

#5 ✓

RESOLUTION SITE PLAN
CONDITIONAL USE APPROVAL AND VARIANCE

PB-95-15

PLANNING BOARD RESOLUTION GRANTING PRELIMINARY AND FINAL SITE
PLAN APPROVAL, CONDITIONAL USE APPROVAL AND PARKING VARIANCE ON
APPLICATION BY PLEASANTDALE CHATEAU AND CONFERENCE RESORT, INC.,
LOCATED AT 757 EAGLE ROCK AVENUE, WEST ORANGE, NEW JERSEY BEING
LOTS 65, 65.01, 66 IN BLOCK 177.12, LOTS 25.01, 25.02 AND 30 IN BLOCK 177.02,
LOT 1 IN BLOCK 178, LOT 30 IN BLOCK 179
ZONE R-4

WHEREAS, the Planning Board of the Township of West Orange at its special
meeting held on September 13, 1995 considered application for site plan approval,
conditional use approval and parking variance, which application was submitted by
Pleasantdale Chateau and Conference Resort, Inc., through its attorney, Robert C.
Williams; and

WHEREAS, the Planning Board having considered the concurrent application for
subdivision filed by the applicant herein; and

WHEREAS, the Planning Board considered the presentation of Robert C.
Williams, Esq., attorney for the applicant, and the testimony of J. Michael Petry, P.E.,
applicant's engineer, John E. Christ, P.E., applicant's traffic engineer, Carolyn A. Young,
applicant's architect, on behalf of the Pleasantdale Chateau and Conference Resort, Inc.;
and

WHEREAS, statutory notice and publication of the meeting having been
provided, and Exhibits A-1 through A-3 were placed into evidence; and

WHEREAS, the general public having been given an opportunity to be heard and

the Planning Board having made the following findings of fact:

1. The applicant is continuing an existing use on the premises which is now zoned R-4 and establishes conditions for hotels and banquet facilities as well as conference centers in R-4 districts;
2. It has been demonstrated that the parking facilities provided on the plans submitted by the applicant more than adequately address the concerns required on the site;
3. The development of this site is consistent with the rezoning which occurred recently through the Township Council;
4. There are no residential uses adjacent to the site which will be adversely effected by the application;
5. The conditions of the conditional use have been met;
6. Both ingress and egress to the site can be accomplished in a safe and efficient manner;
7. The free-standing sign shown on the site plan will provide reasonable identification of the site and will do so in a manner which is aesthetically pleasing and otherwise consistent with the general area; and

WHEREAS, the requested variance will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance of the Township of West Orange; and

WHEREAS, there will be no substantial detriment to the public good.

NOW, THEREFORE, BE IT RESOLVED, that, conditioned upon the site plan

for the property located at 757 Eagle Rock Avenue, West Orange, New Jersey, being approved, this application for variance from the requirements of parking regulations of the Township of West Orange whereby 293 are required and 196 are proposed be and it is hereby granted and the applicant is also permitted to provide initially for 176 spaces with 20 spaces being reserved for future parking; and

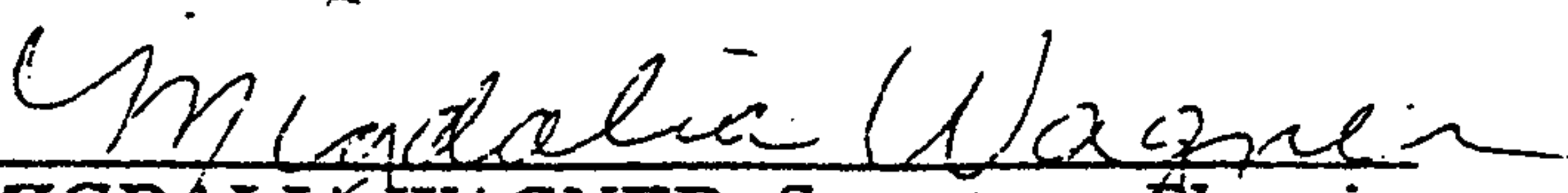
BE IT FURTHER RESOLVED, that the Planning Board approves the Environmental Impact Statement submitted as part of the application; and

