

RESOLUTION OF THE PLANNING BOARD
Of the
TOWNSHIP OF WEST ORANGE
(Regarding Proposed Ordinance 2565-19)

#19-02

WHEREAS the Township Council of West Orange, County of Essex, State of New Jersey has drafted proposed amendments to the land development ordinance; and

WHEREAS the proposed revisions are titled:

**AN ORDINANCE AMENDING CHAPTER 25, SECTION 3.2 OF THE
REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEST
ORANGE (Zone Map)**

WHEREAS pursuant to Municipal Land Use Law §26(a) prior to the adoption of a development regulation, revision or amendment thereto the Planning Board shall review and comment upon same;

NOW THEREFORE BE IT RESOLVED:

1. That at a public meeting held on May 1, 2019 the Planning Board considered the proposed ordinance amendment to determine its consistency with the Master Plan, the 2010 Master Plan Re-Examination and the planning goals of the Township.

2. The proposed change will amend the Zone District Map of the Township of West Orange to remove the following properties from a B-1 District and place them in an I District:

- (a) Block 117, portion of Lots 39 and 39.01; and
- (b) Block 117, Lot 48.01.

3. Upon review the Planning Board has determined that the proposed ordinance amendment is not entirely consistent with the Master Plan and the 2010 Master Plan Re-Examination of the Township of West Orange, however; the Board finds that the proposed amendment is reasonable under the circumstances given the pattern of development within the surrounding area. In addition the proposed change will eliminate split zoning on these lots. Accordingly, the Board finds that the amendment can be adopted without substantial harm to the intent and purpose of the Township's zone plan.

The Planning Board hereby recommends that in the event the Township Council should adopt the changes in Ordinance 2565-19 that it include the Board's findings and recommends that they be adopted by the governing body for the following and other reasons:

The proposed amendment will ensure better uniformity and consistency with the pattern of development in the surrounding area.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 1st day of May 2019.



Robin Miller, Secretary