

**GREEN TOWNSHIP PLANNING BOARD
RESOLUTION MEMORIALIZING THE GRANT
OF (A SECOND) AMENDED PRELIMINARY (ONLY) SITE PLAN
PREVIOUSLY GRANTED TO
APPLICATION NO. PB1305B
(PREVIOUSLY APPLICATION NO. 449)
KATHERINE RODRIGUEZ-APPLICANT
PEQUEST 202, L.L.C.-OWNER
(BLOCK 22, LOT 2.02-RECONFIGURED)**

WHEREAS, application having originally been made on June 10, 2005, by *Crossed Keys Inn/Katherine Rodriguez* (applicant recited in application form and site plan plats identified hereinbelow as Katherine Rodriguez with owner of Lot 2.02 having been recited as *Pequest 202, L.L.C.*), having its office and place of business at 11 Black Birch Drive, Denville, New Jersey, 07834, with respect to certain property owned by *Pequest 202, L.L.C.*, said property known and designated as Block 22, Lot 2.02, on the Green Township Tax Map; and,

WHEREAS, in support of the original application for the grant of preliminary (only) site plan approval, certain waivers (exceptions pursuant to N.J.S.A. 40:55D-51(b.)) and variances pursuant to N.J.S.A. 40:55D-70(c.)(1), (2), the applicant having submitted the following plats, documents, exhibits and other submittals:

- A plat entitled: *Minor Subdivision Lot Line Adjustment, Lots 2 & 2.02 in Block 22 for Pequest 202, L.L.C., Green Township/Sussex County, New Jersey*, said plat prepared by Robert L. Campbell, L.L.S. and Allen J. Campbell, P.E. of Robert L. Campbell Associates of Newton, New Jersey, said plat dated May 2005, being constituted of one (1) sheet and having been revised on: August 15, 2005; January 23, 2006; and March 13, 2006.
- A site plan plat entitled: (first sheet thereof): *Map of Existing Conditions, Lot 2.02 in Block 22 for Pequest 202, L.L.C., Green Township-Sussex County-New Jersey*, said plat prepared by Allen J. Campbell, P.E. of Robert L. Campbell Associates of Newton, New Jersey, said plat dated June 2005, being constituted of fourteen (14) sheets, the second sheet thereof being the actual site plan for the proposed new construction and entitled: *Site/Circulation Plan*, said plats having been revised on: June 14, 2005; June 27, 2005; July 6, 2005; September 2, 2005; November 9, 2005; January 24, 2006; March 9, 2006; and March 13, 2006.
- A (color rendered) plat entitled: *Site/Circulation Plan, Lot 2.02 in Block 22 for Pequest 202, L.L.C., Green Township-Sussex County-New Jersey*, said plat prepared by Allen J. Campbell, P.E. of Robert L. Campbell Associates, said plat dated June 2005, being constituted of one (1) sheet (Sheet 2) and having been revised on: June 14, 2005 and June 27, 2005.

- A plat entitled: *Proposed Banquet Hall for Crossed Keys Inn, 284 Pequest Road, Lot 202; Block 33 (sic, should be Block 22)*, said plats being architectural plans and elevations consisting of three (3) sheets and prepared by Ezio Columbro, R.A. of Columbro Architecture of Oldwick, New Jersey, said plats dated June 8, 2005, and being constituted of three (3) sheets and bearing no revision dates thereon.
- A report entitled: *Environmental Impact Outline per Township of Green Ord. Section 30-19.3 Proposed Banquet Facility for Pequest 202, L.L.C., Township of Green, Sussex County, New Jersey, Lot 2.02 in Block 22*, said outline being dated May 2005, having been revised on January 24, 2006 and having been prepared by Allen J. Campbell, N.J.P.E., N.J.P.P. of Robert L. Campbell & Associates, Inc.
- A report entitled: *Environmental Checklist and Report, Proposed Banquet Facility for Pequest 202, L.L.C., Township of Green, Sussex County, New Jersey, Lot 2.02 in Block 22*, said report prepared by Allen J. Campbell, N.J.P.E./N.J.P.P. of Robert L. Campbell Associates, Inc., said report dated April, 2004, and having been revised (updated) on: April 19, 2004 and May 2005.
- A report entitled: *Height of Structure Summary, Proposed Banquet Facility for Pequest 202, L.L.C., Township of Green, Sussex County, New Jersey, Lot 2.02 in Block 22*, said summary having been prepared by Allen J. Campbell, N.J.P.E./N.J.P.P. of Robert L. Campbell Associates, Inc., said summary dated June 2005, and having been revised on January 25, 2006.
- A report entitled: *Drainage Report, Proposed Banquet Facility for Pequest 202, L.L.C., Township of Green, Sussex County, New Jersey, Lot 2.02 in Block 22*, said report prepared by Allen J. Campbell, N.J.P.E., N.J.P.P. of Robert L. Campbell Associates, Inc., said report dated May 2005, and having been revised on November 8, 2005.

WHEREAS, hearings were held upon the original application at the following meetings of the Board:

- January 13, 2006 – Preliminary site plan application deemed to be a *complete* application.
- January 9, 2006 – Preliminary site plan application initiated presentation to the Board.
- February 28, 2006 (special meeting) – Continuation of presentation of preliminary site plan application.
- March 9, 2006 – Continuation of presentation of preliminary site plan application.
- March 23, 2006 – (special meeting) - Continuation of presentation of preliminary site plan application.
- April 13, 2006 – Completion of presentation of preliminary site plan application and rendering of Board decision thereon.

WHEREAS, at the hearings held upon the application, as aforesaid, applicant, Katherine Rodriguez, appeared and was represented by counsel, to wit, Michael S. Garofalo, Esq. and at which hearings Allen J. Campbell, P.E., the applicant's professional engineer, also appeared; and,

WHEREAS, at various hearings held upon the original application, Timothy Devine and Maureen Devine appeared, although they did not testify or otherwise participate, but were objectors to the application and were represented by Matthew J. Cavaliere, Esq., who appeared on their behalf at some, but not all, of the hearings held upon the application as set forth hereinabove. Additionally, Robert Cahill, who is an owner of property in the area of the subject application property, also appeared in general opposition to the development application; and,

WHEREAS, as a result of the original application made to it, the hearings held thereon at the meetings of the Board convened on: January 13, 2006; February 9, 2006; February 28, 2006; March 9, 2006; March 23, 2006; and April 13, 2006, the Board's consideration of the reports issued by John P. Miller, P.E., P.P., C.M.E., and the Board's review and consideration of the preliminary (only) site plan plats submitted in support thereof and as identified hereinabove, the Green Township Planning Board previously determined that the original application for preliminary site plan approval may be particularly described as follows:

1. Applicant, Katherine Rodriguez, resides at 236 Ridgedale Avenue, Cedar Knolls, New Jersey, 07927 and has made application on behalf of *Pequest 202, L.L.C.*, which has its office and place of business at 11 Black Birch Drive, Denville, New Jersey, 07834. *Pequest 202, L.L.C.* is the owner of the subject property, which is known and designated as Block 22, Lot 2.02, on the Green Township Tax Map.
2. Block 22, Lot 2.02 has frontage upon, existing driveway access to and is located on the northerly side of Pequest Road, also known as Sussex County Route 603.
3. Simultaneously with the submission of the application for preliminary site plan approval and the waivers and variances sought ancillary thereto, applicant, Katherine Rodriguez, submitted application on behalf of KCR, L.L.C., having its office and place of business at 236 Ridgedale Avenue, Cedar Knolls, New Jersey, 07927, as the owner of Lot 2 and on behalf of *Pequest 202, L.L.C.*, as the owner of Lot 2.02, an application for minor subdivision/annexation (lot line adjustment) approval.
4. That application sought minor subdivision/annexation (lot line adjustment) approval in order to reconfigure and enlarge Lot 2.02 by annexation thereto of a parcel constituted of an area of 4.067 acres to be subdivided from Block 22, Lot 2.

5. At the regular meeting of the Board held on April 13, 2006, the Board determined, by unanimous vote of the members then in attendance and participating, a quorum being present, to grant minor subdivision/annexation (lot line adjustment) approval, subject to certain conditions, to the companion application, also designated Application 449.
6. The result of the approval of the minor subdivision/annexation application was that Block 22, Lot 2.02, which contained a total area, prior to the subdivision/annexation, of 3.467 acres, had merged thereto a parcel containing an area of 4.067 acres, which was subdivided from contiguous Lot 2, resulting in Block 22, Lot 2.02 containing an area, after the subdivision/annexation, of 7.534 acres.
7. Consequently, it is the enlarged and reconfigured Lot 2.02 in Block 22 and which contains an area of 7.534 acres, which is the subject of the preliminary site plan application.
8. On April 9, 2003, Katherine Rodriguez and Celso Rodriguez, d/b/a *Crossed Keys Inn* made application to the Green Township Zoning Board of Adjustment with respect to property owned by KCR, L.L.C., said property known and designated as Block 22, Lot 2 seeking: ... *final site plan approval for a conforming property and use which is subject to the jurisdiction of the Zoning Board.*
9. At the regular meeting of the Green Township Zoning Board of Adjustment held on August 7, 2003, the Board determined, by unanimous vote of the members then in attendance and participating, a quorum being present, to grant final site plan approval to the application which was supported by certain *as-built* plans of the existing improvements which the Board of Adjustment, in its memorializing Resolution dated and adopted November 6, 2003, described as follows:
 - i. A two-story frame dwelling house previously used as such but now being devoted to a *bed and breakfast* use.
 - ii. A patio and two (2) decks attached to the rear (northwesterly corner) of the bed and breakfast structure.
 - iii. A garage, having overall dimensions of 24.0 feet by 55 feet, located to the west of the two-story bed and breakfast structure.
 - iv. An existing septic system and an existing well.

- v. A paved driveway with five (5) delineated parking spaces to the west of the garage.
- vi. A gravel driveway located to the west of the paved driveway in proximity of the westerly property sideline.
- vii. A 9.4 foot by 16.2 foot dumpster enclosure with a paving brick surface located at the terminus of the gravel driveway.
- viii. A 14.3 foot by 20 foot frame garage located to the east of the dumpster enclosure.
- ix. A 10.3 foot by 12.3 foot frame shed located to the east of the (14.3 foot by 20 foot) frame garage.
- x. A grass parking area located in the approximate center (front-to-back) of the westerly portion of the property.
- xi. A *seasonal tent* area having dimensions of 40 feet by 60 feet.
- xii. A bluestone patio and stone retaining wall surrounding three (3) sides (north, south and east) of the *seasonal tent*.
- xiii. The site devoted to use as a *temporary portable toilet* facility located immediately to the west of the *seasonal tent* area.
- xiv. A site devoted to use as a *temporary food trailer* location, also located immediately to the west of the *seasonal tent* area.
- xv. An area, having dimensions of 20 feet by 20 feet, to be utilized as: *temporary tents (20 foot by 20 foot) may be erected over the tables as protection from the elements*, located to the west of the *seasonal tent*.
- xvi. A one-story frame *playhouse* having overall dimensions of 26.2 feet by 36.5 feet, attached to which is a 12 foot by 36.3 foot one-story stone *guest cottage*.
- xvii. A stone wall and landscaped garden area contiguous to the easterly end of the *playhouse*.
- xviii. An area for possible future installation of a septic system supporting the one-story frame *playhouse* and one-story stone *guest cottage*.

- xix. An area located to the immediate south of the *playhouse* and *guest cottage* for: *a temporary ceremony tent 30 foot by 30 foot may be erected for protection from the elements-no temporary or permanent flooring.*
 - xx. A sign bearing the *Crossed Keys* logo located to the west of the gravel driveway and at the southwesterly corner of the frontage of the property on Pequest Road (Sussex County Route 603).
 - xxi. A *Do Not Enter* and a *Enter Only* sign located on either side (east and west) of the entry driveway on Pequest Road.
 - xxii. Six (6) spruce trees, having heights of 8 to 10 feet, and an 8 foot spruce tree located to the southwest of the (14.3 foot by 20 foot) frame garage.
 - xxiii. Forty-five (45) evergreen trees, having heights of 8 to 10 feet, located along the westerly property sideline running from the southerly portion of the grass parking area and terminating in the vicinity of the *seasonal tent*.
 - xxiv. Various functional and aesthetic (architectural) landscape lighting as fully detailed on the plat entitled: *As-built Landscape Lighting Plans* submitted and more fully identified hereinabove.
- 10. On February 13, 2003, the Green Township Planning Board adopted certain amendments to the subsisting Master Plan for the development of Green Township, including recommendations of certain properties, including the subject property (Block 22, Lot 2) be rezoned from AR-Agricultural Residential to a *Residential Business Zone District*, the Resolution memorializing the adoption of the Master Plan amendments being dated March 13, 2003.
 - 11. On March 10, 2003, the Green Township Committee introduced, on first reading, Ordinance No. 03-03 intending to implement the Master Plan amendments.
 - 12. Ordinance No. 03-03 was adopted on second and final reading on March 24, 2003.
 - 13. Thereafter, as a result of the litigation in which Timothy Devine and Maureen Devine were plaintiffs and the Green Township Zoning Board of Adjustment and the Township of Green were defendants, an order was entered by the Honorable B. Theodore Bozonelis, A.J.S.C. of the Superior Court of New Jersey, Law Division, Sussex County, in a matter bearing Docket No. SSX-L-569-02 invalidating Green Township Ordinance No. 03-03.