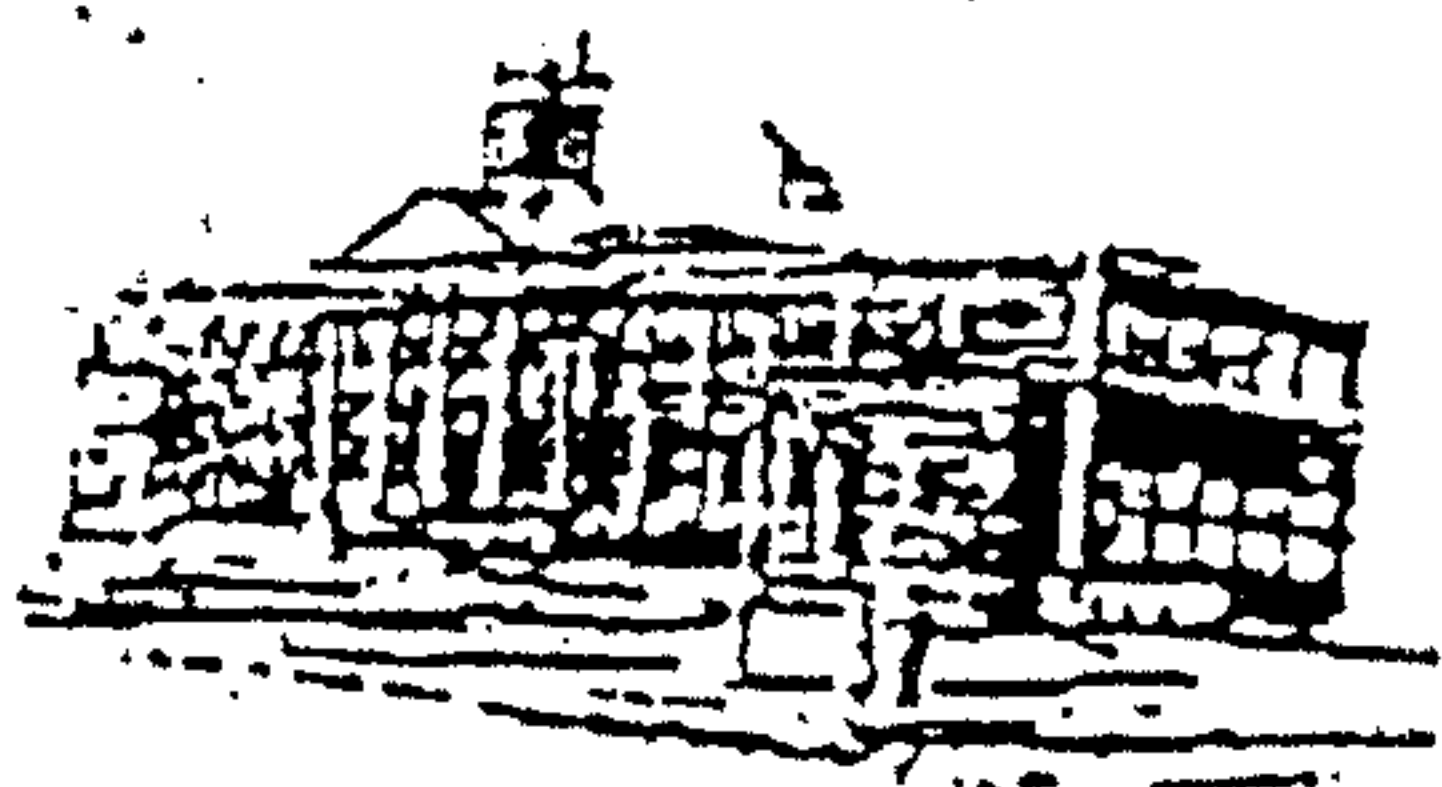
BE IT FURTHER RESOLVED, that the application now complies with the West Orange Township Ordinances and the amended site plan dated August 4, 1995, revised August 11, 1995 and further revised October 5, 1995 submitted by Pleasantdale Chateau and Conference Resort, Inc., for property located at 757 Eagle Rock Avenue, being Lots 65, 65.01, 66 in Block 177.12, Lots 25.01, 25.02 and 30 in Block 177.02, Lot 1 in Block 178, Lot 30 in Block 179, Zone R-4, in the Township of West Orange is hereby approved subject to the following conditions:

1. Applicant shall pay its fair share of a traffic light at the intersection of Oval Road and Eagle Rock Avenue in the event the County of Essex requires same in the future;
2. The site plan is subject to the lighting plan being reviewed and approved by the Township Engineer;
3. There will be no off-site parking in conjunction with the hotel, banquet and conference center;

4. This resolution is subject to the recommendations of the Historic Preservation Commission contained in its memorandum dated August 28, 1995 and the response of Robert C. Williams, Esq., dated September 13, 1995, and it is further subject to the agreement reached by the parties pursuant to letter dated September 27, 1995 from the Historic Preservation Commission, the recommendations of Director Susan Borg dated September 28, 1995 and the letter of Applicant's attorney, Robert C. Williams, Esq., dated September 29, 1995 (copies attached hereto);
5. This application is subject to the sewer connection fee imposed on the area of new construction and the developer's fee; and
6. This application is subject to confirmation by the Township Engineer that the on-site sewer system including the lift station has adequate capacity to accommodate the additions.

