:

- (1) The addition to the existing maintenance and storage building will be used solely for the storage of equipment;

(2) The Applicant will plant two rows of evergreen trees on its property to act as a visual screen between the proposed addition and Laurel Avenue as shown on the site plan;

(3) The Applicant will make payment of any increase in sewage fees due to the expansion as calculated by the Township Engineer;

(4) Site Plan Approval, as necessary, of the proposed development will be obtained from the Essex County Planning Board;

(5) Soil erosion and sediment control certification, as necessary, will be obtained from the H-E-P Soil Conservation District;

(6) All landscaping shall be planted in accordance with the approved landscape plan and shall be maintained in healthy and vigorous condition; all plants, shrubs, and trees that die shall be replaced with landscape materials of equal or better quality;

(7) All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

(8) Before a Certificate of Occupancy/Approval can be issued, the Applicant shall submit proof to the West

Orange Director of Planning that all real estate taxes are paid and current; and

(9) Before a Certificate of Occupancy/Approval can be issued, the Applicant shall execute and submit to the West Orange Director of Planning, an Affidavit of Compliance certifying that all conditions of approval agreed to by the Applicant and set forth herein have been fulfilled and satisfied.

4. The Applicant is granted waivers for environmental impact statement, soil data survey, grading plans, and drainage calculations.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary and final site plan approval to add a 3,500 square foot, one story addition to the Applicant's existing maintenance and storage building and to add a 14-space parking lot is approved in accordance with the site plan and floor plan, subject to the 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.


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

Dated: