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Planner Report #2

Date: May 29, 2019

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: Orange Lawn Tennis Club, c/o Woodmont Properties
100 Passaic Avenue, Suite 240, Fairfield, NJ 07004

Subject: Application No. 264A
305 Ridgewood Road North – Block 1304, Lots 6 & 6.01

This report is meant to guide the Planning Board in its review of Application #264A, submitted by the Orange Lawn Tennis Club. The Applicant is seeking to amend an earlier proposal approved by the Board in June 2018. At that time, the Applicant sought approval to build two indoor tennis bubbles on its property, to be used October 15 to April 15 annually. Having previously obtained the Board’s approval for the aforementioned dates, the Applicant is now seeking to amend the applicable period to begin with September 15 and end with April 30.

Given the application’s narrow scope, we deem the items submitted to be sufficient and recommend that it be considered COMPLETE.

I. EXISTING CONDITIONS

- A. **Site:** The Applicant’s property is comprised of Lots 6 and 6.01, Block 1304 and is located at 305 Ridgewood Road North. Lot 6, which covers 11.00 acres, or 479,171 SF of land while Lot 6.01 encompasses 4.78 acres, or 208,187 SF.
- B. **Existing Structures:** Lot 6 contains all of the significant existing structures located on the subject property, including the clubhouse, outdoor tennis courts, and indoor tennis bubbles. The two bubbles, which enclose the courts for indoor play, have a height of 38.75’ and 38.12’, respectively. The bubbles cover an area of 12,980 SF and 12,672 SF, respectively, or 25,652 SF combined. Lot 6.01 is largely undeveloped, aside from a private right-of-way.
- C. **Zoning:** The Orange Lawn Redevelopment Plan governs land use in both of the parcels. Under the Redevelopment Plan, Lot 6 sits within the Private Recreation Facilities District (PR) while Lot 6.01 is within the Residential Townhouse District (RT).
- D. **Neighborhood Context:** The subject property is situated in the interior of Block 1304. The rest of Block 1304 is comprised of parcels that have single-family dwellings and

situated within the RA-100 (Residential 'A') zoning district. The site can be seen in the image below, courtesy of Google Maps.



II. HISTORY OF APPROVALS

The Planning Board has approved several applications involving the site in recent years. In 2007 (Application No. 204), the Board granted preliminary approval for a proposed ballroom addition to the Applicant's existing structure and granting final approval in 2008 (Application No. 204A). More recently, the Board approved an application in 2017 (Application No. 256) to subdivide the property and create a new lot (Lot 6.01) for the construction of twenty townhouses.

The present matter before the Board dates to 2018 when the South Orange Board of Trustees passed a resolution to amend the Lawn Club Redevelopment Plan and permit the use of tennis bubbles through the winter. Subsequently, in 2008, the Applicant sought the Planning Board's site plan approval (Application No. 264) to permit the tennis bubbles on a seasonal basis, from October 15 to April 15 during each calendar year.

III. PROPOSED PROJECT

The Applicant has returned to the Board to amend the calendar period for which the tennis bubbles are permitted. The tennis bubbles are currently restricted to the period beginning October 15 and ending April 15. The Applicant proposes to

extend the permitted period, so that bubble season begins September 15 and ends April 30. Bubbles are currently permitted for six months of the calendar year and are now proposed for seven and one-half months.

IV. GENERAL COMMENTS

- A. The Applicant should provide testimony regarding the use and operation of the bubbles and whether lengthening the use period will require the installation of any additional electrical, mechanical, water, heating, and ventilation equipment.
- B. The Applicant should be prepared to discuss whether the extended period may impact other properties in terms of noise, waste, traffic, and nighttime illumination.
- C. The Applicant shall testify regarding the parking demand for the calendar days where bubbles are currently prohibited, but for which the Applicant wishes to permit. The Applicant should be prepared to discuss the projected daily demand for parking for both weekdays and weekends, to discuss demand at such sensitive times as the evening, and to discuss how demand varies throughout the day. Particularly, the Applicant should confirm that the extended permitted season will not impact parking.

V. DOCUMENTS REVIEWED

- A. **Cover Letter**, prepared by Stephen Santola, Executive Vice President and General Counsel, Woodmont Properties, LLC, dated April 25, 2019 and received April 30, 2019.
- B. **Planning Board and Zoning Board Application Form**, Application No. 264A, signed by Bruce Schonbraun, Manager of Orange Lawn Tennis Club, and notarized by Elizabeth Bucowiec, Notary Public, on April 24, 2019, and filed April 30, 2019.
- C. **Completed Planning Board Application Submission Checklist**.
- D. **Area Map**, comprised of one (1) sheet prepared and signed by Michael T. Lanzafama, P.E., P.L.S., P.P., Casey & Keller, Inc., and dated March 19, 2018.
- E. **Overall Site Plan**, comprised of one (1) sheet, prepared and signed by Michael T. Lanzafama, P.E., P.L.S., P.P., Casey & Keller, Inc., and dated March 19, 2018.
- F. **Memorandum**, written by Ojetti Davis, Board Secretary, and dated March 9, 2019.