

ZB-21-21
Daughters of Israel, Inc.
1155 Pleasant Valley Way
West Orange, New Jersey
Block 171, Lot 12

Previous Planning Board and Zoning Board of Adjustment Decisions

Application Form, Section C. – Property Information

The following are the resolutions which were provided to Daughters of Israel in response to a public records request seeking all prior approvals of the Planning Board and Zoning Board of Adjustment. Since the earliest of these resolutions, from 1992, references continuation of the existing use, there appear to be additional approvals prior to 1992 which were not provided and may have been lost, destroyed or otherwise were not available.

Exhibit	Date	Board	Description of Resolution/Approval
A	April 1, 1992	Planning Board PB-91-15	Variance for maximum lot coverage and minimum parking spaces, and amended site plan approval, subject to certain conditions. The resolution states that the applicant is continuing the geriatric center use but no further description of the site plan application is provided.
B	December 2, 1992	Planning Board PB-92-19	Amended site plan approval, with a condition that all lots (12, 12.01 & 15) be consolidated by deed. No description of the site plan application is provided.
C	April 6, 1994	Planning Board PB-94-02	Amended site plan approval to continue existing use and placement of transformer/generator pad.
D	June 20, 1996	Zoning Board ZB-95-43	Board granted approval to AT&T, who with consent of Daughters of Israel, submitted application to place a self-contained unmanned equipment room and install 6 wireless telephone antennas on the rooftop of the nursing home. Approved two “d” variances as proposed uses were not permitted.
E	August 7, 2002	Planning Board PB-02-09	Preliminary and final site plan approval to modernize a wing of the nursing home and to upgrade bathrooms for disability access, with variances granted for minimum parking and lot coverage.

Exhibit	Date	Board	Description of Resolution/Approval
F	May 4, 2005	Planning Board PB-05-15	Extension of approvals from August 7, 2002 approvals, described above.
G	December 3, 2008	Planning Board PB-08-22	Preliminary and Final Site Plan Approval to perform interior renovations to enlarge the bathrooms to make handicap accessible, enlarge the auditorium by 1,000 sq. ft. and add a patio area adjacent to the auditorium with a permanent roof. Received variance for parking as increased square footage required additional parking, however none was proposed.
H	June 2, 2010	Technical Review Committee of the Planning Board PB-10-13T	Technical site plan approval to modernize and upgrade an existing nurses' station and kitchen area.
I	July 14, 2011	Zoning Board of Adjustment ZB-11-06	Approval of two "c" variances to replace an existing sign with a larger sign.
J	December 5, 2012	Technical Review Committee of the Planning Board PB-12-14T	Technical site plan approval to make certain interior renovations to the existing dining facilities and nurses' station at Reinhold Pavilion.
K	December 5, 2012	Technical Review Committee of the Planning Board PB-12-15T	Technical site plan approval to make certain interior renovations and connecting hallway addition to existing courtyard.
L	October 1, 2014	Technical Review Committee of the Planning Board PB-14-19T	Technical site plan approval to make certain interior renovations to existing activity/dining area and nurses' station in the Hirsch Pavilion.
M	October 1, 2014	Technical Review Committee of the Planning Board PB-14-20T	Technical site plan approval to make interior lobby renovations and connecting corridor/hallway addition to the existing courtyard in the Israel Slobodien Pavilion.

EXHIBIT A

PB-91-15

PLANNING BOARD RESOLUTION
GRANTING A VARIANCE AS TO LOT
COVERAGE AND PARKING
AND
CONDITIONALLY APPROVING THE
AMENDED SITE PLAN APPLICATION BY
DAUGHTERS OF ISRAEL, LOCATED AT
1155 PLEASANT VALLEY WAY BEING
BLOCK 171, LOTS 12, 12.01, & 15,
ZONE R-2

WHEREAS the Planning Board Board of the Township of West Orange, at its regular meeting held on February 5, 1991, considered the application for a variance from the requirements of maximum lot coverage of 18.9% as limited by the step slope section of the zoning ordinance and a minimum of 427 parking spaces as required by the West Orange Zoning Ordinance, which application was submitted by Daughters of Israel Geriatric Center, through their attorney, Bruce D. Shoulson, Esq.; and