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of West Orange dated OCTOBER 5, 1995.


MIGDALIA WAGNER, Secretary, Planning
Board of the Township of West Orange



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052

DEPARTMENT OF PLANNING AND DEVELOPMENT
HISTORIC PRESERVATION COMMISSION

TELEPHONE: (201) 325-4110 FAX: (201) 736-8380

535-3100

Memorandum

DATE: August 28, 1995

TO: Robert Williams, Esq.
Wade KnowlesFROM: Michael Jacobs, Vice Chairman,
West Orange Historic Preservation
CommissionRE: Pleasantdale Chateau Addition Plans
dated 7/8/95CC: Susan Borg, Planning Director
West Orange Planning Board

Thank you for submitting the Pleasantdale Chateau construction plans to the West Orange Historic Preservation Commission for review. In general, we appreciate the efforts the Knowles family and its architects are making to ensure that the style of the new additions is compatible with that of the existing structure.

The Commission does have several questions and suggestions, which are enumerated below. First, however, we would like to assure you that our sole purpose in reviewing these plans is to ensure that the new construction does as little damage as possible to the historic integrity of the existing buildings and grounds, given the requirements of the business. We are not attempting to impose our individual tastes on the owners. Rather, we have considered the visual compatibility of the new with the old, and did so following internationally recognized principles of historic preservation, which we are in the process of codifying and publishing for West Orange.

And now, here are our specific comments:

- OK
1. Your plans show breezeways being constructed on both the East and West facades of the West wing. Because these breezeways will significantly alter the appearance of these facades, we question the need for them on both sides of the building. Our assumption is that the main purpose for the Western-most breezeway is to provide access to the ballroom from the wheelchair entrance. If this is the case, perhaps there is a way to

- relocate the wheelchair entrance closer to the ballroom, or
- find a viable route from this entrance to the East breezeway, or
- find a viable traffic pattern from the main entrance to the West breezeway,

all gable west end
thereby eliminating the need for the two corridors.

- OK
2. The idea of having the West Wing's West breezeway pull away from the existing facade (creating a small courtyard) is a good one. If this breezeway remains, however, we suggest that this courtyard be extended to include the gable wall (with the small niche). It would be particularly awkward to attach a breezeway to this wall without interfering with other architectural elements.

3. If the breezeway on the East facade of the West Wing remains, the Commission feels it would be less intrusive if it were pulled away from the existing facade, much as the West breezeway is in your plans. This would preserve the East facade intact, and create a small courtyard between it and the breezeway. —

- OK
4. In general, the Commission feels that flat roofs on the breezeways are inappropriate. We suggest you look to existing roof forms on the manor house for inspiration. For example, there is a small existing corridor next to your *a la carte* dining room that is similar to your breezeways in concept. This structure has a gabled roof. Where breezeways attach to the existing house, a shed (pent) roof with similar slope to existing roofs may be more appropriate.

5. The new roof form on the ballroom is definitely an improvement over that suggested by your preliminary plans several months ago. It is a bit hard to tell from your plans how the height of this roof compares with the height of the tallest existing structures. It is important that this roof be no taller than existing roofs on the house.

Also, while in principle we have no objection to the lead-coated copper roofing material, our feeling is that because so much roof will be seen of this ballroom, you might want to ask your architect to consider a roofing material with more texture, such as the wood shingles used on the existing conference center. You may also be better off with consistency of roof materials throughout the ballroom structure, rather than using tiles for the towers.

6. Our only concern about the facade of the new ballroom is that the octagonal tower shown in your designs is in conflict with the existing gable wall on the East facade of the West Wing. This is seen clearly on page A-4 of your plans. Because this tower has similar massing to this gable wall and is relatively close to it, the two end up fighting (and detracting from) each other. Our suggestion for solving this problem is to make two changes in the footprint of the ballroom:

- add another 10 feet or so of flat wall where the ballroom connects to the existing house before it projects forward into a tower, and
- bring the entire ballroom facade an additional 10 feet or so forward (Eastward).

