

CRESTMONT COUNTRY CLUB

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting preliminary and final site plan approval without variances and a soil removal permit to improve an existing driving range.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on December 8, 2003, considered the application for preliminary and final site plan approval without variances and a soil removal permit to improve an existing driving range, on property located in the R-2 Zone, identified as Block 174/177, Lots 1 and 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 greens superintendent at Crestmont Country Club, the greens keeper and agronomist, accepted by the Board as an expert in both those fields; and considered the site plan dated October 20, 2003, as revised December 1, 2003; as well as questions and comments from Board members and the from the public as shall appear in the Board's minutes and/or the transcript for the meeting of December 8, 2003; 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 8, 2003; and

WHEREAS, the Applicant requested preliminary and final site plan approval without variances and a soil removal permit to improve an existing driving range;

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 and a soil removal permit to improve an existing driving range.

2. The Board reviewed the site plan and revisions to the site plan submitted to the Board by Charles Stewart, which site plan is dated October 20, 2003 and revised December 1, 2003.

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

- (1) The Applicant will review plantings of a minimum of 100 new trees of a minimum caliber of 3-1/2

inches with the Planning Director of the Township of West Orange. These trees shall be planted along Ferris Drive;

(2) The Applicant shall use crushed stone or other suitable pervious surface material for the new court parking area associated with the driving range;

(3) The Applicant shall review with the Engineer of the Township of West Orange the protective measures which shall be installed for the public and for members of the Applicant's Club relating to the driving range improvements;

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

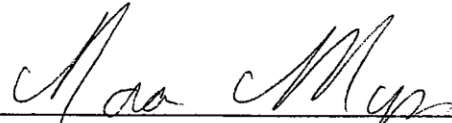
(5) All landscaping shall be planted in accordance with the approved landscape plan and shall be maintained in healthy and vigorous condition; all plants, shrubs, and trees that die shall be replaced with landscape materials of equal or better quality; and

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

NOW, THEREFORE, BE IT RESOLVED that this preliminary and final site plan approval without variances and a soil removal

permit to improve an existing driving range is approved in accordance with the site 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.



Nora Myers, Acting Board Secretary
Planning Board of the Township
of West Orange

Dated:

1/7/04