

July 28, 1983

Verona
PB

042

RESOLUTION
PLANNING BOARD
OF THE
TOWNSHIP OF THE BOROUGH OF VERONA

WHEREAS, the Planning Board of the Township of the Borough of Verona has reviewed and has heard testimony concerning the request of Garden Homes Realty Corp., for final approval of major subdivision to create building lots for construction of single family homes for property located at the south end of Georgian Road, Verona, New Jersey, Block 39E, Lot 50 and Block 39F, Lots 7 and 8 on Tax Map No. 9; and

WHEREAS, evidence having been presented that Planning Board having granted preliminary approval of major subdivision by Resolution dated September 25, 1980 for the subject property subject to conditions as set forth in that Resolution to Sutton Construction Company, the owner of said property; and

WHEREAS, Sutton Construction Company having entered into an assignment of its right, title and interest in and to the preliminary subdivision approval granted by the Township of the Borough of Verona on September 25, 1980, as well as preliminary subdivision approval granted by the Planning Board of the Township of West Orange dated August 6, 1980 as well as ~~right~~ right, title and interest to contracts for supplying water and sewer to the subject tract, which assignment was dated April 27, 1983 in favor of Garden Homes Realty Corp.; and

WHEREAS, a contract was entered into dated December 20, 1982 between the Township of the Borough of Verona and Sutton Construction Company for connection of the subject property into the Verona sewerage system and for the sale by Verona of potable water to all homes to be constructed in the subject development, which contract having been subject of the assignment dated April 27, 1983; and

WHEREAS, the Township of West Orange pursuant to N.J.S.A. 40:63-2 and N.J.S.A. 40:62-65 has provided a Resolution consenting to the Township of the Borough of Verona supplying sanitary sewer and potable water for the subject property; and

WHEREAS, the Township of West Orange has granted the final approval of the major subdivision on June 1, 1983 for the subject development;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of the Borough of Verona that having considered the evidence presented by the applicants does hereby grant final approval of major subdivision to create building lots for construction of single family houses subject to the following conditions:

1. That the applicant receive approval from the Essex County Planning Board;
2. That the applicant receive approval from the Hudson-Essex Soil Conservation District;
3. That the applicant receive approval from the New Jersey Division of Environmental Protection for the extension of the sanitary sewer system;
4. That the Filed Maps designate new block and lot numbers assigned to the Verona lots prior to filing in the Registrar's office and approved by the Township Engineer and Tax Assessor;
5. That the Township of the Borough of Verona supply water, to the proposed development, and sewerage connections to its present sewerage facilities, to those homes constructed within the West Orange part of the development, as contemplated in the contract entered into between the Township of the Borough of Verona dated December 20, 1982 and the Resolution of the Township of West Orange dated December 21, 1982;
6. That all construction plans, profiles, cross-sections and details of construction be revised to meet the standards of the Township of the Borough of Verona and approved by the Township Engineer prior to the start of construction;
7. That the applicant enter into a developer's agreement with the Township of the Borough of Verona and post a performance bond with the Township of the Borough of Verona in an amount approved by the Township Engineer prior to the start of construction;

8. That an escrow fund be established with the Township Treasurer and that the developers submit \$6,000 to provide for maintenance of Lot No. 9 - detention basins;

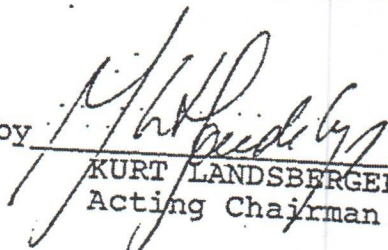
9. That an escrow fund be established with the Township Treasurer and that a sum approved by the Township Engineer, be submitted to the Township by the developers to provide fencing around the detention basins on Lot No. 9, within a five (5) year period, if determined necessary by the Township of the Borough of Verona;

10. That an escrow fund be established with the Township Treasurer and that a sum approved by the Township Engineer be submitted to the Township by the developers to pay for engineering inspection fees;

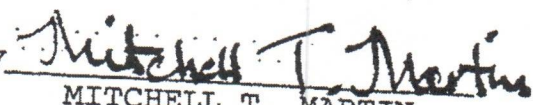
11. That the applicants receive final approval of major subdivision from the Township of West Orange Planning Board;

12. That all conditions contained in the Resolution granting preliminary approval of major subdivision dated September 25, 1980, if not contained in the specific conditions set forth hereinabove, be incorporated herein and made a part of this final approval.