These changes would create a greater separation between the old and the new, which is generally desirable when adding on to historic buildings.

You might also want to consider making this tower several feet taller and narrower than it is in the plans, creating a less squat, more vertical effect (similar to what you see if you look to the left on this same facade, or across the garden to the garage).

7. On the alterations to the *a la carte* dining room entrance (Western elevation of West Wing), we would like to see the new greenhouse-type entrance placed inside of the buttresses on either side of the existing window, if at all possible, rather than outside them or removing them.

Also, it is not clear what will happen to the existing stream when you construct this new entrance. Will it merely flow under the new structure?

8. There seem to be some mistakes in some of these drawings. For example, on page A-5, the North elevation of the ballroom shows a different design for the square tower than that indicated on the floor plan (A-1). And, on the same page, the gable wall on the left of the West elevation shows a different window pattern than that which exists now, even though it is marked "existing." If these are not mistakes, please advise us so that we can review the implications of these new designs.

9. Lastly, your site plan shows some new elements for which we have not been given plans — namely, the new pool, tennis courts, driveway, and manager's residence (now relocated to a more sympathetic location). We assume these plans will be submitted to us at a later date.

We would also like to remind you that changes to plantings that are either rare species or are part of the historic landscape scheme require the approval of this Commission.

Because these comments will require some fairly substantial changes to the architectural drawings, the Commission would ask that you submit revised plans to us, at which time we will issue the required Certificate of Appropriateness that will allow you to get a Construction Permit and proceed with the work.

Thank you again for your cooperation in protecting this West Orange landmark.

ROBERT C. WILLIAMS

Counsellor At Law
622 Eagle Rock Avenue
West Orange, New Jersey 07052

(201)736-4100
Telecopier: (201)736-1712

MEMBER NJ AND NY BARS

September 13, 1995

Via Fax 736-9485

Mr. Michael Jacobs

Vice Chairman, West Orange Historic
Preservation Commission

66 Main Street

West Orange, NJ 07052

Re: Pleasantdale Chateau Addition Plans

Dear Mr. Jacobs:

Thank you for your comments in your memorandum dated August 28, 1995. I will respond to the comments you have made in the order they were presented.

1. Very serious thought and consideration was given to the breezeways both with respect to location and cost. It is absolutely necessary that two breezeways are provided and your assumption is correct regarding the western most breezeway. Our review shows that the only location feasible for the wheelchair entrance due to the different traffic patterns for guests compared with traffic patterns for service is as shown.
2. We commend you on your suggestion regarding the wall at the west wing breezeway, and we are modifying our plans accordingly.
3. We have designed the east facade breezeway in the most practical and least intrusive fashion. The east facade features would remain as is but would be inside the breezeway creating the same effect as in paragraph 2. It is our position that moving a breezeway away from the building would have a negative impact on the development for the following reasons:

- (a) The breezeway roof would block the view from the second floor rooms;
- (b) Access from the breezeway to the music room would require an additional breezeway;
- (c) The breezeway as designed has a lower profile than a free-

standing breezeway and therefore, it would be less intrusive.

4. Thank you once again for your suggestion. We agree that a shed (pent) roof would be appropriate and will modify the plans.
5. The roof height is in line with the existing roof heights on the main structure. Our goal is to salvage and use existing tiles and select a comparable roof material if necessary.
6. The new design was based on your Commission's concern that the two round towers appear to be "too structured". Therefore, we selected existing features on the manor house and blended them into the new facade. The Commission's suggestion to add ten feet to the building would enlarge the footprint by approximately 1,000 square feet which is neither necessary and would result in an additional cost of \$100,000. The tower as designed will match the front entrance and keep a lower profile rather than an increase in height.
7. The space required to relocate the greenhouse inside the buttresses is not sufficient. However, the buttresses will remain and the existing stream will merely flow under the new structure.
8. We have no intention of changing the window pattern on the gable shown on the western elevation. We will revise drawings to reflect existing conditions.
9. Plans for the pool, tennis courts and manager's residence will be provided at a later date; however, a rendering of the manager's residence will be provided at the hearing. We have undertaken a review of rare species located on the landscape throughout the site, and it is our intention to preserve same.

My clients look forward to working with you on this project. If I can be of any additional assistance, please feel free to contact me.