WHEREAS the Planning Board considered the concurrent application for amended site plan approval; and

WHEREAS the Planning Board considered the presentation of Bruce D. Shoulson, Esq., Attorney for the applicant, and the testimony of Mr. Michael Francis, President of the Daughters of Israel Geriatric Center, Mr. Michael Lanzafama, P.E., the applicant's project engineer, and Mr. Gregory Mare, A.I.A., its architect/project manager, and Exhibits A-1, A-2 , PB-1; and

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

1. The applicant is continuing an existing use on the site, which does not comply with the lot coverage requirements of the Zoning Ordinance of West Orange. The current use has 222 parking spaces and a lot coverage of 33.2 %.
2. The property, which is the subject of this application, has exceptional topographical conditions which uniquely affect its use. The excessive steep slopes occur around the perimeter of the existing parking lot and are toward the north, west and south.
3. The present use of the building is a geriatric center and the residents do not own or operate motor vehicles. Many employees come to work in a shuttle bus operated by the Center. The present parking is adequate for employee and visitor parking
4. The building coverage is increasing from 12.4% to 15.6 well under that permitted by the ordinance (20%).

5. The increase in impervious lot coverage is only 3.7% and that minimal increase will not adversely affect the runoff on the property.

6. The site is isolated so that neither the deficient parking nor the excess lot coverage will create a problem for off-site occupants.

7. The requested variances will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance of the Township of West Orange. The strict application of the regulations of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the applicant without any similar benefit to adjoining property owners.

NOW, THEREFORE, BE IT RESOLVED that, conditioned upon the approval of the Amended Site Plan application for property located at 1155 Pleasant Valley Way, being Block 171, Lots 12, 12.01, & 15, Zone R-2, in the Township of West Orange, the application for a variance to permit (a) the lot coverage be 36.9 % as opposed to 33.2 % existing and 18.9 % as further limited by the step slope section of the zoning ordinance and (b) the existing 222 parking spaces as opposed to the 431 spaces required, be and hereby is granted; and

BE IT FURTHER RESOLVED that, the Planning Board approves the Environmental Impact Statement submitted as part of the application.

BE IT FURTHER RESOLVED that, as the application now complies with the West Orange Zoning Ordinance, the Amended Site Plan application, dated October 3, 1991, revised December 13, 1991, submitted by the Daughters of Israel Geriatric Center, for property located at 1155 Pleasant Valley Way, being Block 171, Lots 12, 12.01, & 15, Zone R-2, in the Township of West Orange, be and hereby is approved subject to the following conditions:

1. The applicant's landscaping plan shall be submitted to the Township Planner and Environmental Commission for approval. The plan shall consider the retention of existing trees. If it becomes necessary to remove any existing trees they shall be replaced with trees of substantial caliper. If the trees do not live for one year, they shall be replaced by the applicant.

2. The area to the rear of the Center must be cleaned-up, policed and maintained by the applicant

3. The applicant shall comply with the conditions set forth in the January 30, 1992 report from Director Lepore, marked PB-1:

a) All new plumbing fixtures shall be low water use fixtures.

b) Plumbing fixtures are subject to the approval of the Public Works Department.

- c) Profiles of the new sanitary sewer lines shall be provided and all vertical internal drops are to be eliminated.
- d) The applicant shall provide plans for the sanitary sewer connection for the compactor.
- e) Dense graded backfill is required for the sanitary sewer bedding for a depth of six inches, six inches on each side and 12 inches above the pipe.
- f) The storm water detention facility shall be cleaned
- g) The 15 inch diameter storm drain behind the loading dock shall be replaced.
- h) Deteriorated pavement areas shall be repaired.
- i) All lots shall be consolidated by deed.