14. Thereafter, the Green Township Planning Board undertook preparation of a new Land Use Plan Element of its Master Plan, as a result of which the Board determined, and memorialized that determination, to recommend to the Green Township Committee the rezoning of the neighborhood in which the subject property (Block 22, Lot 2) was located as an RB-Rural Business Zone District.
15. In response to the report and recommendation of the Green Township Planning Board to the Green Township Committee, the Green Township Committee introduced, upon first reading, on December 12, 2005, and adopted, upon second and final reading, on January 4, 2006, Ordinance No. 05-23 amending Chapter XXX-Land Use Regulations of the Township of Green and establishing the RB-Rural Business Zone District, providing for uses therein and establishing *bulk* standards applicable thereto.
16. Particularly, Section 30-44.1(b.) includes, as permitted principal uses in the RB-Rural Business Zone District: 3. *Banquet/catering halls*.
17. Consequently, the proposed use for which the site plan application has been submitted, to wit: the construction of a *banquet/catering hall*, is a permitted principal use in the RB-Rural Business Zone District in which the subject property is located.
18. Particularly, it is proposed to construct on reconfigured and enlarged Lot 2.02 in Block 22 and as detailed on the site plan plats submitted and entitled: *Site/Circulation Plan, Lot 2.02 in Block 22 for Pequest 202, L.L.C., Green Township-Sussex County-New Jersey*, said plat dated June 2005, having been prepared by Allen J. Campbell, P.E. of Robert L. Campbell Associates and said plat bearing a latest revision date of March 13, 2006, the following improvements:
 - i. A *proposed building* being a structure, having overall dimensions of 205 feet 11 inches in width and 118 feet 7 inches in depth (the depth being exclusive of the *car port* located in the approximate center of the front of the structure and further exclusive of the *cocktail bar* located at the northeast corner of the structure) and which will contain a first floor area of 14, 937 square feet.
 - ii. The structure has been designed by architect Ezio Columbro, R.A., to include elements mimicking agricultural barn construction and architecture, including treatment of a portion of the façade with a natural stone veneer, use of hand-split roof shingles, standing seam metal roofing material, vertical barn siding, clapboard siding and several cupolas.

- iii. That proposed building will have the following setbacks from the property lines: a front yard setback of 418.3 feet; an easterly side yard setback of 60.6 feet; a westerly side yard setback of 125.8 feet and a rear yard setback of 114.9 feet.
- iv. The minimum required setbacks for the RB-Rural Business Zone District are: front yard-60 feet; side yard-25 feet; rear yard-75 feet.
- v. Consequently, the proposed banquet/catering hall facility will be conforming to the minimum front, side and rear yard setback requirements for the RB-Rural Business Zone District.
- vi. The building will have a proposed height of 38 feet 5 inches, as recited in the *Zone Requirements* chart on the site plan plats submitted and as detailed and analyzed in the report entitled: *Height of Structure Summary Proposed Banquet Facility for Pequest 202, L.L.C.*, as prepared by Allen J. Campbell, P.E., P.P.
- vii. The maximum height of buildings or structures in the RB-Rural Business Zone District is 35 feet. In that the proposed structure exceeds, by 3 feet 5 inches, the maximum permitted (35 foot) height, a *bulk* (dimensional) variance has been sought with respect thereto.
- viii. It is proposed to establish the parking and attendant circulation relating thereto in front of the principal building.
- ix. By virtue of the provisions of Chapter XXX-Land Use Regulations, Article XIV, Section 30-43.7-General Design Standards, subsection (k.), it is required that: *Off-street parking area shall be designed and located to minimize exposure to public rights-of-way. All new parking lots shall be located to the sides or rear of the buildings and curbside parking shall be encouraged. Where parking must be located in front of buildings because of extraordinary environmental or topographic restraints, not more than forty (40%) percent of the required off-street parking shall be permitted to be located between any building(s) and the street(s). All parking areas shall be screened on the perimeters and have internal landscaping at the rate of one (1) tree for each six (6) spaces.*
- x. The Development Regulations require the establishment of one (1) parking space for each three (3) seats of floor area devoted to patron use in a restaurant, eating or drinking establishment.

- xi. Based upon the proposed establishment of two hundred (200) seats within the banquet/catering hall facility, there is a requirement of sixty-seven (67) parking spaces for patrons, fifteen (15) parking spaces for employees, for a total requirement of eighty-two (82) parking spaces.
- xii. The applicant has proposed to construct forty-eight (48) conventional paved parking spaces and thirty-six (36) *porous* pavement spaces, for a total of eighty-four (84) parking spaces on the site (Lot 2.02).
- xiii. In that the parking areas improved with the *porous pavement* surface give the appearance, from the horizontal view, of a lawn area and are otherwise a non-conventional appearing parking area, the applicant has proposed, and it is herewith (hereinbelow) made a condition, that parking on the *porous pavement* surface shall be by valet parking, only, and the general public (guests/patrons at the facility) shall not be permitted to self-park their vehicles in that area.
- xiv. The existing driveway entrance on Pequest Road (Sussex County Route 603) will be utilized for access to the proposed banquet facility and continue to be utilized as access to the existing residence and the *bed and breakfast* facility located on Lot 2.
- xv. The subsisting residential and *bed and breakfast* use on contiguous Lot 2 will be supported by a total of eight (8) parking spaces, three (3) to be located on Lot 2 and five (5) to be established, by means of parking access and use easements, on Lot 2.02.
- xvi. Additionally, there is an area established for *overflow* parking which area has dimensions of 50 feet by 120 feet, and which will accommodate twenty (20) vehicles.
- xvii. Consequently, the total parking provided on Lot 2.02 is one hundred four (104) spaces.
- xviii. The applicant proposes to construct on the ridge line of the tallest portion of the structure, three (3) decorative *cupolas*, which will extend, from the ridge line of the portion of the structure upon which they are located to the highest point of the peak of the *cupola*, 8 feet 0 inches.
- xix. Article XVII-General Provisions, Section 30-65 of the Land Use Regulations, which provides for: *Height Exceptions* provides that: *The*

height provisions of this chapter shall not apply to the erection of farm silos, church spires, belfries, towers designed exclusively for ornamental purposes, chimneys, flues or similar appurtenances. The height provisions of this chapter shall, moreover, not apply to bulkheads, elevator enclosures, water tanks or similar accessory structures occupying an aggregate of ten (10%) percent or less of the area of the roof on which they are located, and further provided that such structures do not exceed the height limit by more than ten (10) feet.

