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RESOLUTION - MINOR SUBDIVISION

PB-95-15

**PLANNING BOARD RESOLUTION GRANTING MINOR SUBDIVISION
FOR PREMISES LOCATED AT 757 EAGLE ROCK AVENUE, WEST ORANGE, NEW
JERSEY BEING LOTS 65, 65.01, 66 IN BLOCK 177.12, LOTS 25.01, 25.02 AND 30 IN
BLOCK 177.02, LOT 1 IN BLOCK 178, LOT 30 IN BLOCK 179
ZONE R 4**

WHEREAS, the Planning Board of the Township of West Orange at a special meeting held on September 13, 1995 considered the application for a minor subdivision of the above lots into two lots, which application was submitted by Pleasantdale Chateau and Conference Resort, Inc., through its attorney, Robert C. Williams; and

WHEREAS, the Planning Board considered the concurrent applications for site plan approval, conditional approval and related variances; and

WHEREAS, the Planning Board considered the presentation of Robert C. Williams, attorney for the applicant and the testimony of J. Michael Petry, P.E., the applicant's engineer and the Board having the benefit of a drainage report dated August 4, 1995 submitted by J. Michael Petry, P.E., an environmental impact statement submitted by the engineering firm of McCumsey-Petry, P.C., dated August 4, 1995 and a minor subdivision map prepared by James R. McCumsey, L.S.P., as well as a general plans prepared by J. Michael Petry, P.E., dated August 4, 1995, revised August 11, 1995 and further revised October 5, 1995, and the Board having had the benefit of reviewing a traffic access report prepared by John E. Christ, P.E.; and

WHEREAS, various Exhibits A-1 through A-3 were placed into evidence; and

WHEREAS, the general public having been given an opportunity to be heard;

and

WHEREAS, statutory notice and publication of the meeting having been provided; and

WHEREAS, the Planning Board has made the following findings of fact:

1. The minor subdivision as presented by the applicant will result in two lots and will help correct an inconsistency between the records of the West Orange Engineering Department and the West Orange Tax Collector.

2. The subdivision will result in the creation of two lots and will permit the conditional use to be located on a separate and distinct lot.

NOW, THEREFORE, BE IT RESOLVED:

That the requirements of the applicable West Orange Township Ordinances have been met and that said application has been reviewed by all other Township agencies having jurisdiction;

NOW, THEREFORE, BE IT RESOLVED:

That the application be and is hereby approved subject to approval by the Essex County Planning Board.

The undersigned Secretary of the West Orange Township Planning Board hereby certifies that the above is a true copy of the Resolution adopted by said Board adopted on the 5th day of October, 1995.


MIGDALIA WAGNER, Secretary, Planning
Board of the Township of West Orange