4. Subject to the approval of the Essex County Planning Board and the Hudson-Essex-Passaic Soil Conservation District.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Dated: April 1, 1992

Kim Ragoni

Kim Ragoni, Secretary

EXHIBIT B

PLANNING BOARD RESOLUTION
CONDITIONALLY APPROVING THE
AMENDED SITE PLAN APPLICATION BY
DAUGHTERS OF ISRAEL, LOCATED AT
1155 PLEASANT VALLEY WAY BEING
BLOCK 171, LOTS 12, 12.01, & 15,
ZONE R-2

WHEREAS the Planning Board of the Township of West Orange, at its regular meeting held on November 4, 1992, considered the application for an amended site plan approval; and

WHEREAS the Planning Board considered the presentation of Bruce D. Shoulson, Esq., Attorney for the applicant, and the testimony of Mr. James Weill A.I.A., its architect/project manager, and Exhibits A-1; and

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

1. The amended site plan revised November 3, 1992, which was corrected to show the accurate placement of a 28 foot by 14 foot brick and concrete building does not affect the variance heretofore granted

NOW, THEREFORE, BE IT RESOLVED that, the Amended Site Plan application, dated October 3, 1991, revised December 13, 1991, and further revised through revision 6, dated November 3, 1992, submitted by the Daughters of Israel Geriatric Center, for property located at 1155 Pleasant Valley Way, being Block 171, Lots 12, 12.01, & 15, Zone R-2, in the Township of West Orange, be and hereby is approved subject to the following conditions:

1. All lots shall be consolidated by deed.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Dated: December 2, 1992



Kim Ragoni, Secretary

EXHIBIT C

PLANNING BOARD RESOLUTION
CONDITIONALLY APPROVING THE
AMENDED SITE PLAN APPLICATION BY
DAUGHTERS OF ISRAEL, LOCATED AT
1155 PLEASANT VALLEY WAY BEING
BLOCK 171, LOTS 12, 12.01, & 15,
ZONE R-2

WHEREAS the Planning Board of the Township of West Orange, at its regular meeting held on March 23, 1994, considered the application for amended site plan approval, which application was submitted by Daughters of Israel Geriatric Center, through its attorney, Bruce D. Shoulson, Esq.; and

WHEREAS the Planning Board considered the presentation of Bruce D. Shoulson, Esq., Attorney for the applicant, and the testimony of Mr. John Donohue, the applicant's project manager; and

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

1. The applicant is continuing an existing use on the site, and the proposed location of the transformer and generator pad is in the location recommended by the utility company.
2. The plantings proposed by the applicant and the lattice fence to be installed in front of the pad will shield the transformer and generator from view from the street.

NOW, THEREFORE, BE IT RESOLVED that the Amended Site Plan application, dated October 3, 1991, revised February 7, 1994, February 16, 1994, submitted by the Daughters of Israel Geriatric Center, for property located at 1155 Pleasant Valley Way, being Block 171, Lots 12, 12.01, & 15, Zone R-2, in the Township of West Orange, be and hereby is approved subject to the following conditions:

1. The applicant shall plant seven (7) Thuja occidentalis, "Emerald Green," seven to eight feet in height, and four (4) Pinus nigra, nine to ten feet in height planted in such a manner as totally screen the transformer and generator from view from Pleasant Valley Way, subject to the approval of the Planning Director. If any of the trees do not live they shall be replaced by the applicant. It is the Planning Board's intention that those trees, or their replacements shall screen the transformer and generator from view from Pleasant Valley Way for as long as the transformer and generator remain on the site.

2. The applicant shall install a lattice fence with a gate, parallel to the existing wall and the same height as the wall, in front of the transformer and generator to shield them from view from the street.

