

Sept 25, 1980

Resolution of Approval

VERONA

PB



RESOLUTION

PLANNING BOARD

BOROUGH OF VERONA

041

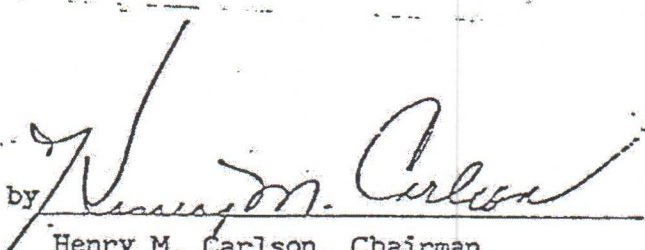
Whereas the Planning Board of the Borough of Verona, having considered the evidence and testimony presented by the applicant, Sutton Construction Company, for preliminary major subdivision approval for development of property known as Map 39, Block E, Lot 50, Map 39, Block F, Lots 7 & 8.

Now, therefore, be it resolved by the Planning Board of the Borough of Verona that it hereby grants preliminary approval subject to the following conditions:

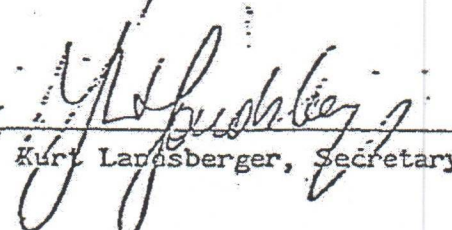
1. That it be in accordance with the plans, exhibits and testimony presented at this hearing.
2. That construction on the property not begin until final approval is obtained by both the Borough of Verona and the Town of West Orange and further that it not begin until a satisfactory solution is reached by both Municipalities as to all ancillary services to be provided. Construction must begin within nine months following the last of all of the aforementioned events occurring.
3. That it be subject to the approval of the Essex County Planning Board.
4. That it be subject to the approval of the Hudson-Essex-Passaic Soil Conservation District.
5. That it be subject to final approval by the Town of West Orange.
6. That the applicant in cooperation with the appropriate Borough officials explore the possibility of having the water service connections with the Borough of Verona rather than the Commonwealth Water Company and that these water service connections in fact be with the Borough if acceptable to it and further that the applicant comply with all requirements to accomplish the water connections including a pumping station if required.
7. That it be subject to a final official determination in favor of the applicant in the present litigation involving the ordinance prohibiting sewerage connections on property without the jurisdictional limits of the Borough of Verona.
8. That it be subject to the approval of the Borough Engineer.
9. That a restrictive covenant be placed in the deed of each individual lot in the entire development against any use other than one family homes.

10. That the drainage system to be subject to the approval of the Borough Engineer.
11. That any soil removal be in accordance with the soil removal ordinance of the Borough of Verona.
12. That the applicant submit at the completion of work the "as built" drawings.
13. That it be subject to complying with the tree removal ordinance.
14. That an escrow fund in the amount of \$6,000.00 be placed with the Borough of Verona to provide for maintenance for lot 9 containing the detention basin.
15. That fencing on lot 9 around the detention basin be provided if determined by the Borough of Verona within a five year period and that the applicant deposit with the Borough an escrow fund in the amount to be determined by the Borough Engineer.
16. That any change in the West Orange Portion of this tract with regard to lot arrangement, road layout, utility basements and storm drainage not specifically approved by this Board will void this approval.
17. That a study as to the amount of water flow be conducted by the applicant and submitted to the Board prior to final approval.
18. That upon final approval a performance bond be supplied in accordance with the bonding ordinance.
19. That utility easements will not be paved over for roadways.

Approved by


Henry M. Carlson, Chairman

Approved by


Kurt Landsberger, Secretary

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