



TOWNSHIP OF WEST ORANGE

66 Main Street, West Orange, NJ 07052

PLANNING AND DEVELOPMENT

FEB 10 2005

JOHN F. McKEON
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359

SUSAN BORG A.I.A.
Planning Director

February 7, 2005

Ronald Schimanowitz, Esq.
459 Amboy Avenue
Woodbridge, NJ 07095

RE: ZB-04-23/Jayber Tract
Block: 166; Lot: 7.02 & 8; Zone: R-5
Northfield Avenue
Seeking preliminary and final major subdivision for 15 single-family lots.

Dear Mr. Schimanowitz:

Enclosed is a copy of the resolution adopted at the February 2, 2005 Planning Board Meeting for the above-referenced property.

In addition, an Affidavit of Compliance as referenced in the resolution is enclosed. Please complete and submit this document after completing all conditions in the resolution.

Please note that eight sets of final site plans and architectural with signature blocks must be submitted to the Planning Department and signed by the Township Engineer, Board Chairman and Board Secretary, prior to the issuance of building permits.

If I may be of further assistance, please contact me at (973) 325-4108.

Sincerely,

Nora Myers
Planning Department

Enclosures

CC: Russel DeSantis, Construction Official

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NORDAN REALTY/JAYBER TRACT

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

*Granting preliminary and final major subdivision approval
for 16 single-family lots.*

WHEREAS, the Planning Board of the Township of West Orange, at meetings held on December 1, 2004 and January 5, 2005, considered the application for preliminary and final major subdivision approval and preliminary site plan approval without variances for 16 single-family lots on property located in the R-5 Zone, identified as Block 166, Lots 7.02 and 8, which was submitted by Nordan Realty Corporation (the "Applicant"), through its attorney, Ronald Shimanowitz, Esq.; and

WHEREAS, the Planning Board considered the presentation of Ronald Shimanowitz, Esq., attorney for the Applicant; and heard and considered the testimony of the Applicant's Director of Development, Mark Hoffman, and heard and considered the testimony of the Applicant's professional planner/landscape architect, John McDonough, licensed in New Jersey as a professional planner/professional architect, and qualified in both capacities by the Board; and heard and considered the

testimony of the Applicant's engineer, Madeline Wasilas,
licensed in New Jersey as a professional engineer, and
qualified by the Board in that capacity, and considered
the proposed subdivision plans dated May 28, 2004, June 30,
2004, and July 9, 2004, all revised as December 2004, as
well as questions and comments from Board members, the
Board Experts, the Public Advocate, and the public as
shall appear in the Board's minutes for the meetings of
December 1, 2004 and January 5, 2005; and

WHEREAS, a complete application has been filed, all
fees required by Ordinance have been paid and it otherwise
appears that the jurisdiction and powers of the Planning
Board have been properly invoked and exercised; and the
Board having conducted a vote on this application on
January 5, 2005; and

WHEREAS, the Applicant requested preliminary and final
major subdivision approval without variances for 16 single-
family lots;

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

1. This is an application for preliminary and
final major subdivision approval without variances for
16 single-family lots.

2. The Board reviewed the proposed subdivision
~~plan submitted to the Board and revised as of~~
December, 2004.

3. The Board has recommended and the Applicant
has agreed to the following additional conditions of
approval:

(1) This property shall contain a deed
restriction to the effect 175 foot wide natural
woodland and wetlands conservation buffer zone be
maintained along the entire western border of the
tract. This area shall remain as open space to be
conserved as natural woodlands and/or wetlands in
perpetuity

(2) The Applicant shall resurface the
existing dirt access road; the resurfacing material
shall be compacted stone dirt.

(3) Subject to the Landowner's approval,
the Applicant shall provide and pay for new water and
sanitary sewer lines and connections to the home
located at 777 Northfield Avenue.

(4) The Applicant shall place "No Parking"
signs on one side of the new road.

(5) The Applicant's engineer shall meet
with the Township's engineer and a representative from

the adjoining property at 769 Northfield Avenue to review storm water plans to deal with any runoff onto the property at 769 Northfield Avenue.

(6) The Applicant shall meet with the Township fire sub-code official to insure that there is adequate ingress and egress for fire trucks to the property located on Lot 9.

(7) The Applicant shall pay off tract sanitary sewer fee at a rate consistent with other developers.

(8) Soil erosion and sediment control certification, if necessary, will be obtained from the H-E-P Soil Conservation District;

(9) All landscaping shall be planted in accordance with the approved landscape plan and shall be maintained in healthy and vigorous condition; all plants, shrubs, and trees that die shall be replaced with landscape materials of equal or better quality;

(10) All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

(11) Before a Temporary or Final Certificate of Occupancy/Approval can be issued, the Applicant shall submit proof to the West Orange Director of

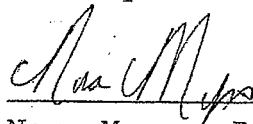
Planning that all real estate taxes are paid and current; and

(12) Before a Temporary or Final Certification of Occupancy/Approval can be issued, the Applicant shall execute and submit to the West Orange Director of Planning, an Affidavit of Compliance certifying that all conditions of approval agreed to by the Applicant and set forth herein have been fulfilled and satisfied.

(13) The Applicant agrees to pay \$1000.00 to digitize the entire application documentation.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary and final major subdivision approval and preliminary site plan approval without variances for 16 single-family lots is approved, subject to the additional conditions set forth in this resolution.

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



Nora Myers, Board Secretary
Planning Board of the
Township of West Orange

Dated: February 2, 2005