

**RESOLUTION
GRANTING
A WAIVER OF
SITE PLAN APPROVAL
TO
GAMBLER'S RIDGE GOLF CLUB
121 BURLINGTON PATH
CREAM RIDGE, NJ 08514
BLOCK 36 LOT 1**

- I. **WHEREAS** Gambler's Ridge Golf Club (the "Applicant") seeks to construct a small addition to their building; and
- II. **WHEREAS** the Applicant's representative appeared at the Regular Board meeting on December 14, 2000 to seek a waiver from a site plan requirement. The following description of the project was offered:
- A. A small addition to be constructed, comprising less than 5% of the total area of the present complex;
 - B. The new area will be approximately 400 square feet; and
 - C. The purpose of the addition is to provide office space and storage.
- III. **WHEREAS** the Applicant's representative gave the following reasons for the construction:
- A. There is a need for added storage and office capacities for the club;
- IV. **NOW THEREFORE BE IT RESOLVED** that after full informal discussions at a public meeting with its counsel, the Upper Freehold Township Planning Board hereby ratifies and approves a waiver of a Site Plan approval in connection with the construction of the new addition.

BE IT FURTHER RESOLVED that nothing herein shall excuse the Applicant from complying with any of the Rules, Regulations and Laws of the Township of Upper Freehold or any other Governmental Agency having jurisdiction over this request for waiver including any condition previously imposed by the Upper Freehold Township Planning Board.

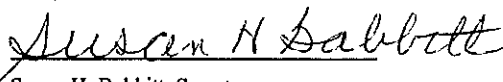
BE IT FURTHER RESOLVED that this request for waiver is further contingent on the Applicant paying all fees and escrows required by the Upper Freehold Township Planning Board.

BE IT FURTHER RESOLVED that the Secretary is authorized to forward copies of this Resolution, certified to be a true copy, to the Applicant, Township Clerk, Tax Assessor, Planning Board Engineer, and Building Department.

DATE OF ADOPTION: 1/23/01

ROLL CALL VOTE: 7 Ayes

The undersigned, Secretary of the Upper Freehold Township Planning Board, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 23rd day of January, 2001.


Susan H. Babbitt, Secretary
Upper Freehold Township Planning Board

**RESOLUTION ON SUBDIVISIONS
OR SITE PLAN REVIEWS**

- () Minor Subdivision Application # 96-5
- () Major Subdivision,
Preliminary Name of Applicant:
 Peronic Enterprises d/b/a
 GAMBLER RIDGE GOLF CLUB
- () Major Subdivision,
Final Owner: See Applicant
- (X) Site Plan,
Preliminary and Final Block 36 Lot 1
 Location: 121 Burlington Path Road
- () Site Plan,
with Variances and Waivers Date: 4/23/96

WHEREAS, the **Applicant** has submitted the following:

- a. A document entitled "Site Plan of Lot-1, Block-36 for Gamler's Ridge Golf Club" dated 2/20/96 prepared by Princeton Junction Engineering, P.C., signed on 3/13/96 by Ted W. Pivovarnick, a NJ Professional Land Surveyor.

WHEREAS, the Township engineer has submitted the following:

- a. A letter from Bay Pointe Engineering Associates, Inc., dated March 14, 1996 regarding "Site Plan for Peronic Enterprises d/b/a GAMBLER RIDGE GOLF CLUB" Block 36, Lot 1, Application No. 96-5."

WHEREAS, the **Applicant** attended a workshop meeting of the Board on March 14, 1996 and attended the regular Board meeting on March 26, 1996, during which a public hearing was held, and no continuance of the hearing was necessary; and

WHEREAS, at the public hearing the Upper Freehold Township Planning Board heard testimony on behalf of the **Applicant** by their representatives and there was no comment from the public;

WHEREAS, based on the entire documentary and testimonial record, the Board makes the following findings of fact and conclusions of law:

1. All jurisdictional requirements have been met.
2. **PERONIC ASSOCIATES** is the owner of the above described property located in a R-A zone and the use of said property is for expansion of the property.
3. The **Applicant** requested and the Board approved the installation of five (5) light poles, asphalt area for two handicapped parking spaces and fire lane.
3. The **Applicant** meets the requirements of the Preliminary and Final Site Plan approval under the Land Use Ordinance of Upper Freehold Township.
4. The Planning Board Engineer has reviewed the plans submitted and has indicated that they are in compliance with the Township Ordinances and recommended for their approval provided the **Applicant** satisfies certain conditions and approvals noted herein.

WHEREAS, the above application was considered by the Upper Freehold Township Planning Board

- (x) after public hearing thereon
- () no public hearing being required, and

WHEREAS, it appears that all requirements of applicable Township Ordinances

- (x) have
- () have not

been met and that said application has also been reviewed by all other Township agencies having jurisdiction, now therefore

BE IT RESOLVED that the above application be and is hereby

- () denied for the following reasons:
- (x) approved subject to approval of the County Planning Board and other reviewing agencies and to the following conditions:
 - a. The **Applicant** indicated that they have no plans to obtain a liquor license at this time. In the event the **Applicant** wishes to place a liquor license in the premises then the **Applicant** shall come before the Board for new site plan approval.

BE IT FURTHER RESOLVED that the **Applicant** shall fully cooperate with the Planning Board and its Counsel with respect to the execution of any documents or amendments to this

resolution in order that the Resolution may be recorded in the Monmouth County Clerk's office.

BE IT FURTHER RESOLVED that the **Applicant** shall pay the costs and expenses for the final and correct recording of this Resolution.

BE IT FURTHER RESOLVED all conditions must be met by the **Applicant** within 190 days from the date of this resolution as adopted, or the approval granted by this resolution shall be null and void;

BE IT FURTHER RESOLVED that no building permit shall be issued by Building Inspectors/Construction Officials until the conditions described in this resolution are fulfilled;

BE IT FURTHER RESOLVED that nothing herein shall excuse the **Applicant** from complying with any of the Rules, Regulations and Laws of the Township of Upper Freehold or any other Governmental Agency having jurisdiction over this application including any condition previously imposed by the Upper Freehold Township Planning Board;

BE IT FURTHER RESOLVED that this application is further contingent on the **Applicant** paying all fees and escrows required by the Upper Freehold Township Planning Board;

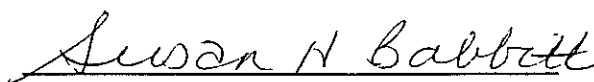
BE IT FURTHER RESOLVED that the **Applicant** shall be required to publish a notice of this action in an official newspaper of the municipality and return proof of publication to the Clerk of the Planning Board;

BE IT FURTHER RESOLVED that the Secretary is authorized to forward copies of this Resolution, certified to be a true copy, to the **Applicant**, Township Clerk, Tax Assessor, Planning Board Engineer, and Building Department.

DATE OF ADOPTION: 4/23/96

ROLL CALL VOTE: 6 Ayes : (3 Abstentions)

The undersigned, Secretary of the Upper Freehold Township Planning Board, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 23rd day of April 1996.



Susan H. Babbitt, Secretary

Upper Freehold Township Planning Board