- xx. The applicant has sought relief from the height limitations (35 feet) generally applicable to the RB-Rural Business Zone District relying, only in part, upon the *Height Exceptions* provisions of Section 30-65.
- xxi. Previously, the applicant sought variance relief with respect to maximum impervious lot coverage. However, as a result of the redesign (and enlargement) of the portion of the property to be subdivided from Lot 2 and merged with Lot 2.02, that impervious coverage variance relief has been *designed out* and is no longer necessary.
- xxii. Additionally, relief has been sought by way of exception pursuant to N.J.S.A. 40:55D-51(b.) to enable elimination of curbing of the driveway and parking area and so as to permit *semi-pervious* or *Geogrid* pavement, which is a system which supports vehicle weight while allowing grass to grow on the surface of the area so treated in order to have the appearance of a lawn area.

WHEREAS, at the regular meeting of the Board convened on April 13, 2006, the Board determined, by a vote of six (6) in favor, none opposed and no abstentions, to take the following Official Action:

- The grant of preliminary (only) site plan approval to (former) Application No. 449, being the application of Katherine Rodriguez, on behalf of *Pequest 202, L.L.C.*, as owner of Block 22, Lot 2.02, proposing and detailing the construction of an indoor banquet facility with catering constituted of two (2) commercial kitchens (traditional and Kosher) having the capacity to serve two hundred (200) guests, together with a paved parking area, containing of a total of eighty-four (84) parking spaces (forty-eight (48) *conventional* paved spaces and thirty-six (36) *porous* pavement spaces), exclusive of an overflow parking area having dimensions of 50 feet by 120 feet and capable of accommodating twenty (20) vehicles and further exclusive of a total of eight (8) additional parking spaces to support the existing residence and the *bed and breakfast* use on adjoining Lot 2,

for a total of eight (8) spaces, (three (3) located on Lot 2 and five (5) established by means of easement on Lot 2.02).

- The grant of certain waivers (exceptions) from the requirements of curbing of the parking area and driveway and so as to enable the establishment of the *pervious (Geogrid)* parking area in the approximate center of the lot in front (southerly) of the proposed building to accommodate thirty-six (36) vehicles and a 50 foot by 120 foot *overflow* parking area and as the surface for the proposed 15 foot width emergency accessway located along the westerly portion of the frontage of the tract on Pequest Road.
- The grant of *bulk* variance approval with respect to the overall building height which, at 38 feet 5 inches exceeds, by 3 feet 5 inches, the maximum (35 foot) height permitted in the RB-Rural Business Zone District.
- The grant of variance relief from the provisions of Section 30-43.8(k.) of the Land Use Regulations, so as to permit off-street parking to be located in front of the proposed building and partially within the minimum required (60 foot) front yard setback, as designed and proposed by the applicant.
- The grant of variance relief so as to permit the establishment of the three (3) cupolas, having a maximum height of 8 feet above the ridge line of a portion of the building as designed and proposed by the applicants.

WHEREAS, in determining to grant the variance relief sought ancillary to the preliminary site plan application, the Planning Board was previously persuaded and previously found and determined that:

- i. **Building Height** - There are *exceptional topographic conditions or physical features uniquely* affecting the subject property. Particularly, the subject property slopes downward from front to back (south to north) with there being an approximate six (6) foot vertical elevation difference between the frontage of the property on Pequest Road and the area where the building is proposed to be constructed. This six (6) foot drop in elevation at the building area, together with the significant setback of the building from Pequest Road (418.3 feet) eliminates any *visually overwhelming* consequence of such a building of significant width (in excess of 200 feet) and a building of a height which exceeds, by 3 feet 5 inches, the maximum (35 foot) height permitted in the RB-Rural Business Zone District. The variance for maximum building height (38 feet 5 inches proposed, 35 foot maximum limitation) is *di minimus* (3 feet 5 inches) and will not be discernible from either the perspective of Pequest

Road or from that of any adjoining residence this relief is reasonably necessary to achieve the architectural goals of the structure which are to mimic country (barn) architecture, and will enable construction of a building that will appear well proportioned from the perspective of height versus width and which will be architecturally and aesthetically pleasing.

- ii. **Front Yard Parking** - With respect to the variance relief to permit the parking partially within the front yard of the principal building on the lot, this layout (parking in front of the principal building) is common throughout other business uses within the Township. The parking will be located a considerable distance (approximately 120 feet) from the front property line on Pequest Road. The parking will be heavily buffered by trees, shrubs and other plantings. To locate the parking behind the principal building would require the principal building to be located in close proximity to Pequest Road, potentially creating a *visually overwhelming* affect of such a large building (in excess of 200 feet in width) just outside the minimum required (60 foot) front yard setback area. A significant portion of the proposed parking (36 *active* spaces and 20 *reserved* spaces) will appear, visually from the perspective of Pequest Road, as being a lawn area on account of the Geogrid pavement material proposed to be utilized.
- iii. **Cupola Height** - With respect to the variance sought for the height of the cupola, which under the *worse case* scenario argument exceeds, by 5 feet, the maximum (3 foot) height permitted of such an *architectural amenity*, the Board is satisfied that this "excess" height is entirely appropriate from an architectural and aesthetic perspective and is supported by the bases set forth hereinabove with respect to the overall building height variance relief sought.
- iv. The Board is satisfied that the granting of the variance relief sought will not result in substantial detriment to the public good nor in substantial impairment to the intent and purpose of the Zone Plan and Zoning Ordinance. Rather, the granting of such relief will result in site improvements that, while not strictly complying with the Zoning Ordinance provisions with respect to which relief has been sought (and granted), will enable construction of a facility that well exemplifies the theme and goals of Section 30-43.8-*Architectural Design Standards* of the Land Use Regulations. Additionally, the development proposal promotes and exemplifies one of the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-2(i.), to wit: *To promote a*

*desirable visual environment through creative development techniques -
and good civic design and arrangements.*