3. Approval of the Essex County Planning Board and the Hudson-Essex-Passaic Soil Conservation District.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Dated: April 6, 1994

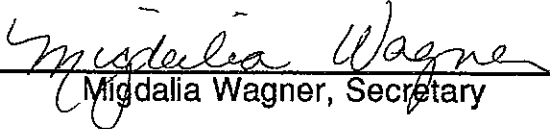

Migdalia Wagner, Secretary

EXHIBIT D

BOARD OF ADJUSTMENT
OF
THE TOWNSHIP OF WEST ORANGE
RESOLUTION
ZB-95-43

WHEREAS, the Cellular Telephone Company, D/B/A AT&T Wireless Services ("The Applicant"), hereinafter referred to as Cellular, maintaining an office at 15 East Midland Avenue, Paramus, New Jersey 07652, applied to the West Orange Zoning Board of Adjustment. ("The Board"), as tenant under lease from Daughters of Israel Geriatric Center, whose consent in writing was submitted, to place a self contained unmanned equipment room in the existing structure at 1155 Pleasant Valley Way, West Orange, New Jersey, being a nursing home, which equipment room would be 11'10" x 30'4" and install 6 wireless telephone antennas on the rooftop of the existing nursing home, which antennas will not exceed the height of the existing rooftop structures, being in an R-2 Zone and being designated on the Tax Maps as Block 171, Lots 12, 12.01 and 15, in order to provide a cell site for improving cellular transmission quality to improve Applicant's service in the area; and for which two "D" variances are required because the proposed use is not permitted and because two principal uses are not permitted on the same site; and for amended site plan approval as to which the Applicant has requested the Board to grant a waiver; and

WHEREAS, the Applicant presented proof that adequate notice of the hearing on said application was published in The West Orange Chronicle, one of the official newspapers of the Board; and

WHEREAS, the Applicant submitted proof of service of hearing upon all property owners within 200 feet of the property; and

WHEREAS, the application was heard at public meetings of the Board on April 18, 1996, May 16, 1996, and June 20, 1996; and

WHEREAS, the Applicant made their presentation through Michael M. Luther, Esq. as their attorney, of the law firm of Garofalo & Pryor, P.A., Esquires, of Parsippany, New Jersey, and submissions included Roof Plans and Details, Details, and Building Elevations dated prespectively August 15, 1995, August 14, 1995 and August 15, 1995 and all revised March 5, 1996, all prepared and signed by Thomas R. Turkel, Registered Architect, licensed in New Jersey and in 23 other states; and Electrical Parts Plans dated August 15, 1995, and Mechanical Plans and Details, dated August 14, 1995, both prepared and signed by said Thomas R. Turkel; and numerous other exhibits; and also a safety analysis report concerning radiation and radio frequency transmission of energy, dated February 22, 1996 prepared by Lucent Technologies, Inc., and

WHEREAS, Applicant presented various witnesses, who included Jaime V. Pitner, a certified paramedic and expert in use of cellular communications in emergency services; Scott Mountney, radio frequency engineer, who designed the proposed cell site and found it best suited for Applicant's purposes after testing other sites, and explained the nature of what was proposed to be built and how it would function; and attested to its safe use without

risk of harm to occupants of the Daughters of Israel Geriatric Center or to anyone in the surrounding area, and that the proposed installation would not interfere with use of television, radio, or garage door openers in the surrounding area; Thomas R. Turkel, Registered Architect licensed in New Jersey and 23 other states who explained the various architectural plans submitted along with other exhibits; Dr. Max M. Weiss, health physicist, who evaluated the levels of radiation and their effect upon the health of people in the surrounding area and that the threshold level for radio frequency harm was 100 times above what would emanate from the subject site and that the radio frequency levels at the proposed site did not pose any threat to the safety of anyone in the surrounding area; and Jeffrey D. Stiles, Professional Planner, who described the site and use, presented a series of photographs to show what the installation would look like and demonstrating that the antennas were hardly visible and did not need screening and would have no impact on the surrounding area, and that the proposed communications service was akin to a public utility and therefore rendering the proposed use at the site inherently beneficial, and opined that the radio frequency emissions from the proposed site would be well below state standards and therefore satisfied health and safety concerns for the occupants of Daughters of Israel Geriatric Center and also residents of the surrounding area and passersby in vehicles and otherwise; and

WHEREAS, Vincent Knoll Director of Engineering of Kessler Institute for Rehabilitation Inc., which is located next to the

