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ZB-1984
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R E S O L U T I O N

BOARD OF ADJUSTMENT
TOWNSHIP OF WEST ORANGE

WHEREAS, at a meeting of the Board of Adjustment of the Township of West Orange held on November 13, 1984, the Board heard Case No. ZB-84-24, being the application by Allied Corporation to utilize premises commonly known as 757 Eagle Rock Avenue, or Block 176B, Lot 60, et al., as a seminar and conference center; and

WHEREAS, the Board did hear and consider the testimony of Robert J. Levchik, Paul Poliski, Paul Korsch and Mary Palumbo, the documentary evidence introduced by the applicant, the legal and factual arguments made by applicant, the reports of the various municipal departments of the Township of West Orange with respect to the application, and the testimony and statements of surrounding property owners; and

WHEREAS, the Board has made the following findings of fact and special reasons:

1. The property in question is owned by the applicant, Allied Corporation. ✓
2. The property in question is known as 757 Eagle Rock Avenue and Block 176B, Lot 60, but also comprises the following additional lots, Block 176B, Lots 66, 65A and 65, Block 178, Lot 1, Block 177A, Lots 25A, 25B and 30.

3. Since its acquisition by the applicant in 1963, the premises have been used continuously as a seminar and conference center for the applicant's executives and customers.
4. On July 8, 1980, this Board granted applicant a variance to use the premises as a seminar and conference center.
5. On October 15, 1981, this Board granted applicant a variance to expand its seminar and conference use by adding a total 45,000 square feet of sleeping, dining, kitchen and meeting room facilities.
6. Since the date of applicant's previous application, it has made several major business acquisitions which will have the effect of increasing its annual sales by approximately four and one-half billion dollars and its work force to approximately 117,000%. As a result of such growth in applicant's business, the Premises would no longer suffice as applicant's primary conference center as contemplated by the previous application.
7. The subject premises presently contain a large main building with conference rooms, a heated indoor swimming pool, green house, kitchen and dining room facilities, bedrooms and other

general purpose rooms. In addition to the main building, there are a number of purely residential buildings occupied by members of the staff serving the premises and an annex containing additional sleeping quarters used by guests and visitors. There also various accessory buildings used for storage and additional green houses and barns used in connection with the small number of farm animal maintained on the premises.

While the site has extensive formal gardens and large landscaped areas, it also contains areas which are heavily wooded and in their natural state.

8. The property is bounded on the west by the Essex Fells Country Club, on the north by presently undeveloped property, on the South by Eagle Rock Avenue and by portions of Wakeman Street and Quarry Terrace and on the South by the rear portion of premises on Schmitt Road.
9. The proposed new facilities will occupy less than one-half per cent of the total site and have an area of 12,500 square feet. The new facilities will include 24 bedrooms, a conference room and several meeting rooms.
10. The new facilities will be constructed behind the existing main building and will be substan-

tially screened by existing trees. The design of the new facilities will be consistent with that of the main building.

11. The topography of the site is such that the properties on Schmitt Road will be buffered from the new conference and seminar facilities by substantial differences in grade, and the residences on Wakeman and Quarry Terrace will be separated from the new facility by substantial distances and screened from the new building by woods and the existing main house. Accordingly, the new facilities will not be visible from any neighboring properties.
12. Allied Corporation is a major United States company selling its goods and services on a world-wide basis. The applicant's world-wide headquarters are located in Morristown, New Jersey, some 20 minutes driving time from the subject premises.
13. Because of the diversity of its products and services and the size of its operations in general, Allied Corporation requires a location for the continuing conduct of management training programs, sales training seminars and product orientation conferences. The existing conference and seminar facilities on the premises do not provide adequate sleeping space and meeting areas for the current utilization of the premises. If

applicant is unable to make its existing facilities suitable for its purposes, it will have to seek a suitable site elsewhere, and in such event may have no further use for the subject premises.

