

PB-00-19**ESSEX COUNTY COUNTRY CLUB****RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF WEST ORANGE**

Granting preliminary and final site plan approval to reconstruct the drive entrance to the Country Club, located at 350 Mt. Pleasant Avenue.

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on January 10, 2001, considered an application for site plan approval, without variances, for the Essex County Country Club, located at 350 Mt. Pleasant Avenue, West Orange, New Jersey also known as Lot 1, Block 156 on the official tax maps of the Township of West Orange, which property is located in an R-2 Zone, to reconstruct the drive entrance to said country club. The application was submitted by the Essex County Country Club (hereinafter "Applicant") through its attorney Joseph A. Vena, Esq.; and

WHEREAS, the Planning Board considered the presentation of Mr. Vena, attorney for the Applicant, and heard and considered the testimony of James Woods, P.E., the Applicant's engineer who prepared the site plan, dated August, 2000, which site plan was submitted into evidence; and

WHEREAS, the Applicant proposes to reconstruct the drive entrance to the country club, on the Mt. Pleasant Avenue entrance; and

WHEREAS, the Planning Board reviewed the comments and recommendations of Sgt. Thomas Montesion of the West Orange Police Department, as set forth in his correspondence dated July 26, 2000, wherein he indicated that there would be no adverse effect on traffic or parking as a result of this application; and

WHEREAS, the Planning Board reviewed the comments and recommendations of Susan Borg, Township Director of Planning, and Leonard Lepore, Municipal Engineer; and

WHEREAS a complete application has been filed and all fees required by the Ordinance have been paid and it otherwise appears that the jurisdiction of the Planning Board of the Township of West Orange has otherwise been properly invoked and exercised and the Board having conducted a vote on this application on January 10, 2001;

NOW THEREFORE, the Planning Board of the Township make the following findings of fact and conclusions of law with regard to the application:

1. The Applicant proposes certain improvements and reconstruction to the Mt. Pleasant Avenue entrance to the Essex County Country Club, which will improve the safety of the entrance as well as make the entrance more aesthetically pleasing.

2. The Applicant's proposal conforms to all municipal

ordinances and does not require any variances.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the application for preliminary and final site plan approval to reconstruct the entrance of the Essex County Country Club on Mt. Pleasant Avenue is granted, and

BE IT FINALLY RESOLVED that the preliminary and final site plan prepared by Keller & Kirkpatrick, Inc., James R. Woods, P.E., dated August, 2000 for 350 Mt. Pleasant Avenue, Lot 1, Block 156, Zone R-2 be and hereby is approved and is subject to the following conditions:

1. All landscaping shall be planted and maintained in a healthy and vigorous manner, all plants, shrubs and trees that die shall be replaced with plants of equal or better quality and shall be maintained in perpetuity in accordance with this approved plan and conditions.
2. All landscaping and signs shall be approved by the Township Director of Planning.
3. The Applicant shall execute, prior to the issuance of a Certificate of Occupancy, an Affidavit of Compliance certifying that they have fulfilled the conditions set forth herein to the satisfaction of the Township Planner and Engineer Department and Building Department. No Certificate of Occupancy shall be issued until receipt of an Executed Affidavit of Compliance approved and signed by the Zoning Official.
4. No building permit shall be issued unless taxes are

current.

5. The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Elizabeth Visone
Acting Secretary, Elizabeth Visone

Dated: 02/15/01