

**RESOLUTION
OF THE
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE**

Heard and Decided: June 7, 2017
Case No.: PB-17-06
Township of West Orange

WHEREAS the Township of West Orange (the "Applicant") having an address at 56 Main Street, West Orange, NJ 07052 having made application for Minor Subdivision for premises at 55-57 Ridgeway Avenue, West Orange, NJ also known as Block 158, Lot 39 on the tax map of the Township of West Orange (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on June 7, 2017; and

WHEREAS the Applicant having appeared by its attorney Mark Moon, Esq., and introduced exhibits, and the Board having received a Memo from Board Planner Paul Grygiel, AICP dated May 22, 2017, and having granted an opportunity for public comment;

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

In summary, the following evidence was received and/or introduced in connection with this application:

- i. Planning Board application, Checklist and Minor Subdivision Plans consisting of a cover sheet, existing conditions plan and proposed minor subdivision plan prepared by Suburban Consulting Engineers, Inc., dated May 5, 2017 (3 Sheets).
1. The following Exhibits were admitted into evidence:
 - Ex. A-1 Minor Subdivision Plans prepared by Suburban Consulting engineers, Inc., dated May 5, 2017 (3 Sheets)
2. Applicant's attorney Mark Moon, Esq., described the nature of the application, namely, that the Town was subdividing the property and selling one of the lots.
3. Board Planner Grygiel noted that both lots conformed with the Ordinance bulk requirements.

3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

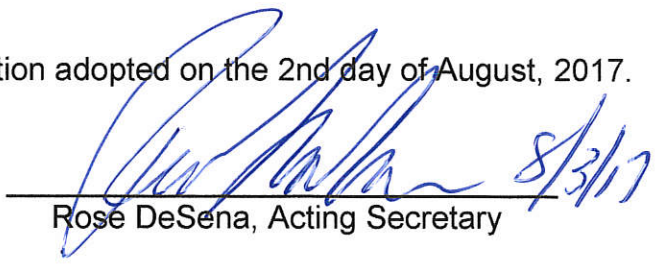
4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.

6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution. All conditions of approval shall be indicated on the plans.

7. Applicant to comply with all conditions of approval in the authorizing Resolutions by the governing body of the Township including but not limited to Resolution # 72-17.

Certified to be a true copy of the Resolution adopted on the 2nd day of August, 2017.


Rose DeSena, Acting Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent	Recused
Cardoza (2 nd Alt.)		*	*				
Eben			*				
Ghebremicael						*	
Keigher							*
Klein (Vice Chair)			*				
McCartney						*	
Trenk							*
Wegner (1 st Alt.)			*				
Weston						*	
Wilkes			*				
Bagoff (Chair)	*		*				

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent	Recused
Cardoza (2 nd Alt.)			*				
Eben						*	
Ghebremicael						*	
Keigher							*
Klein (Vice Chair)		*	*				
McCartney						*	
Trenk							*
Wegner (1 st Alt.)			*				
Weston						*	
Wilkes			*				
Bagoff (Chair)	*		*				