4. The subject premises are ideally and uniquely suited for a conference and training center for the following reasons:

- a. The premises are located only 20 minutes driving time from Allied Corporation's world headquarters in Morristown thus making it convenient for key corporate officials to attend conferences on the premises. .

- b. The premises are located close to New York City, Newark Airport and major highways thus making the site accessible to persons coming from distant points within or without the United States.

- c. The premises offer an atmosphere of seclusion necessary for the efficient conduct of the various training meetings and conferences held by the applicant.

- d. The availability of the premises to the applicant on a year-round basis affords it a great deal of flexibility in planning.

e. The premises offer a prestige location in which the applicant may meet with its customers.

15. The buildings and grounds presently comprising the subject premises are unique in all of West Orange and should be preserved as an outstanding example of building and landscape architecture which is not likely to be duplicated.
16. If the applicant is unable to continue using the premises for a conference and seminar center, it is not likely that the premises could be sold for the single family residential use permitted in the R1 and R2 zones without subdivision of the premises. Such subdivision will lead to a substantial loss of the beauty and benefits of the property in its present state. In light of the substantial cost of land in West Orange, it is probable that any future purchaser will seek to develop the property for office, multi-family or townhouse use, thus destroying forever the park-like quality of the area.
17. Preservation of the site in substantially its present state is in the general welfare and consistent with the purposes of the Municipal Land Use Law as expressed in N.J.S.A. 40:55D-2j and the West Orange Zoning Ordinance as expressed by Section 25-2.1(i).

18. Because of the size of the tract, the modest 12,500 square feet size of the new facility and the proposed location of the new construction, the project described in the subject application will not result in any destruction of or have any adverse impact upon the formal gardens, woodlands and unique structures presently located on the subject premises.
19. The proposed use and the substantial area of the applicant's property, and the proposed parking areas and additional internal driveways as set forth on the site plan provide for safe and efficient vehicular and pedestrian circulation, parking and loading. All roadways within applicant's property are of sufficient width and suitable grade and suitably located to accommodate prospective traffic and to provide access for firefighting and emergency equipment.
20. All exterior lighting required for safety reasons has been provided and will in no way interfere or adversely affect surrounding landowners.
21. The plan for reducing the amount of water utilized on the site through the use of water conserving fixtures to be installed both in the new construction as well as in existing buildings will result in material savings of water re-

(c) Since most seminars to be conducted in the new facility will last from three to five days, most participants in such conferences will be housed on the site, and the construction of additional sleeping facilities will substantially eliminate applicant's need to house program participants off-site, the proposed construction will actually result in a reduction in traffic involving the premises.

(d) The traffic which will be generated from the proposed enlarged conference and seminar use, will be less than the traffic which would be generated from the premises if the same were to be developed for the residential uses permitted under the West Orange Zoning Ordinance.

(e) The site will have sufficient off-street parking to accommodate the requested use.

(f) The portion of the premises to be dedicated to the new conference and seminar facilities comprises less than one-half per cent of the total site and the properties surrounding and abutting the premises will be completely buffered and protected from any adverse impact from the enlarged conference and seminar use by open areas, differences in grade and wooded and other undeveloped areas.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of West Orange on this 13th day of November, 1984, based upon the findings of facts and special reasons, that a variance from the zoning ordinances of the Township of West Orange be granted to applicant to permit the construction and use of the conference and seminar facility described in applicant's application and that preliminary and final site plan approval be granted to the site plan filed with this Board of Adjustment on September 18, 1984, as amended, subject to the following:

1. Approval by the Engineering Dept. of the wastewater flow equalization facility and the plumbing fixture retrofit plan.
2. Planning Department's approval of the fire lane detail.

IN FAVOR

DAN GALATE

IRENE MALKIN

THOMAS QUIGLEY

LIBBY SHARPE

NICHOLAS VECCHIO

DR. CHARLES TORLUCCI

PEG SEELIG

OPPOSED

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of West Orange at the meeting of November 13, 1984, as copied from the minutes of said meeting.



Marion Ehrhart - Secretary