



Township Of West Orange

66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052

SAMUEL A. SPINA
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

SUSAN BORG P.P., A.I.A.
Director of Planning
and Development

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April 5, 1994

Joseph Vena, Esq.
155 Prospect Avenue
West Orange, NJ 07052

RE: **PB-93-35**
Essex County Country Club
350 Mt. Pleasant Avenue
Amended Site Plan

Dear Mr. Vena:

Enclosed please find a copy of the resolution that was adopted at the March 23, 1994 West Orange Planning Board meeting for the above referenced property.

If you have any questions, please contact me.

Sincerely,

Migdalia Wagner
Planning Board Secretary

Enclosure

cc: Director Leonard Lepore, P.E.
Thomas Biondi, Construction Official
Kim Ragoni, Zoning Officer
Max Manshel, Esq.

DUPLICATE

PLANNING BOARD RESOLUTION
CONDITIONALLY APPROVING THE SITE PLAN APPLICATION
BY ESSEX COUNTY COUNTRY CLUB
LOCATED AT 350 MT. PLEASANT AVENUE
BEING BLOCK 156, LOT 1
ZONE R-2

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on February 2, 1994, considered the application for site plan approval for a maintenance building as an accessory building, which is permitted in the R-2 District, and waivers from the Site Plan Ordinance for an environmental impact statement, on-site detention of water, parking and loading space requirements, and lighting, which application was submitted by Essex County Country Club, through its attorney, Joseph A. Vena, Esq.; and

WHEREAS, the Planning Board considered the presentation of Joseph A. Vena, Esq., attorney for the applicant, and the testimony of Anthony Marucci, the applicant's engineer, and the testimony of Richard McHugh, the President of the Essex County Country Club; and

WHEREAS, the general public having been given an opportunity to be heard, the Planning Board made the following findings of fact:

1. The purpose of the application is to replace an existing maintenance structure that is in severe disrepair.

2. There will be no utilities other than electric utilized in the structure.

3. There are no variances necessary and there is no impact on adjacent properties.

4. The waivers that have been requested will not substantially impair the intent and purposes of the Master Plan and Zoning Ordinance of the Township of West Orange and will not be a substantial detriment to the public good.

5. The application complies with the West Orange Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the waivers requested from the Site Plan Ordinance for an environmental impact statement, on-site detention of water, parking and loading space requirements and lighting, shall be and are hereby granted, and

BE IT FURTHER RESOLVED that the application for site plan approval for a maintenance building on property located at 350 Mt. Pleasant Avenue, Block 156, Lot 1, West Orange, New Jersey, shall be and is hereby approved, subject to the following conditions:

1. The applicant shall plant 18 white pine trees on 8 to 10 foot centers, 6 to 8 feet high, to screen the northeast corner of the structure from Mt. Pleasant Avenue.

2. The applicant shall provide the location of the

monitoring wells and underground storage tank to the Municipal Engineer and shall accomodate monitoring well MW-1 within the floor slab by retrofitting the monitoring well with a standard flush-mount well manhole similar to PEMCO Model 103. Monitoring wells MW-3 and MW-4, which are outside the limits of the footing construction, shall be clearly identified and protected during construction to prevent accidental contact and damage.

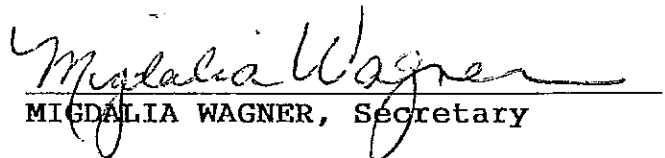
3. The applicant has agreed to and shall commence removal of the existing barbed wire on or before June 1, 1994.

4. All real property taxes for the site are to be paid prior to the issuance of any permits.

5. The applicant shall provide the Municipal Engineer with a letter from Dan Raviv Associates, Inc., the engineer who prepared the Remedial Action Work Plan, that the proposed development will not interfere with the Remedial Action Work Plan.

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

DATED: March 2, 1994
23,


MIGDALIA WAGNER, Secretary