

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

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

Granting Preliminary and Final Minor Subdivision and lot line adjustment merging a portion of Block 177, Lot 29 into proposed Lot 1.01

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on January 3, 2007, considered the application of Crestmont Country Club (the "Applicant") for 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, the Planning Board considered the presentation of the Applicant made through its attorney, Stephen A. Geffner, Esq. and its submissions, prepared by Charles Stewart of G.C. Stewart Associates, Inc., August 23, 2003; and

WHEREAS, the Applicant presented the testimony of Mr. Stewart and stipulated that at the present time there are no development plans contemplated for said parcel; and

WHEREAS, the Planning Board heard the testimony of Susan Borg, the Municipal Planner and Leonard Lepore, the Municipal Engineer and their written comments dated September 27, 2006 and September 6, 2006, respectively; and

WHEREAS, certain members of the public voiced objections to the Application; 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 January 3, 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 plans to subdivide a portion of its property so that it will retain 144.536 acres and subdivide approximately 97.216 acres. The larger portion, which shall be called Proposed Lot 1.01, encompasses the entire Country Club facility, including the golf course, clubhouse, pool, tennis courts and other amenities associated with a full service country club. Proposed Lot 1, which is the balance of the property to be subdivided, is essentially heavily-wooded, vacant land.
2. The Applicant, through its experts, demonstrated that there was approximately 400 feet of access along Eagle Rock Avenue to the subdivided parcel, as well as both actual and paper streets intersecting with the proposed subdivided portion at various places along the perimeter of the property. Nothing contained herein shall constitute an approval, at this time, of the extension of all or any such actual or paper street in the event of the future development of all or any of the two proposed lots that are the subject of this Application.
3. The Applicant also requested that certain interior lot lines be deleted, as shown on the Minor Subdivision Plat prepared by GC Stewart Associates, dated August 23, 2003 and revised pursuant to the Township of West Orange comments on September 5, 2006.
4. The result of the Application would create two new lots; Lot 1.01 with an area of 6,295,975 square feet (144.536 acres) and Lot 1 with an area of 4,234,713 square feet (97.216 acres).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board of the Township of West Orange, based upon the Findings of Facts and Conclusions aforesaid, and upon the laws established in the State of New Jersey, hereby grants the Applicant Preliminary and Final Minor Subdivision approval without variances and a lot line adjustment merging a portion of Block 177, Lot 29 into proposed Lot 1.01; and

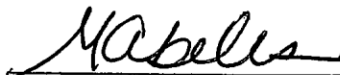
BE IT FURTHER RESOLVED that the grant of said approval shall be conditioned upon the Applicant's full and complete satisfaction of the following conditions:

1. The Applicant shall provide a dedication of its land to the County of Essex for future road widening purposes and for the potential installation of a new traffic signal.
2. At its most westerly side, the easement shall be 14' in width and shall taper to not more than 10' in width at the most easterly portion of the subject property.
3. Applicant shall grant a temporary construction easement to the County of Essex for the purposes of the road widening and the potential installation of a traffic signal opposite Oval Road.
4. Applicant will not be required to furnish any financial contribution to either the road widening or the installation of the traffic light.
5. The description of the dedication is more particularly set forth in the Revised Proposed Land Merger/ Minor Subdivision Plat to be read in accordance with the proposed resolution.

6. The Applicant shall pay all required fees to the Township for the subdivision approval and inspection of subdivision improvements.

7. The Applicant shall comply with all other applicable federal, state and local law, regulations and ordinances in the implementation of this subdivision.

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 January 3, 2007.



Maria Abeles, Secretary
Planning Board of the Township of West Orange

Dated: 2/7/07