



TOWNSHIP OF WEST ORANGE

66 Main Street, West Orange, New Jersey 07052

PLANNING AND DEVELOPMENT

John F. McKeon
Mayor

MAY - 9 2005

SUSAN BORG A.I.A.
Planning Director

Tel: 973-325-4110
Fax: 973-325-6369

May 5, 2005

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

RE: PB-04-23/Jayber Tract
Block: 166; Lot: 7.02 & 8; Zone: R-5
Northfield Avenue
Seeking preliminary and final major subdivision for 16 single-family lots.

Dear Mr. Schimanowitz:

Enclosed is a copy of the resolution adopted at the May 4, 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 150 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) The Applicant shall provide and install new water and sanitary sewer lines 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.

(5A) The Applicant shall stabilize the roadway and repair, where needed, the Belgium Block curbing along the roadway and the Profeta property, 769 Northfield Avenue, which shall be done to the satisfaction of the Township Engineer. In order to accomplish this the

Applicant agrees to meet with a Profeta representative and
~~the Township Engineer to discuss the specifics of the work~~
to be done.

(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.

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.

Lori Pfeigenthal

Board Secretary
Planning Board of the Township
of West Orange

Dated: May 5, 2005