

**STATE OF NEW JERSEY – COUNTY OF CAMDEN
BOROUGH OF TAVISTOCK**

**BOROUGH OF TAVISTOCK PLANNING BOARD
RESOLUTION PBRes #02-2022**

**Tavis Holdings Trust
Block 1, Lots 5 and 6
One-Year Extension of Minor Subdivision Approval**

WHEREAS, Applicant Tavis Holdings Trust (“Applicant”) was previously granted Minor Subdivision Approval, by Resolution No. 01-2021, memorialized on December 28, 2021, to permit a lot-line adjustment between lots of real property at Block 1, Lots 5 and 6 on the Borough’s municipal tax map; and,

WHEREAS, the Applicant has requested a one-year extension of Minor Subdivision Approval through December 28, 2022 to file the Minor Subdivision Plan and the Deeds for the two lots; and

WHEREAS, a hearing was held on July 26, 2022 by the Borough of Tavistock Planning Board on the requested one-year extension, pursuant to *N.J.S.A. 40:55D-47*; and,

WHEREAS, the Planning Board has considered the requested one-year extension and finds that the Applicant is entitled to relief.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Tavistock that it hereby finds and concludes that the requested one-year extension of Minor Subdivision Approval is hereby granted through December 28, 2022.

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.

I, Denise Moules, Secretary of the Planning Board of Tavistock, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board at a meeting of October 11, 2022.

Denise Moules, Board Secretary

Joseph Del Duca, Chairman

BOROUGH OF TAVISTOCK PLANNING BOARD

RESOLUTION No. PRes #03-2022

WHEREAS, TAVISTOCK COUNTRY CLUB, with an address of 100 Tavistock Lane, has filed an application for development review seeking minor site plan approval to expand the existing Club House by 1,950 square feet of which 1,350 square feet will be to enclose an area currently covered by an overhang and relocation of the patio area and sidewalk, 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 September 20, 2022 by the legal representation of Beth Marlin, 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 minor site plan approval to expand the existing Club House by 1,950 square feet of which 1,350 square feet will be to enclose an area currently covered by an overhang and relocation of the patio area and sidewalk.

3. The following documents and exhibits were reviewed and considered by the Board and are incorporated herein by reference:

- (a) Application of the applicant, undated;
- (b) Survey prepared by Valley Land Services, LLC, dated February 15, 2022, consisting of one (1) page;
- (c) A Plan entitled, "Tavistock Country Club – Club House Expansion," dated August 1, 2022, prepared by SR3 Engineers, consisting of seven (7) pages;
- (d) Photographs of the Subject Property marked as Exhibit A-1 and A-2 at the time of the hearing;
- (e) Board Engineer's review letter, dated August 25, 2022, consisting of four (4) pages; and
- (f) Renderings of the proposed patio area prepared by Chambers Architectural Associates, undated.

4. Beth Marlin, Esquire presented the application on behalf of the applicant.

5. Brian Atkins, PE of SR3 Engineers was sworn and qualified as an expert in the field of engineering. Mr. Atkins described the application and indicated the applicant was seeking to expand the existing Club House by 1,950 square feet of which 1,350 square feet will be to enclose an area that is covered by an overhang. The patio area and sidewalk are also going to be relocated in this area.

6. Brian Atkins further testified as follows:

- (a) the total proposed increase in impervious coverage is 804 square feet.

- (b) the project complies with all bulk standards and parking standards of the Tavistock Unified Development Ordinance.
- (c) the setback from the rear of the property to the project is 713 feet.
- (d) although there are steps from the patio to the golf cart area, the golf cart area is handicapped accessible directly from the parking area and the patio is handicapped accessible through the clubhouse.
- (e) the increase in impervious is not significant.
- (f) the additional impervious coverage will not exceed ¼ acre and the total project will not disturb more than an acre so the project is not considered a major development under the stormwater regulations.
- (g) all runoff from the project will remain on the property and will be collected through swales, piping and ponds within the Country Club.
- (h) there will be new overhead light fixtures on the patio that will project light downward onto the patio area and will be turned off when the Club is closed.
- (i) no trees are located within the area that will be disturbed by the project.
- (j) there will not be a railing around the patio area but it will have a landscaped edge with dense vegetative cover, similar to the current landscaping around the patio.

7. The architects for the project are Chris Moon and Colin Smith from Chambers Architect and Interiors. They were not qualified as experts as they are not licensed in NJ. However, as representatives of the Applicant they were able to provide a description of the interior renovations and the materials and color for the addition and the retaining walls.

8. The Board Engineer, Douglas Johnson, PE of Remington & Vernick was sworn and qualified with respect to the application in the field of engineering. Mr. Johnson indicated that five (5) submission waivers were requested and recommended as follows: grading plan, stormwater management plan, utility plan, lighting plan, solid waste management plan and traffic impact report. He went over the Board Engineer's letter dated August 25, 2022 and confirmed with the applicant there will be no negative lighting or soil runoff impact on the neighbors. The applicant also agreed that the Japanese Holly to be installed will be an adequate height at the time of planting. Otherwise, the applicant agreed to all comments set forth in the Board Engineer's review letter dated August 25, 2022.

WHEREAS, three (3) members of the public, namely Elizabeth Dennis, Michael Kennedy and Travis Searles from Lawnside testified and raised concerns about lighting, soil runoff and some issues unrelated to the application, which were addressed by the Board Chairman and Board Engineer.

WHEREAS, in support of its determination, the Board found that the grant of the minor site plan together with the requested submission waivers is appropriate under the circumstances as set forth above.

WHEREAS, upon motion duly made to grant the minor site plan approval together with the submission waivers 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 minor site plan approval, together with submission waivers to expand the existing Club House by 1,950 square feet of which 1,350 square feet will be to enclose the area covered by an overhang and the relocation of the patio area and sidewalk, 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 August 25, 2022, except as otherwise set forth herein.
2. This approval is subject to approval by the Haddonfield Fire Marshal, if applicable.
3. This approval is subject to no lighting or soil runoff impact on the neighbors.
4. The applicant shall install Japanese Holly of an adequate height and along the patio shall install dense vegetative coverage to create a barrier, subject to the Board Engineer's review and approval.
5. The applicant shall obtain all required outside agency approvals.
6. 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.
7. 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.

8. 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.

9. 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

JOSEPH DEL DUCA, Chairman

ATTEST:

DENISE K. MOULES, Board Secretary

CERTIFICATION

The foregoing Resolution was duly adopted at a meeting of the Board on October 11, 2022.

DENISE K. MOULES, Board Secretary

Roll Call Vote:

	Yes	No	Abstain	Absent
Mayor Del Duca				
Mindy Del Duca				
Commissioners Mack-Allen				

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