Very truly yours,

Robert C. Williams

RCW;baf

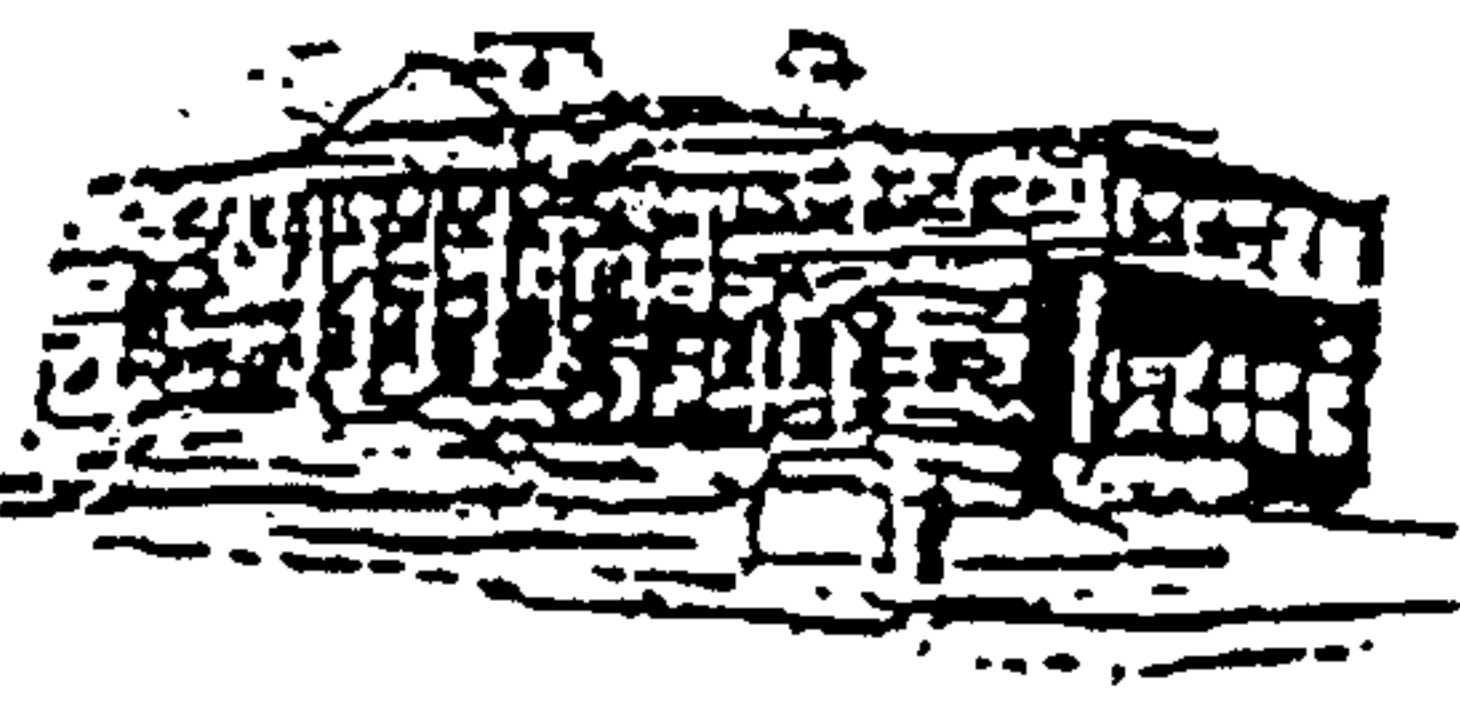
via fax cc:

Robert G. Lavitt, Esq.

Ms. Susan Borg

cc:

Mr. Harry Knowles



DEPARTMENT OF PLANNING AND DEVELOPMENT
HISTORIC PRESERVATION COMMISSION
TELEPHONE: (201) 325-4110 FAX: (201) 756-1591

Memorandum

DATE: September 27, 1995
TO: West Orange Planning Board
FROM: Michael Jacobs, Chairman,
West Orange Historic Preservation
Commission
RE: Pleasantdale Chateau Addition
Application
CC: Susan Borg, Planning Director
Robert Williams, attorney for Pleasantdale Chateau, Inc.

A subcommittee of the West Orange Historic Preservation Commission met today with the owners of Pleasantdale Chateau, Inc., to discuss the Commission's concerns regarding certain aspects of the proposed alterations to this property. Per your request, here is the Commission's summary of that meeting.

Five issues were discussed:

1. Number of breezeways that will be added to the West wing

Although it is unfortunate that both the East and West facades of the West wing will be obscured by new breezeways, the applicant convinced the Commission that two breezeways are necessary for business reasons.

