

**BOROUGH OF TAVISTOCK PLANNING BOARD**

**RESOLUTION No. PRes #01-2022**

**WHEREAS**, TAVISTOCK COUNTRY CLUB, with an address of 100 Tavistock Lane, has filed an application for development review seeking a waiver of site plan to construct a 181 square foot pavilion at the existing Country Club, in regard to lands and premises located at Block 1, Lot 1, on the Borough of Tavistock Tax Map (the “Subject Property”); and

**WHEREAS**, the case was presented before the Board of Commissioners acting as the Planning Board (“Board”) on June 28, 2022 by the legal representation of Steven Wolschina, Esquire;

**WHEREAS**, it appears that all jurisdictional and procedural requirements of applicable Borough Ordinances have been satisfied;

**WHEREAS**, the Board has considered the recommendations and comments of its professional staff;

**WHEREAS**, the Board after carefully considering the evidence and examining certain exhibits, has made the following factual findings and statements of reasons:

1. Tavistock Country Club is the owner of Block 1, Lot 1 located in the ROC-Recreation-Oriented Commercial Zoning District.
2. The applicant seeks a waiver of site plan approval to construct a 181 square foot pavilion at the existing Country Club. The timber structure is proposed to be 10.5 feet tall.
3. The following documents and exhibits were reviewed and considered by the Board and are incorporated herein by reference:
  - (a) Application of the applicant filed on May 22, 2022;
  - (b) Plan entitled, “Structural Plans Sections and Notes,” prepared by The Davinci Group, LLC, dated May 19, 2022, consisting of one (1) page; and
  - (c) Board Engineer’s review letter, dated June 8, 2022, consisting of three (3) pages.

4. Steven Wolchina, Esquire presented the application on behalf of the applicant. He indicated the applicant is looking to add a pavilion in its parking lot that is 14 feet 7 inches by 12 feet 5 inches (approximately 181 square feet) above an area it currently uses for a staging area for its golf course caddy master and golf bag storage. The area currently has a podium, umbrella, back stand and water bottle cooler. The applicant is looking to put a permanent structure over all of these items.

5. The Board Engineer, Timothy R. Staszewski, PE, CME of Remington and Vernick Engineers was sworn and testified with respect to the application. He confirmed that waiver of site plan was appropriate in this case because of the minimum size of the proposed structure.

**WHEREAS**, no members of the public appeared at the hearing in connection with the application.

**WHEREAS**, in support of its determination, the Board found that a waiver of site plan is appropriate under the circumstances as set forth above.

**WHEREAS**, upon motion duly made to grant the waiver of site plan with regard to the above application, the Board voted two (2) in favor thereof (Mayor Del Duca and Mrs. Del Duca) (Commissioner Colin Mack-Allen recused himself from the application) with none (0) against and no abstentions, thereby granting the application subject to certain conditions mentioned hereinafter.

**WHEREAS**, this Resolution sets forth the Board's findings of fact and conclusions based thereon.

**NOW, THEREFORE, BE IT RESOLVED** by the Tavistock Borough Planning Board that the said application for a waiver of site plan approval for the proposed 181 square foot timber structure being 10.5 feet tall, shall be and is hereby granted specifically subject, however, to the testimony, representations and stipulations of the applicant, its attorney and witnesses at the time of the hearing and further specifically subject to the following conditions and stipulations:

1. The applicant shall comply with all the recommendations in the Board Engineer's review letter dated June 8, 2022, except as otherwise set forth herein.

2. The applicant shall supply a signed and sealed survey, subject to the Board Engineer's review and approval.

3. The survey shall illustrate the existing conditions and show the dimensioned setbacks of the structure.

4. The structural plans need to be sealed and submitted to the Borough.

5. This approval is subject to approval by the Borough Fire Marshal, if applicable.

6. The applicant shall comply with the Tree Protection Ordinance, if applicable.

7. The structure shall substantially match the existing buildings in terms of color.

8. The applicant shall obtain all required outside agency approvals.

9. These General Conditions of Approval and any additional conditions of approval, if any, shall be binding upon the applicant, the owner, developer, and any successors and/or assigns of them.

10. The applicant shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Camden County Board of Health, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation.

11. The applicant has submitted certain plans and documents which were accepted by the Board as part of its application and further made certain representations and provided testimony at the time of the public hearing, all of which has been relied upon by the Board in making its determination. Should there be any material deviation from said documents, plans, representations or testimony or from any conditions contained herein, then the Board may, upon notice to the applicant and an opportunity to be heard, elect to rescind its approval.

12. The applicant is hereby advised that this application and plan have not been reviewed for conformance with the Americans With Disabilities Act (ADA). It is the responsibility of the applicant/owner to conform to said legislation.

**BE IT FURTHER RESOLVED** that certified copies of this Resolution shall be forwarded to the applicant, Borough Clerk, Borough Construction Official, Borough Tax Assessor and Borough Zoning Administrative Officer.

**BE IT FURTHER RESOLVED**, that a notice of the adoption memorialized hereunder be published and such notice together with a copy of the report shall be forwarded to the Camden County Planning Board.

**BOROUGH OF TAVISTOCK**

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JOSEPH DEL DUCA, Chairman

ATTEST:

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DENISE K. MOULES, Board Secretary

**CERTIFICATION**

The foregoing Resolution was duly adopted at a meeting of the Board on December 28, 2021.

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DENISE K. MOULES, Board Secretary

Roll Call Vote:

	Yes	No	Abstain	Absent
Chairman Del Duca				
Colin Mack-Allen				
Mindy Del Duca				