

PB 97-04

PLANNING BOARD RESOLUTION APPROVING MODIFIED
SITE PLAN, AN APPLICATION BY PLEASANTDALE
CHATEAU AND CONFERENCE RESORT, INC. LOCATED
AT 757 EAGLE ROCK AVENUE, WEST ORANGE, NJ BEING
LOT 60, BLOCK 177.12, ZONE R-4

WHEREAS, the Planning Board of the Township of West Orange, at its Regular Meeting held on March 5, 1997, considered an application for a Modified Site Plan Approval with as built conditions which application was submitted by Pleasantdale Chateau and Conference Resort, Inc. through its attorney, Robert C. Williams, Esq., and

WHEREAS, the Planning Board having considered the presentation of Robert C. Williams, Esq., attorney for the Applicant, and the testimony of J. Michael Petry, P.E., applicant's engineer on behalf of the Pleasantdale Chateau and Conference Resort, Inc., and

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

WHEREAS, the general public having been given an opportunity to be heard and the Planning Board having made the following findings of facts:

1. The applicant has demonstrated that on site conditions caused a re-arrangement of the previously approved parking areas which will result in the ability of the applicant to preserve trees and provide a more desirable visual environment within the parking area.

2. The applicant has demonstrated that the parking facilities provided on the plans as modified does not result in any decrease in parking spaces.

3. The modified plans describe the as-built conditions on the site which were result of the condition of the existing structures and other site considerations.

4. The modified site plan and as-built conditions result in only minor changes from the previously approved site plan, and

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

NOW, THEREFORE, BE IT RESOLVED, that the application for approval of modified site plan is hereby granted as described on Modified Site Plan prepared by McCumsey Petry, P.C., J. Michael Petry, P.E., P.P., RA dated December 19, 1996 with amendments through March 3, 1997.

The undersigned, Secretary of the Township of West Orange Planning Board hereby certifies that the above is a true copy of the Resolution adopted by the Board on April 2, 1997.

Dated: April 2, 1997


MIGDALIA WAGNER,
Secretary