

6/27/85

Monroe Twp. 1985

- Resolution of Memorialization
4 pgs.
- Exhibit - "Lot Numbers" (1pg)

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ML000183Z

RESOLUTION OF MEMORIALIZATION

Whereas, Union Valley Corporation applied to the Monroe Township Planning Board for site development plan approval of property in Block 48 on lot numbers identified on Exhibit A attached hereto; and

Whereas, it appears from the proofs presented that the premises in question totals approximately 435 acres more or less and that the intended use as a PRC development is permitted under the Monroe Township zoning ordinance for the premises; and

WHEREAS, the applicant proposes to install:

- (1) a nine (9) hole golf course of 75 acres
- (2) a 28,800 square foot clubhouse to be built on a 10.6 acre site in three (3) phases all in accordance with section 130-25A (2) (b) of the Monroe township zoning ordinance (600 square feet of Multi-purpose space for each 50 dwelling units) and in accordance with the following schedule:

Phase I 18,800 square feet (1,567 dwelling units or one (1) year, whichever is less, after Title is transferred to first home in development.

Phase II - 4,000 square feet (1,900 Dwelling units)

Phase III - 6,000 square feet (2,400 Dwelling units)

- (3) a church site of one (1) acre
- (4) a 12.8 acre neighborhood commercial shopping site
- (5) parking facilities
- (6) a guardhouse at the Prospect Plains-Hoffman Station Road
- (7) a fully equipped and fully staffed medical facility, which shall be operational as to the first home in the development

all in support of a proposed development consisting of a proposed total of 2,400 dwelling units; and

WHEREAS, the applicant has produced proof of service of notice upon all property owners within 200 feet; and

WHEREAS, this Board has read and reviewed the reports of the township engineer and the township planner and has heard testimony of the expert witnesses introduced by the applicant and has reviewed the maps and plans submitted by the applicant, including all revisions made through May 23, 1985; and

WHEREAS, this Board has determined that the proposed development is compatible with the general characteristics of the surrounding neighborhood which is residential and agricultural as well as the site of an adjacent PRC community; and

WHEREAS, the evidence produced by the applicant establishes that the traffic and roadway plans have been designed to accommodate the anticipated traffic flows and to minimize existing or potential safety hazards; and

WHEREAS, the evidence produced by the applicant further shows that the proposed development is compatible with the physical development plans of the Monroe Township zoning ordinance and that all proposed water and sewer improvements are adequate and feasible to properly serve the proposed project and will conform to the township master sewer and water plans; and

WHEREAS, it has been established by the applicant that the onsite traffic circulation and access points have been properly designed to accommodate fire and emergency vehicles; and

WHEREAS, the evidence produced by the applicant shows that no outdoor lighting is planned that will be disturbing to any abutting property owner; and

WHEREAS, the evidence produced by the applicant establishes that the bulk of the landscaped space and the community is located within the proposed golf course with the remaining space to be distributed along the perimeter of the development and throughout the residential areas resulting in a benefit to the entire community; and

WHEREAS, the proposed gross density is approximately 5 1/2

dwelling units per gross acre; and

WHEREAS, the permitted use under the zoning code is 7 dwelling units per gross acre, and all the requirements of the Monroe Township zoning ordinance have been met other than the applicant's request to permit two larger swimming pools rather than a series of smaller pools; and

WHEREAS, it appears that Section 130-25A(2)(c) requires one (1) swimming pool for each 600 dwelling units at a ratio of 1.7 square feet of water surface area for each dwelling unit; and

WHEREAS, it appears that the applicant has proposed one "L" shaped swimming pool with dimensions of 45 feet by 75 feet with a 20 feet by 20 feet wing, as well as an additional pool to be located in the clubhouse facility of approximately 800 square feet in water surface area; and

WHEREAS, it appears that the purposes of the municipal land use law would be advanced by the requested deviation from the bulk requirements of the zoning ordinance in terms of the number of pools to be required, as opposed to the total water surface area available for swimming; and