Post-it® Fax Note	7671	Date	9/28	# of pages	2
To	RC Williams	From	Micky		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	736-1712	Fax #			

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W.O. PLANNING AND
DEVELOPMENT DEPT

2. Roofing material for the new ballroom

Applicant agreed to consult with the Commission once a preferred roofing material has been selected.

3. Design of the connection between the new ballroom and the existing building

The Commission feels strongly that the location, massing and proportions of the South tower of the new ballroom will be incompatible with the existing structure, and does not provide an adequate transitional space between the new and old, as is recommended by preservation experts. The Commission suggested that this problem could be remedied by relocating and redesigning this tower, but the applicant does not feel this is necessary or desirable. The Commission urges the Planning Board to require this change as a condition of its approval of the application.

4. Covering up some decorative masonry at what will become the entrance to the *a la carte* dining room.

The applicant does not feel that a narrower entrance which would preserve these features as exterior ornament is feasible, but agreed to preserve them as interior ornament.

5. Location of breezeways connecting the ballroom to the conference center, and the pool room to the garage

Applicant agreed to ask his architect to reconsider this issue.

As you can see, there has been compromise on both sides on this application, and there remains only one issue on which we could not come to agreement.





Township Of West Orange

66 MAIN STREET. WEST ORANGE, NEW JERSEY 07052

SAMUEL A. SPINA
Mayor

SUSAN BORG A.I.A.
Planning Director

Post-It® Fax Note	7671	Date	9/28	# of pages	2
To	RC Williams		From	Micky	
Co./Dept.			Co.		
Phone #			Phone #		
Fax #	736-1712		Fax #		

ENT

TEL: (201) 325-4110
FAX: (201) 325-6359

MEMORANDUM

TO: Planning Board Members

FROM: Director Susan Borg, P.P., A.I.A. *SB*

DATE: September 28, 1995

RE: PB-95-15 / Pleasantdale Chateau
Meeting Between Members of the Historic Preservation Commission
(HPC) and Applicant's Experts Held September 27, 1995

Present: Michael Jacobs, HPC Member
Diane Mangor, HPC Member
Harry Knowles, Applicant
Wade Knowles
Kurt Knowles
Robert C. Williams, Esq., Attorney
William J. Taylor, Engineer
Susan Borg, Municipal Planner

The above listed parties reviewed the items that had remained unresolved in the letter dated August 28, 1995 from Michael Jacobs. In this memorandum, I will summarize the continued discussion of these items and my recommendations:

- Item 1: The applicant explained that two breezeways are needed because one breezeway will be used by the public for access to the dining rooms while the other will be used by employees to service these rooms. After the applicant explained this, the HPC Members understood the necessity for leaving the two breezeways in the plans.
- Item 4: The applicant and the HPC Members agreed to extend the shed roof on the west side and alter the breezeway so that the garden would be larger.

- Item 5: The applicant agreed with the HPC Members that the roofing material used should be more in keeping with the existing roofs since the roof is so visually impressive. The applicant agreed to submit a sample to me of the proposed material.
- Item 6: This is the one item that both parties were not in agreement. While the HPC Members had very good visual suggestions regarding the ballroom facade on the west side, the applicant had concerns regarding the functionality of the suggestions and the exterior. I recommend that the applicant keep this item as desired.
- Item 7: It was agreed that the stone buttresses would remain but would be located in the interior of the entrance.

In addition to the above items, there was discussion about two other breezeways. One breezeway, that connects to the hotel, will be reviewed again by the applicant's architect but the probability is that it cannot be relocated. The second breezeway, from the pool to the spa area, cannot be relocated either, but will also be reviewed by the applicant.

The applicant has also agreed to submit final plans for the free standing home in the near future.

It is my understanding that the resolution will be memorialized at the October 5, 1995 Planning Board meeting.

