



TOWNSHIP OF WEST ORANGE

66 Main Street, West Orange, New Jersey 07052

PLANNING AND DEVELOPMENT

John F. McKeon
Mayor

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-04-34/Northfield Village
Block: 167; Lot: 25,25.01,30,30.01,30.02,30.03,30.04,.30.05; Zone: R-3AH
Northfield Avenue
Seeking amended preliminary and final subdivision approval for 95 conforming 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

NORTHFIELD VILLAGE (NORDAN REALTY)

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting amended preliminary major and final major subdivision approval for 95 conforming single-family lots, one pump station lot and one tot lot without variances.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on March 2, 2005 considered the application for amended preliminary major and final major subdivision approval for 95 conforming single-family lots, one pump station lot and one tot lot without variances on property located in the R-3AH Zone, identified as Block 167, Lots 25, 25.01, 30, 30.01, 30.02, 30.03, 30.04 & 30.05, which was submitted by Nordan Realty Corp. (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 Mark Hoffman, the Applicant's Director of Development; and heard and considered the testimony of John McDonough, the Applicant's professional planner and landscape architect (licensed in New Jersey in both capacities and approved by the Board as an expert in both capacities); and heard and considered the testimony of Madeline S. Wasilas, the Applicant's engineer (licensed in New Jersey as a professional

engineer and approved by the Board as an expert); and considered the subdivision plat dated August 30, 2004, the tree removal/tree replacement plan dated November 24, 2004 and the other exhibits presented to the Board; as well as questions and comments from Board members as shall appear in the Board's minutes and/or a transcript for the meeting of March 2, 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 March 2, 2005; and

WHEREAS, the Applicant requested amended preliminary major and final major subdivision approval for 95 conforming single-family lots, one pump station lot and one tot lot without variances;

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 amended preliminary major and final major subdivision approval for 95 conforming single-family lots, one pump station lot and one tot lot without variances amended.

2. The Board reviewed the plans submitted.

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

(1) All conditions set forth in the preliminary subdivision approval granted to the Applicant under Resolution PB-94-12, dated December 4, 1996, and attached to this resolution and made a part of this resolution.

(2) Applicant will install buffer planting and a fence at a location to determined to protect the privacy of the owner of the home located at 5 Argyle Court.

(3) Applicant shall insure that there is no added water runoff from the Property.

(4) Applicant shall install the lighting on its property so as to minimize negative impact on the property located at 5 Argyle Court.

(5) 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;

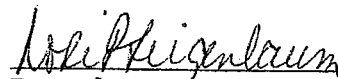
(6) All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

(7) 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

(8) 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 amended preliminary major and final major subdivision approval for 95 conforming single-family lots, one pump station lot and one tot lot without variances is approved in accordance with the subdivision plan, 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.



Board Secretary
Planning Board of the Township
of West Orange

Dated: May 5, 2005