WHEREAS, it appears further that the benefits from the deviation substantially outweigh any detriment, in light of the fact that the water surface area of the proposed swimming pools is in excess of that otherwise required by ordinance; and

WHEREAS, it appears that in light of the fact that the ordinance requirements relating to the total water surface area for the pools provided have been complied with, that the requested variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance; and

WHEREAS, it appears that adequate township police and fire facilities are available to protect the residents and property in the proposed developments; and

WHEREAS, adequate provision has been made for parking facilities; and

WHEREAS, this Board has determined that the proposed PRC is located in one of the growing sections of the township and is adjacent to a presently existing PRC development, and has further determined that the proposed PRC, particularly as it relates to external road improvements, will enhance the physical development of the community, and has further determined that the proposed plan provides for a logical arrangement of facilities and for proper ingress and egress; and

WHEREAS, this Board has determined that the plan, as presented by applicant has considered the natural features of the site and that woodland shall be retained wherever possible; and

WHEREAS, this Board concludes that the golf course has been properly designed and will be adequate for the needs of the PRC community; and

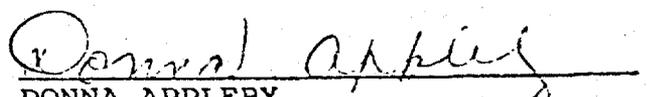
WHEREAS, this Board concludes that the reduction in the number of swimming pools as proposed by applicant shall provide adequate area for the needs of the residents of the proposed community; and

WHEREAS, the applicant has produced evidence of approval by the Monroe Township Utilities Authority; and

WHEREAS, it appears that the Middlesex County Planning Board approval is not required at the site development stage;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of Monroe Township that the application of Union Valley Corporation for site development plan approval, and for the variance to construct two larger swimming pools based on the ordinance requirements of 1.7 square feet per dwelling unit be and is hereby approved and granted.

I CERTIFY that the above Resolution of Memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on June 27, 1985.


DONNA APPLEBY,
Secretary of the Monroe
Township Planning Board

LOT NUMBERS

1.01	48.02-28	48.03-40	48.04-37	48.05-34
2	48.02-29	48.03-41	48.04-38	48.05-35
3.01	48.02-30	48.03-42	48.04-39	48.05-36
4.01	48.02-31	48.03-43	48.04-40	48.05-37
4.02	48.02-32	48.03-44	48.04-41	48.05-38
5.01	48.02-33	48.03-45	48.04-42	48.05-39
8	48.03-1	48.03-46	48.04-43	48.05-40
9	48.03-2	48.03-47	48.04-44	48.05-41
15	48.03-3	48.03-48	48.04-45	48.06-1
19	48.03-4	48.04-1	48.04-46	48.06-2
21.01	48.03-5	48.04-2	48.04-47	48.06-3
22.01	48.03-6	48.04-3	48.04-48	48.06-4
23.01	48.03-7	48.04-4	48.05-1	48.06-5
24.01	48.03-8	48.04-5	48.05-2	48.06-6
25.01	48.03-9	48.04-6	48.05-3	48.06-7
26	48.03-10	48.04-7	48.05-4	48.06-26
48.01-1	48.03-11	48.04-8	48.05-5	48.06-27
48.01-2	48.03-12	48.04-9	48.05-6	48.06-28
48.02-1	48.03-13	48.04-10	48.05-7	48.06-29
48.02-2	48.03-14	48.04-11	48.05-8	48.06-30
48.02-3	48.03-15	48.04-12	48.05-9	48.06-31
48.02-4	48.03-16	48.04-13	48.05-10	48.06-32
48.02-5	48.03-34	48.04-14	48.05-11	48.07-1
48.02-6	48.03-35	48.04-15	48.05-12	48.07-2
48.02-24	48.03-36	48.04-16	48.05-13	48.07-3
48.02-25	48.03-37	48.04-34	48.05-31	48.07-4
48.02-26	48.03-38	48.04-35	48.05-32	48.07-5
48.02-27	48.03-39	48.04-36	48.05-33	