SB:mw

Enclosure

cc: Max Manshel, Esq.
Robert C. Williams, Esq.
Michael Jacobs, HPC

ROBERT C. WILLIAMS

COUNSELLOR AT LAW

622 EAGLE ROCK AVENUE

WEST ORANGE, NEW JERSEY 07052

(201) 736-4100

TELECOPIER: (201) 736-1712

September 29, 1995

MEMBER N.J. AND N.Y. BARS

Susan Borg, PP, AIA
Director of Planning
Township of West Orange
66 Main Street
West Orange, NJ 07052

Re: Pleasantdale Chateau and Conference Resort, Inc./PB-95-15; Meeting between
members of Historic Preservation Commission and Representatives of
Pleasantdale Chateau

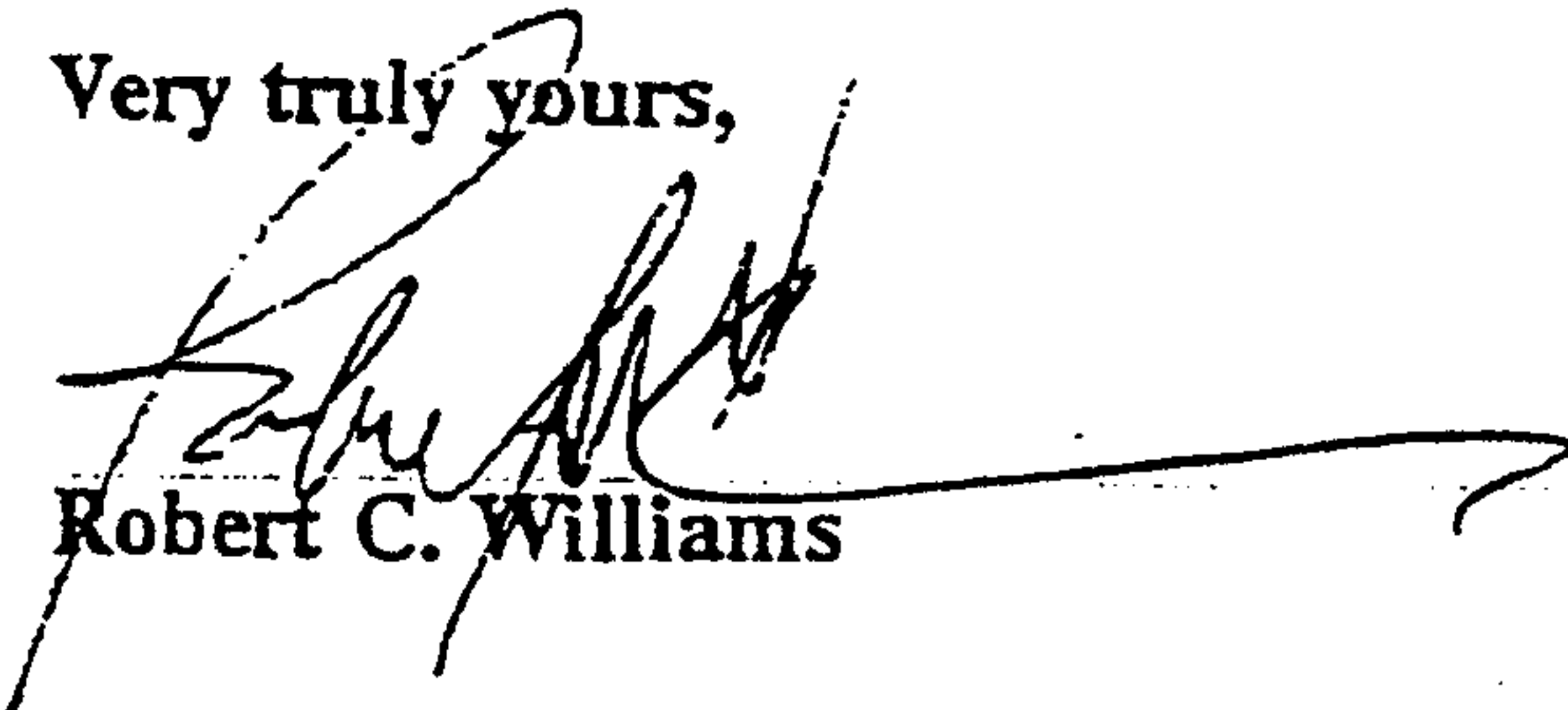
Dear Ms. Borg:

I have had the opportunity to review your memorandum dated September 28, 1995 and Mr. Jacobs memorandum dated September 27, 1995. With the exception of Item #6 on your memo and #3 on Mr. Jacobs' memo, the parties have resolved all outstanding issues.

I have previously stated my concerns regarding the change to the octagonal tower since it will inhibit the ability of the owner to use the interior of the room as a meeting room. The intent of the exterior design was to present an enclosed gazebo which projects from the existing building approximately 18 feet and is appropriate with the proposed garden setting. I thank you for recommending to the Board that the applicant be able to keep this item as desired.

