



TOWNSHIP OF WEST ORANGE

SAMUEL A. SPINA
MAYOR

66 MAIN STREET, WEST ORANGE, N.J. 07052

PLANNING BOARD

November 9, 1984

TEL: 325-4110
4111

Gary S. Rosensweig, Esq.
Schwartz, Tobia & Stanziale
22 Crestmont Rd.
Montclair, N. J. 07042

032

Re: West Essex Developers
Oval Road, West Orange

Dear Sir:

Enclosed is a copy of the Resolution adopted
by the West Orange Planning Board on November 7, 1984
for approval granted to the subject developer at the
October 3, 1984 meeting.

Very truly yours

Marion Ehrhart
Marion Ehrhart
Secretary

NOV 9 3 37 PM '84
DEPT OF PLANNING
& DEVELOPMENT
WEST ORANGE N.J.

me

enclosure

cc: John T. McCann, Municipal Engineer
John R. Cunningham, Construction Official ✓
Thomas Brown, Board Attorney
David Bate, Township of Essex Fells
Essex Fells Country Club c/o Raymond Mott
David Sweetwood

PLANNING BOARD RESOLUTION GRANTING FINAL SITE PLAN
AND SUBDIVISION APPROVAL TO APPLICATION SUBMITTED BY
WEST ESSEX DEVELOPERS, INC. (WEST ESSEX HIGHLANDS) FOR
PROPERTY LOCATED ON OVAL ROAD IN THE TOWNSHIP OF WEST
ORANGE, ALSO KNOWN AS BLOCK NO. 178, LOT NOS. 3, 5, 7,
AND 9 AND BLOCK NO. 179, LOT NO. 32 ON THE TAX MAPS OF
THE TOWNSHIP OF WEST ORANGE, ZONE CLUSTER.

WHEREAS, the Planning Board of the Township of West Orange, at its regular meeting held on October 3, 1984, considered the application of West Essex Developers, Inc. for the final site plan and subdivision approval for property located at Oval Road in the Township of West Orange also known as Block No. 178, Lot Nos. 3, 5, 7, and 9, and Block No. 179, Lot No. 32 on the tax maps of the Township of West Orange, Zone "Cluster"; and

WHEREAS, the Planning Board considered the presentation of Gary Rosensweig, attorney for the applicant, and testimony from James Stewart, P.E., and Sam Gershwin, Vice President of the applicant, and the Board heard testimony from Leonard Lepore, Assistant Township Engineer, and the presentation of David Bate, Township Attorney for the Township of Essex Fells, and David Sweetwood, resident of Essex Fells; Peggy Smith, resident of Essex Fells; and George Points, resident of Essex Fells; Mike Wolpov, resident of Essex Fells; and Chris Peters, resident of Essex Fells, and also Ann Whitehead, a Councilwoman from the Township of Essex Fells, who thanked the Board for their cooperative attitude and the general public having been given the opportunity to be heard, and the Planning Board made the following findings of fact:

1. The application for final site plan does not violate the Ordinances of the Township of West Orange.

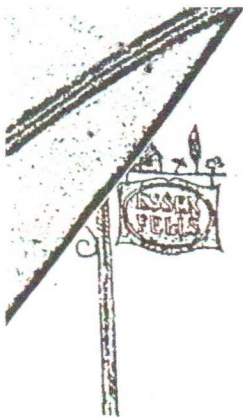
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for final site plan and subdivision approval submitted by West Essex Developers, Inc. for property located at Oval Road in the Township of West Orange, being also known as Block No. 178, Lot Nos. 3, 5, 7, and 9, and Block No. 179, Lot No. 32, on the tax maps of the Township of West Orange, Zone "Cluster", which final site plan and subdivision plan are dated September 12, 1984, is hereby approved subject to the following:

1. Conditions contained in the preliminary approval including resolution of the question of the pond being fenced.
2. A breakaway fence be placed across Oval Road immediately to the west of the westerly entrance of the premises.
3. The area along the westerly border be left in its present natural state, except for the clearing of underbrush and stream cleaning.
4. All lots be consolidated into one by deed.
5. The proposed two detention ponds be changed to the original plan showing one pond with some latitude given the applicant as to the saving of trees.
6. The tennis court lighting be limited to 20 foot high poles.
7. The pool fencing be screened by appropriate shrubs in accordance with plans to be submitted to the Township Planner of West Orange.
8. A temporary barrier is to be installed on Oval Road immediately west of the premises during construction, and all construction vehicles are to approach the project from Oval Road in West Orange and not in Essex Fells.

9. In accordance with a letter dated October 26, 1984 from Acting Mayor Beard of Essex Fells to West Orange Mayor Samuel Spina, as attached, (a) the portion of Oval Road west of the breakaway fence be vacated; (b) a permanent easement be recorded for the use of the vacated road by emergency vehicles only; and (c) a 20 foot wide passable roadway in the bed of the vacated road be maintained by the condominium association.

Marion Ehrhart
Marion Ehrhart - Secretary

Adopted: November 7, 1984



TOWNSHIP OF ESSEX FELLS
NEW JERSEY

P.O. Box 38
Essex Fells, New Jersey 07021

October 26, 1984

The Honorable Samuel Spina
Mayor of the Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Dear Mayor Spina,

First let me thank you for the time you spent with Mrs. Whitehead, Mr. Bate and myself on Tuesday. We were encouraged with your positive reaction to our proposal. The vacation of the portion of Oval Road west of the entrance to the condominium project to the Essex Fells line would ensure the permanent prohibition of public use of this roadway.

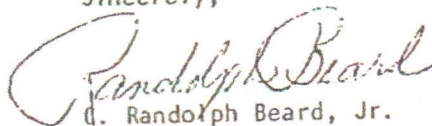
Both adjoining property owners have advised me of their desire to vacate this portion of the road; and their willingness to provide a permanent easement for the exclusive use of emergency vehicles.

In summary, I believe that all interests would be accommodated and the Township of Essex Fells would then be assured that the possibility of future modification of use would be eliminated.

As we mentioned, the streets in Essex Fells were designed to accommodate our local traffic. Our road widths are narrow and have no sidewalks. Significant developments in towns contiguous with our borders, have undated our streets to unsafe levels and we must be concerned with any situation that could aggravate this condition.

Again, our appreciation for time and your understanding of our situation. Please let me know if there is anything further we might do to expedite the requested vacation of this portion of Oval Road.

Sincerely,


Randolph Beard, Jr.
Acting Mayor

CRB:jbn

*Rec'd
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