



Township Of West Orange

66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052

DEPARTMENT OF PLANNING AND DEVELOPMENT

SAMUEL A. SPINA
Mayor

SUSAN BORG A.I.A.
Planning Director

TEL: (201)325-4110
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February 7, 1997

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

RE: PB-96-27 / Essex County Country Club
350 Mt. Pleasant Avenue
Block 156, Lot 1, Zone: R-2
Amended Site Plan

Dear Mr. Vena:

Enclosed please find a copy of the resolution that was adopted at the February 5, 1997 West Orange Planning Board meeting. Please submit eight (8) sets of revised plans for final signatures. Signed site plans are required prior to the issuance of building permits.

If you have any questions, please let me know.

Yours truly,

Migdalia Wagner
Planning Board Secretary

Enclosure

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

DUPLICATE

Signed Site Plans Required
Prior to the Issuance of
Building Permits

PB-96-27
PLANNING BOARD RESOLUTION
APPROVING THE SITE PLAN AMENDMENT APPLICATION
BY THE ESSEX COUNTY COUNTRY CLUB
LOCATED AT 350 MT. PLEASANT AVENUE, BLOCK 156, LOT 1
ZONE R-2

WHEREAS, the Planning Board of the Township for West Orange, at its regular meeting held on February 5, 1997, considered the application for site plan amendment approval to construct a building to house a pump station as an accessory building, which is permitted in the R-2 District, and waivers from the Zoning Ordinance for an environmental impact statement, which application was submitted by the 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

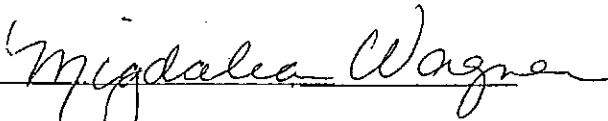
WHEREAS, the general public having been given an opportunity to be heard, the Planning Board made the following findings of fact:

1. The purpose of the application is to replace an existing pump station 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 purpose 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.
6. Notice was published on January 16, 1997, in the West Orange Chronicle, and notice was mailed by certified mail; return receipt requested, on January 29, 1997, to all persons on the list furnished by the West Orange Tax Assessor.

NOW, THEREFORE, BE IT RESOLVED that the waivers requested from the Zoning 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.

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


MIGDALIA WAGNER, Secretary

Dated: February 5, 1997

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