WHEREAS, the Board's taking of the Official Action set forth hereinabove was memorialized by Resolution dated and adopted May 11, 2006, subject to revisions which occurred on May 12, 2006; and,

WHEREAS, amended application having been made on July 31, 2013, seeking the grant of amended preliminary site plan approval with respect to various revisions to the plan set with an (ultimately) corresponding revision to the proposed improvements construction, in support of which the applicant having submitted amended site plan plats entitled: *Lot 2.02 in Block 22 for Pequest 202, LLC, Green Township-Sussex County-New Jersey*, said plats having been prepared by Allen J. Campbell, P.E., of Robert L. Campbell Associates, said plats dated June 2005 and having been revised on: June 14, 2005; June 27, 2005; July 6, 2005; September 2, 2005; November 9, 2005; January 24, 2006; March 9, 2006; March 13, 2006; March 30, 2006; August 1, 2006; January 2013; July 3, 2013 and July 26, 2013, said plats being constituted of sixteen (16) sheets; and,

WHEREAS, a noticed public hearing, in compliance with the provisions of the Municipal Land Use Law, to wit, N.J.S.A. 40:55D-12, was held upon the application at the regular meeting of the Planning Board on August 8, 2013, at which the applicant, Katherine Rodriguez, appeared and was represented by counsel, to wit, Megan A. Ward, Esq., of the firm of Kelly & Ward, and at which Allen J. Campbell, P.E., the applicant's professional engineer, also appeared; and,

WHEREAS, as a result of the application for amended preliminary (only) site plan approval, the review of the application by the Planning Board Technical Review Committee (TRC) at meetings held on March 26, 2013 and July 23, 2013 and the noticed public hearing held upon the application at the regular meeting of the Planning Board convened on August 8, 2013, all as aforesaid, the amended application proposes and the Planning Board does herewith its memorialize its findings that the proposed revisions and/or deviations from the previously approved site plans (as granted preliminary (only) site plan approval at its regular meetings convened on January 13, 2006; February 9, 2006; February 28, 2006; March 9, 2006; March 23, 2006 and April 13, 2006, and as memorialized by Resolution dated and adopted May 11, 2006 (subject to revisions made on May 12, 2006)) previously described particularly as follows:

<u>Site Improvement</u>	<u>Previously Approved Site Improvement (May 11, 2006 Resolution)</u>	<u>Present Revision (Amended Application)</u>
Proposed Banquet Hall Facility Dimensions	205'11" x 118'7"	157' x 105' (+/-)
Banquet Hall Facility First Floor Area	14,937 sq. ft.	13,774 sq. ft.
Building Style	Appear as Agricultural Barn	No change
Setbacks ¹ :		
Front Yard	418.3 feet	396.6 feet
Easterly Side Yard	60.6 feet	131.0 feet
Westerly Side Yard	125.8 feet	134.8 feet
Rear Yard	114.9 feet	118.6 feet
Banquet Hall Facility Overall Height (Excluding Cupola)	38'5"	28'3"
Parking/Circulation	In Front of Banquet Facility	No change
Parking in Front Yard (Ordinance Requires Screening & Not in Excess of 40%)	Screened and Landscaped	No change
Parking Ratio	1 space/3 seats	No change
Total Parking Required (200 Seat Facility)	82 parking spaces	No change
Parking Surface/Total Parking Proposed	48 paved/36 porous ² pavement (Total 84)	No change

¹ Zoning Ordinance requires 60 foot front yard setback; 25 foot side yard setback and 75 foot rear yard setback – all proposed setbacks are conforming.

² Porous pavement for valet parking, only

Access to Bed & Breakfast	Existing driveway entryway will serve both banquet facility and bed and breakfast	No change
Bed & Breakfast Parking	3 spaces – Lot 2; 5 spaces – Lot 2.02	No change
<i>Overflow</i> Parking	20 vehicles (50' x 120')	No change
Total Parking (Lots 2 and 2.02)	112 spaces	No change
Architectural Cupolas	3 extending from tallest portion of roof, not to exceed 8 feet in height	No change ³
Impervious Lot Coverage	Relief sought as part of submission of original application	Relief <i>designed out</i> and request withdrawn
Site Access	Left turn lane	No longer required by Sussex County
Facility Lower Level	Storage/mechanical room	<i>Walk-out</i> basement, kitchen(s), elevator, storage, bathrooms and <i>floral</i> section

WHEREAS, the construction/use *phasing* plan proposal detailed by the applicant's engineer with respect to the banquet hall facilities and all other site improvements was previously described to the Board as follows:

- It is anticipated that construction of the facility will take 3-5 years. During that period, the applicant proposes to continue the use of the seasonal tents.
- Construction of the banquet hall facility and other site improvements, appurtenances and amenities will begin after the closing of the outdoor (under tent) facilities on adjoining Lot 2.

³ Article XVII-General Provisions, Section 30-65 excepts from measurement of overall building *height towers designed exclusively for ornamental purposes*.

- Commencing in the Spring of 2014, the entrance drive, bed and breakfast parking area, drainage improvements, and the construction of the first stormwater management basin will begin.
- Dependent upon weather conditions, the drainage basins and ancillary structures will be constructed and completed to the extent they do not interfere with utilization of the banquet facilities.
- The wastewater disposal area, parking and access improvements will be constructed during the 2014-2015 construction season.
- After construction of the banquet hall facility and all other site improvements, appurtenances and amenities are completed, the *seasonal* tents (located on adjoining Lot 2) will be repositioned on the existing patio and continue in existence and be utilized for cocktails and hors d'oeuvres.

WHEREAS, at the regular meeting of the Board convened on August 8, 2013, the Board determined by a vote of six (6) in favor, none opposed and one (1) abstention to grant amended preliminary (only) site plan approval to Application No. PB1305 (previously Application No. 449) proposing and detailing the construction of a (downsized) banquet hall facility containing a floor area of 13,774 sq. ft. (previously proposed to be 14,937 sq. ft.), said banquet facility to appear to be an agricultural barn, having a front yard setback of 396.6 feet, an easterly side yard setback of 131.0 feet, a westerly side yard setback of 134.8 feet and a rear yard setback of 118.6 feet and an overall height of 28'3" (previously proposed to be 38'5") together with a total of eighty-four (84) parking spaces (conforming for a 200 seat facility), forty-eight (48) of which will be *conventional paved spaces* and thirty-six (36) of which will be porous pavement to be located on reconfigured Lot 2.02 and containing an area of 7.534 acres; and,

WHEREAS, the Board additionally took the following Official Action: to reaffirm the continuing viability of the following relief previously granted to original Application No. 449 and as memorialized by Resolution dated and adopted May 11, 2006 (subject to revisions which occurred on May 12, 2006):

- The grant of certain waivers (exceptions) pursuant to N.J.S.A. 40:55D-51(b.) from the requirements of curbing of the parking area and driveway and so as to enable the establishment of the pervious (*Geogrid*) parking area in the approximate center of the lot in front (southerly) of the proposed building to accommodate thirty-six (36) vehicles and a 50' x 120' overflow parking area.