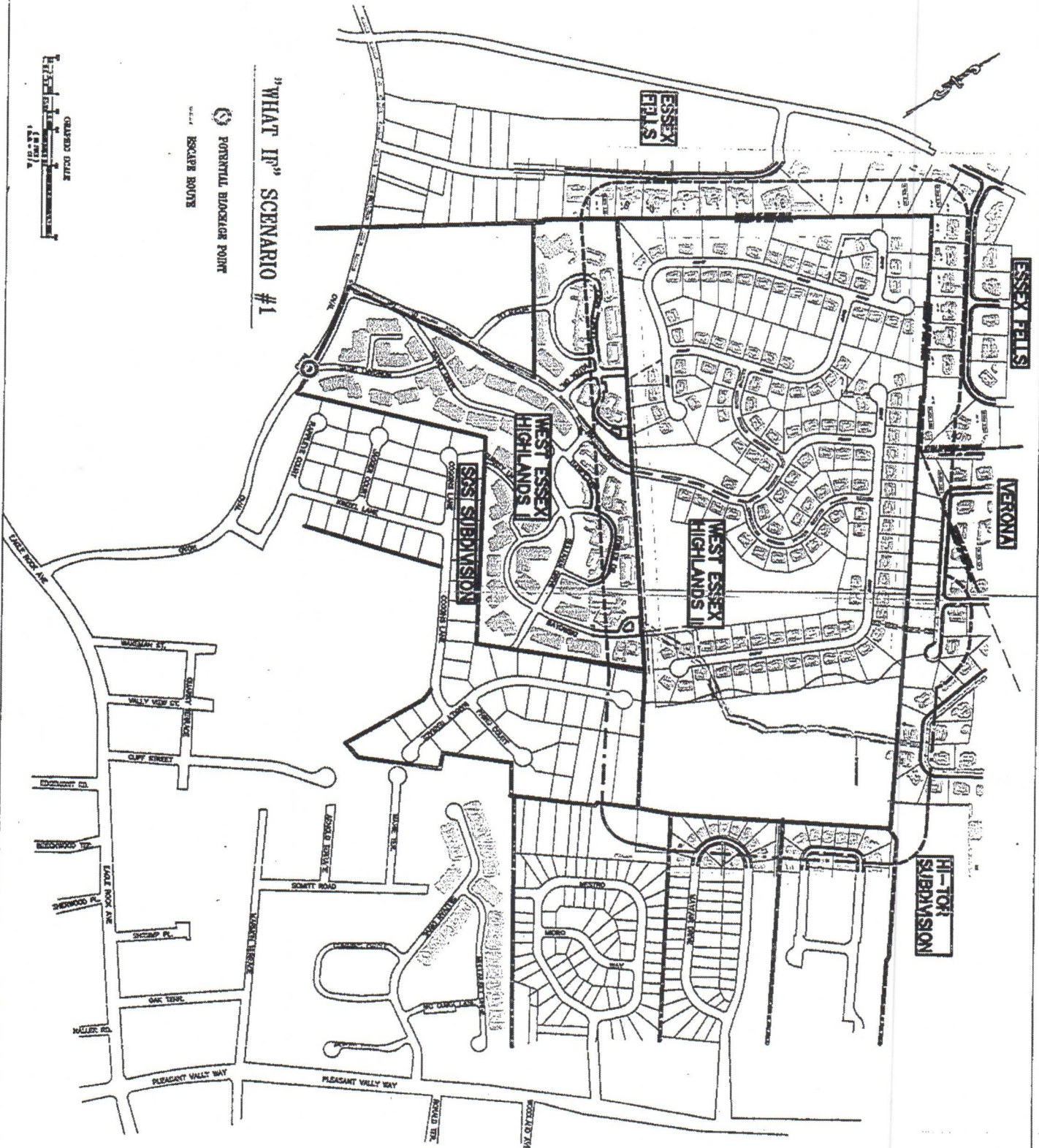
Approved by


KURT LANDSBERGER,
Acting Chairman

Approved By


MITCHELL T. MARTIN,
Acting Secretary

Approved: July 28, 1983



POTENTIALITY AND FINAL RECOMMENDATION
WEST ESSEX HIGHLANDS
 BLOCK 179 LOT 24
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

CONTEXT MAP

Drawn by: J. S. S. S.
 Date: 05-05-05
 Scale: 1"=50'-0"

PPE
 Professional Planning
 and Engineering Corporation

For Client Use Only: This map was prepared for the use of the client and is not to be used for any other purpose without the written consent of PPE. The client is responsible for the accuracy of the information provided to PPE. PPE is not responsible for the accuracy of the information provided to the client.

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 J.E. McDONOUGH & ASSOCIATES, INC.
 225 HUNTERS LANE, SUITE 200
 JARVIS, NY 13040

RENDERED WITHIN THE STATE OF NEW YORK