In closing, I would like to express my gratitude to you for taking the time to meet with everyone, and I would also like to thank Michael Jacobs and Diane Mangor of the Historic Preservation Commission for recognizing that the Knowles' family has made a commitment to preserving this site in a manner so that the West Orange community will finally be able to enjoy one of the treasures that West Orange has to offer.

Very truly yours,


Robert C. Williams

RCW:baf

cc: Mr. Harry Knowles
Mr. Michael Jacobs

ROBERT C. WILLIAMS

COUNSELLOR AT LAW

622 EAGLE ROCK AVENUE
WEST ORANGE, NEW JERSEY 07052

(201) 736-4100
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September 29, 1995

MEMBER N.J. AND N.Y. BARS

Susan Borg, PP, AIA
Director of Planning
Township of West Orange
66 Main Street
West Orange, NJ 07052

Re: Pleasantdale Chateau and Conference Resort, Inc./PB-95-15; Meeting between
members of Historic Preservation Commission and Representatives of
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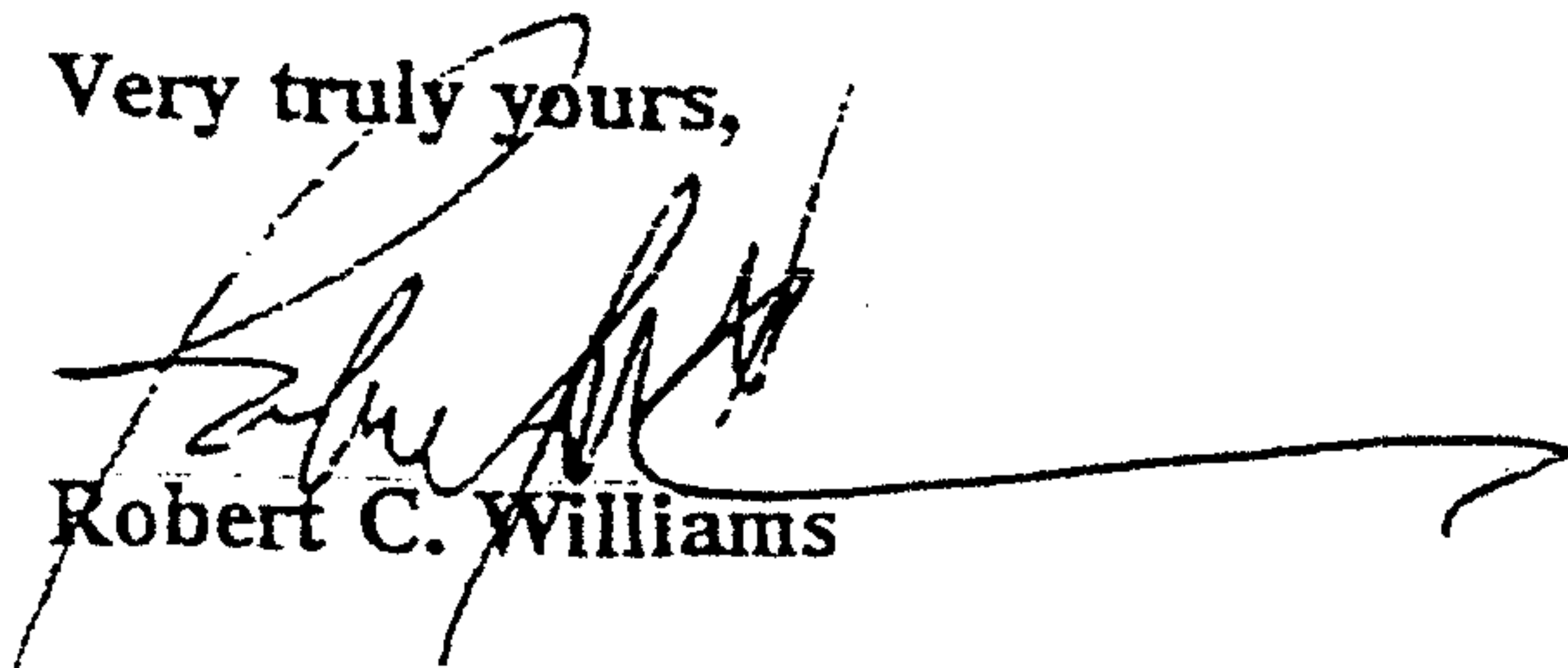
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Very truly yours,


Robert C. Williams

RCW:baf

cc: Mr. Harry Knowles
Mr. Michael Jacobs