- *Bulk* variance relief for overall building height, previously proposed to be 38'5", now proposed to be 28'3" – *bulk* variance relief **no longer required**.
- Variance relief from the provisions of Land Use Ordinance Section 30-43.8(k.) so as to permit off-street parking to be located in front of the proposed building and partially within the minimum required (60 foot) front yard setback, as designed and proposed by the applicant.
- Variance relief so as to permit the establishment of three (3) *architectural cupolas*, each having a height of not in excess of eight (8) feet from the ridge line of the proposed building and as designed and proposed by the applicant; and,

WHEREAS, the Board's taking of the Official Action described hereinabove was subject to the terms and conditions specifically appearing as Paragraphs (a.) – (o.), inclusive, appearing on Pages 17-20 of the Board's October 10, 2013, memorializing Resolution; and,

WHEREAS, (second) amended preliminary (only) site plan application having been submitted to the Board by correspondence dated August 21, 2014, from Megan A. Ward, Esq., of the firm of Kelly & Ward, LLC, accompanied by a plan set entitled: *Lot 2.02 in Block 22 for Pequest 202, LLC, Green Township, Sussex County, New Jersey*, dated June 2005 and bearing a latest revision date of August 20, 2014, said plan set being constituted of sixteen (16) sheets; revised architectural drawings (Sheets A701/A702) bearing a revision date of August 20, 2014 and a narrative entitled: *Height of Structure Summary* as prepared by Robert L. Campbell Associates and dated June 2005, revised August 20, 2014 (with attachments – revised architectural drawings/height detail plan); and,

WHEREAS, the Board having determined that the application for (second) amended preliminary (only) site plan approval may be particularly described as follows:

- a. The (second) amended site plans relate to modifications to the catering and banquet facility confined to the areas of those facilities and the areas immediately adjacent thereto.
- b. The proposed catering/banquet facility has been reduced in area (the building *footprint* is smaller); has been reduced as to overall height and has a reduced rear yard setback, which is still conforming to the minimum requirement of the Zoning Ordinance.
- c. The proposed building side yard setbacks have been increased from the 131 feet previously proposed/approved to 144 feet (right side yard) and

from the 134.8 feet previously proposed/approved to 136 feet (left side yard).

- d. The front yard setback has been decreased from the 396.6 feet previously proposed/approved to 395.5 feet.
- e. The rear yard setback has been decreased from the previously proposed/approved 118.6 feet to 112.2 feet, which is still conforming, in that the minimum required rear yard setback is 100 feet.
- f. There is a proposed decrease in the overall impervious area from the 74,034 sq. ft. proposed and approved in the previously amended site plan application (PB No. 1305A) to 69,539 sq. ft.
- g. There has been a minor revision to the stormwater management plan whereby a trench drain is being proposed on the eastern side of the building to collect the stormwater runoff from this area and discharge same to the proposed stormwater basin located behind the building.
- h. The proposed overall height of the building is 29 feet from the previously proposed 28 feet, 3 inches.
- i. The applicant's proposal to continue the use of the seasonal tent located on the existing slate patio is previously enabled by approval of application PB1305A.
- j. By narrative submittal dated July 21, 2014 (revised September 30, 2014), Allen J. Campbell, P.E., the applicant's engineer, detailed the applicant's *construction objective* particularly as follows:

Construction of the banquet hall and other site improvements while continuing tent operations.

Construction of the various site improvements is expected to commence prior to the end of 2014. Construction is projected to be completed within a four (4) year span. Construction in this manner will enable a viable financial plan and provide timely coordination of the construction activities concurrent with the existing business operations.

It is anticipated that the more aggressive site construction will take place during the off-season for the tent facility (i.e., late fall through early spring); thereby significantly reducing the likelihood of banquet guests

being on site during construction activities. The on-season tent events are held on the weekend, thus construction activities should not occur at the same time as tent operations. Construction areas and equipment will be separate from the tent operations so there will be no adverse impacts that will compromise the health and safety of the customers.

- k. By narrative submittal dated July 21, 2014 (revised September 30, 2014), Allen J. Campbell, P.E., the applicant's engineer, detailed the applicant's construction phasing particularly as follows:

PHASE I AREA (1.26 ACRES)

Off-season – October 2014 to May 2015

Reconstruct entrance from Pequest Road, excavate stormwater basin in Area I; install drainage improvements; and base course paving to the extent shown on the plan. All areas to be top soiled, seeded and stabilized with the vegetative cover for spring of the following year.

Off-season and/or on-season – October 2014 to October 2015

Stormwater basin in Areas IA and IB and the associated drainage structures may be constructed during business season. All areas to be graded and stabilized with quarry process or top soiled, seeded and stabilized with vegetative cover. Inlet protection should be provided where applicable. Curb to be installed in a later phase.

PHASE II AREA (1.55 ACRES)

Off-season – October 2015 to May 2016

Install improvements as depicted on plan in Area II. Septic disposal area and turf parking areas all should be installed. All areas to be graded, top soiled, seeded and stabilized with vegetative cover. Inlet protection should be provided where applicable. Driveway areas should be graded and stabilized with quarry process base. Curb to be installed in a later phase.

Off-season and/or on-season – October 2015 to October 2016

Area II A, all areas to be graded and stabilized with quarry process or top- soiled, seeded and stabilized with vegetative cover. Curb to be installed in a later phase.

PHASE III AREA (0.69 ACRES)

Off-season – October 2016 to May 2017

Construct building foundation and other improvements as depicted on plan. Frame and enclose structure, cleanup site and surrounding areas prior to opening season following spring. Maintain existing tent and patio areas. Install all remaining curbing.

Off-season and/or on-season – October 2016 to October 2017

Maintain existing tent and patio areas. Finish interior building, landscape improvements and any activities that do not interfere with the use of the patio tent areas.

PHASE IV AREA (0.84 ACRES)

Off-season – October 2017 to May 2018

Upon completion of the tent season, remove existing tent and patios, reconstruct patio and relocate tent, complete prior to business season following year. All stock piles to be cleaned up or removed. All areas shall receive final vegetative cover; pave all remaining areas.

Disturbance bond shall be maintained for 1.55 acres, the largest of all phases.

WHEREAS, the deviations of the presently proposed revised preliminary (only) site plan application are itemized as follows:

<u>Site Improvement</u>	<u>Previous Amended Site Approval (App. No. PB1305A)</u>	<u>Present Revision (Second Amended Application)</u>
Proposed Banquet Hall Facility Dimensions	157'x 105' (+/-)	112' x 105' (+/-)
Banquet Hall Facility First Floor Area	13,774 sq. ft.	8,279 sq. ft.
Building Style	No change	No change
Setbacks ⁴ :		
Front Yard	396.6 feet	395.5 feet
Easterly Side Yard	131.0 feet	144.0 feet

⁴ Zoning Ordinance requires 60 foot front yard setback; 25 foot side yard setback and 100 foot rear yard setback – all proposed setbacks are conforming.

Westerly Side Yard	134.8 feet	52.0 feet to tent patio
Rear Yard	118.6 feet	136.3 feet
		112.2 feet
Banquet Hall Facility Overall Height (Excluding Cupola)	28'3"	29'
Parking/Circulation	No change	No change
Parking in Front Yard (Ordinance Requires Screening & Not in Excess of 40%)	No change	No change
Parking Ratio	1 space/3 seats + employee spaces	No change
Total Parking Required (200 Seat Facility) + 15 Employee	82 parking spaces	No change
Parking Surface/Total Parking Proposed	No change	No change
Access to Bed & Breakfast	No change	No change
Bed & Breakfast Parking	No change	No change
Overflow Parking	No change	No change
Total Parking (Lots 2 and 2.02)	No change	No change
Architectural Cupolas	No change	No change
Impervious Lot Coverage	Relief <i>designed out</i> and request withdrawn	No change

Site Access	No longer required by Sussex County	No change
Facility Lower Level	<i>Walk-out</i> basement, kitchen(s), elevator, storage, bathrooms and <i>floral</i> section	<i>Walk-out</i> basement, kitchen(s), elevator, storage, bathrooms <i>floral</i> section and lower level cocktail lounge

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Green that, as a result of the (second) amended preliminary (only) site plan application submitted to it; the review and report upon the application by Jessica C. Caldwell, P.P., the Board's professional planning consultant, said report dated September 5, 2014 and the review and report on the amended application prepared by John P. Miller, P.E., P.P., C.M.E., the Green Township engineer and Green Township Planning Board engineer, said reports dated September 9, 2014 and the public hearing held upon the application at the regular meeting of the Planning Board convened on September 11, 2014, all as aforesaid, the following **OFFICIAL ACTION** is taken with respect thereto:

1. **APPLICATION NO. PB1305B** (previously Application No. PB1305A), proposing and detailing the construction of a (downsized) banquet hall facility, to appear, architecturally, to be an agricultural barn, said (second) amended site plan application detailing the deviations from the previously approved (in App. No. PB1305A) **BE**, and same is herewith **GRANTED (SECOND) AMENDED PRELIMINARY (ONLY) SITE PLAN APPROVAL**.

BE IT FURTHER RESOLVED that the foregoing Official Action is taken, subject to full compliance by the applicant (and the property owner) with the following terms and conditions.

- a. The applicant shall pay all (amended) preliminary site plan application, review and inspection fees and shall reimburse the Township of Green for the actual costs of professional services (engineering, planning and legal) rendered in response to the amended application submitted.
- b. The applicant shall provide proof of the approval of the (amended) preliminary site plan application by the Sussex County Planning Board.

- c. The applicant shall comply with and satisfy all the comments and/or recommendations contained in the September 9, 2014 report of John P. Miller, P.E., the Township and Planning Board engineer, including any reports issued subsequently to the date of the adoption of this memorializing Resolution which deal with issues previously raised or issues relating to public health and safety or code, ordinance or regulation compliance.
- d. The applicant shall comply with and satisfy all the comments and/or recommendations contained in the September 5, 2014 report of Jessica C. Caldwell, P.P., the Planning Board professional planning consultant.
- e. The applicant shall construct all the improvements proposed and/or required on the site in precise compliance with the amended site plan plats submitted to, reviewed and approved by the Board, **any deviations therefrom** requiring resubmission to, re-review and reapproval by the Board.
- f. There shall be no amplified sounds (i.e. voice, music or any combination thereof) outside the walls of the banquet facility to be constructed. Additionally, there shall be no disk jockey (d.j.) music, bands or musicians playing outside the building, the sounds of which are discernible beyond the property lines.
- g. The applicant shall secure all third-party permits and approvals prior to the initiation of construction including, but not limited to: Sussex County Planning Board, Sussex County Health Department, Sussex County Soil Conservation District and NJDEP and shall comply with the requirements of NJDEP Stormwater Management Rules.
- h. The applicant shall submit the landscaping and lighting plan prior to construction thereof.
- i. In that the *porous pavement* parking area presents the appearance, from the horizontal view, of a lawn area and is not visually well-defined as a parking lot, it shall be required that all vehicle parking on such surface be by valet, only, and no guests/patrons of the facility shall self-park in those areas.
- j. The applicant shall obtain a Land Disturbance/Construction Permit prior to the initiation of any land disturbance in furtherance of construction upon the site and shall comply with all the terms and conditions thereof.

Provided, however, that the Board recognizes that Section 30-14.1(i)(2)(a), requiring that *All conditions of Board approval shall have been met*; shall be interpreted to mean *all conditions properly relating to land disturbance* and not, necessarily, any conditions beyond (subsequent in construction sequence) land disturbance as, for example, conditions precedent to commencement of construction of site improvements for which building permits are required.

- k. The securing by the applicant of a Land Disturbance/Construction Permit and the reliance thereon in undertaking of site work (excavation/grading, but not any activity for which a building permit is required) shall be at the applicant's sole risk in that it is anticipated that, at the time of issuance of such permit, there will be several unsatisfied conditions of approval including, but not limited to, the requirement that the applicant secure various third-party approvals as required by Condition (f.) hereinabove.
- l. The facilities to be constructed upon Lot 2.02 (reconfigured) in Block 22 shall be limited, absent subsequent submission to, review and approval by this Board, to two hundred seats.
- m. Contained in the Board's May 11, 2006 (revised May 12, 2006) Resolution memorializing the original grant of preliminary (only) site plan approval and specifically appearing as Condition 7.(h.) was the requirement that: *All the structures and improvements noted on the site plan plats submitted and as identified hereinabove as to be removed shall be removed from the site and the use thereof abandoned, including, particularly, the facilities in support of the out-of-doors commercial activities (i.e. the temporary tent and other unenclosed (by a building) facilities and activities) prior to the issuance of a certificate of occupancy (c.o.) to the proposed building to be constructed.*

However, the Board continues to be persuaded by the applicant and the applicant's professionals to allow the temporary *outdoor dining facility* (the tent) to remain in place based upon the Board's determination that the facility (outdoor dining tent) is ancillary to the principal use (the banquet hall facility) to be established on Lot 2.02 (reconfigured) and, accordingly, can continue in use as accessory to the principal use (banquet and catering facilities) during construction of the banquet hall and other site improvements on Lot 2.02 (subject to the provisions of Condition (o.) hereinbelow) whereupon the tent shall be deemed as an accessory use (to the principal banquet hall facility located on Lot 2.02).

- n. In that the Board has approved the applicant's proposal to continue the use of the outdoor dining facility (tent) located on Lot 2 prior to and during construction of the banquet hall and related site improvements on Lot 2.02 (reconfigured) which the applicant estimates will take 3-5 years (of which in excess of one (1) year has already expired) and with respect to which (the timeframe) the Board has not taken exception, it shall be required that:
- o The applicant shall commence and diligently pursue construction in accordance with the construction schedule estimate set forth on Pages 19-20 hereinabove.
 - o Construction shall commence in accordance with Pages 19-20 hereinabove, shall be diligently pursued and shall be completed and a Certificate of Occupancy (CO) issued no later than five (5) years from the date of adoption of this memorializing Resolution.
 - o There shall be periodic (at least annual) construction progress inspections by the Township engineer who shall report thereon to the Planning Board.
 - o In addition to the progress inspections by the Township engineer, there shall be periodic (at least semi-annual) progress reports by the applicant's engineer.
 - o In the event the Planning Board determines that the construction (commencement and diligent continuation) of the banquet hall facility and related site improvements is not in accordance with the applicant's proposal as described in Pages 19-20 hereinabove, the applicant shall be advised accordingly and the Board shall schedule a noticed public hearing to determine what, if any, remedial action is required and shall be taken.

Desiree L. Dunn

From: Lyn P. Aaroe <lpaaroe@embarqmail.com>
Sent: Tuesday, July 14, 2015 10:22 AM
To: 'Desiree L. Dunn'; sholzhauer@greentwp.com; jcercone@greentwp.com; jchirip@greentwp.com; roadsuper@greentwp.com; dconkling@greentwp.com; ebambara@greentwp.com; jrittie@greentwp.com; rwilson@greentwp.com; mviersma@greentwp.com; 'Mike Rose'
Cc: 'Linda Peralta'
Subject: RE: Possible Condition n. revision - page 25 - Crossed Keys December 11, 2014 Resolution
Attachments: scanoflastpageofCrossedKeysResowithConditionNrevision 7.16.15.pdf

All –

In preparation of the PB meeting this upcoming Thursday, I am sending the last page of the above-referenced Resolution with the condition revision (second bullet up from the bottom) should that revision be decided to be added in and made a part of the conditions of the Resolution.

Lyn Paul Aaroe, Esq.
126 Mansfield Street
Belvidere, NJ 07823

908-475-2121



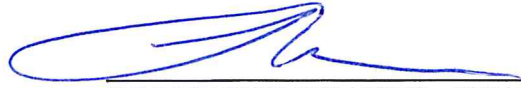
This email is free from viruses and malware because avast! Antivirus protection is active.

- n. In that the Board has approved the applicant's proposal to continue the use of the outdoor dining facility (tent) located on Lot 2 prior to and during construction of the banquet hall and related site improvements on Lot 2.02 (reconfigured) which the applicant estimates will take 3-5 years (of which in excess of one (1) year has already expired) and with respect to which (the timeframe) the Board has not taken exception, it shall be required that:

- The applicant shall commence and diligently pursue construction in accordance with the construction schedule estimate set forth on Pages 19-20 hereinabove.
- Construction shall commence in accordance with Pages 19-20 hereinabove, shall be diligently pursued and shall be completed and a Certificate of Occupancy (CO) issued no later than five (5) years from the date of adoption of this memorializing Resolution.
- There shall be periodic (at least annual) construction progress inspections by the Township engineer who shall report thereon to the Planning Board.
- In the event the Planning Board determines that the construction (commencement and diligent continuation) of the banquet hall facility and related site improvements is not in accordance with the applicant's proposal as described in Pages 19-20 hereinabove, the applicant shall be advised accordingly and the Board shall schedule a noticed public hearing to determine what, if any, remedial action is required and shall be taken.

Revised
7.16.15

GREEN TOWNSHIP PLANNING BOARD



SCOTT HOLZHAUER, CHAIRMAN



DESIREE L. DUNN, SECRETARY

I hereby certify that the foregoing Resolution is a true and complete memorialization of the Official Action taken by the Green Township Planning Board at its regular meeting held on September 11, 2014, by a motion and vote as follows:

MOTION TO GRANT (SECOND) AMENDED PRELIMINARY (ONLY) SITE PLAN APPROVAL TO REAFFIRM THE VIABILITY OF THE ADDITIONAL RELIEF (WAIVERS AND VARIANCES) PREVIOUSLY GRANTED ON APRIL 13, 2006 AND AS MEMORIALIZED BY RESOLUTION DATED AND ADOPTED MAY 11, 2006 (REVISED MAY 12, 2006) TO APPLICATION NO. PB 1305B (FORMERLY APPLICATION NO. PB1305A) -KATHERINE RODRIGUEZ – APPLICANT, PEQUEST 202, LLC – OWNER (BLOCK 22, LOT 2.02 (AS RECONFIGURED)):

IN FAVOR: Chairman Holzhauser, Mr. Raffay, Mr. Chirp, Mr. Bambara, Mr. Perigo, Mr. Rose.

OPPOSED: None.

ABSTAIN: Mayor Conkling.
**(ABSENT FROM
THAT PORTION OF
THE MEETING)**

ATTEST:



DESIREE L. DUNN, SECRETARY

Dated: December 11, 2014

GTPB:RodriguezGrantSecondAmendPrelimSitePlanOnly.Reso.

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Application No. PB1305B

Katherine Rodriguez-Applicant
Pequest 202, L.L.C.-Owner
Grant of (Second) Amended Preliminary)
(Only) Site Plan Approval

Prepared by: Lyn Paul Aaroe, Esq.
Attorney, Green Township Planning Board