Daughters of Israel Geriatric Center questioned Scott Mountney and later in the public sector testified to his concern over whether the proposed installation would affect the life support systems at Kessler, and was advised it would not by Applicant's expert and was told they had similar operations on rooftops of 10 other hospitals without problems; and

WHEREAS, the reports filed by Susan Borg, Township Planner and Allan J. Palmere, Assistant Municipal Engineer, together with their respective comments were considered by the Board; and

WHEREAS, it was brought to the attention of the Board that in 1991 this site received approval by the Planning Board for Daughters of Israel Geriatric Center and that certain conditions imposed regarding maintenance of the site had not been met; and

WHEREAS, Robert Lavitt, the Public Advocate, was in attendance and conducted examination of various witnesses as did various members of the Zoning Board of Adjustment expressing concern over the safety of occupants of Daughters of Israel and others in the surrounding area to radio frequency emissions; and

WHEREAS, no one else appeared at the meeting; and no one else testified in favor of or in opposition to the project; and

WHEREAS, all the facts and data contained in the submitted application and all the facts and testimony adduced at the public hearing on said application are incorporated herein as Findings of Fact of this Board as if set forth at length herein; and

**THE BOARD HAVING MADE THE FOLLOWING SPECIFIC FINDINGS OF
FACT AND CONCLUSIONS:**

A. The Applicant is the tenant under lease with Daughters of Israel Geriatric Center for placing an unmanned self contained equipment room 11'10" x 30'4" in the existing structure at 1155 Pleasant Valley Way, West Orange, New Jersey, where a nursing home is conducted by Daughters of Israel, and to install and maintain 6 wireless telephone antennas on the roof top of said structure that will not exceed the height of the existing roof top structures in connection with conducting a wireless telephone facility to assist in its cellular transmission operations.

B. The property is located in the R-2 Zone of the Township of West Orange, and is designated as Block 171, Lots 12, 12.01, and 15 on the official Tax Maps of the Township of West Orange.

C. Daughters of Israel Geriatric Center is the owner of the property where it conducts a nursing home and has consented in writing to this application and has executed a written lease with Applicant who will pay the rent provided for therein, being for 5 years with three 5 year renewal periods for a total of 20 years.

D. The antennas will not be higher than the height permitted for this Zone.

E. The proposed operation does not require any bulk variances.

F. Two "D" variances are needed because the proposed use is not permitted in this Zone and because two principal uses are not permitted on the same site.

G. Applicant has requested a waiver from the site plan requirements for the amended site plan approval required.

H. The proposed installation will not generate any traffic and will not require any services from the local government.

I. The proposed installation will not produce any noxious fumes or generate any noise.

J. The antennas will be barely visible to anyone driving by or living nearby and will not impact on the surrounding area.

K. Numerous sites have been tested and the proposed site offers the best location for providing the wireless communications services for users of the service which include the Police Department of the Township of West Orange.

L. Amended site plan approval must be obtained if there are changes from the site plan and amended site plan previously granted.

M. The site received Planning Board approval in 1991 who approved the site plan and amended site plan submitted by Daughters of Israel Geriatric Center regarding the nursing home conducted there; and various maintenance items require performance or correction thereunder.

N. The communications services involved are akin to a public utility so as to be deemed an inherently beneficial use to satisfy the positive criteria essential to a use variance.

O. The proposed construction and use is designed to blend in with the character of the neighborhood and will not impact negatively upon the surrounding area.

P. Due to the nature of the proposed use, the design of the site, and the onsite operational management of the operation there will be no adverse impact to the health, safety or welfare of the existing residents in the area, or to passersby, or to the residents of the nursing home of Daughters of Israel.

Q. The purposes of the Municipal Land Use Law will be advanced by the grant of both "D" variances.

R. The granting of said "D" variances will not substantially impair the general purposes of the West Orange Zoning Plan, Master Plan or Zoning Ordinances of West Orange.

S. The benefits of said "D" variances will substantially outweigh any detriment and will not substantially negatively impact on the surrounding properties and neighborhood.

T. The proposed installation is not out of character with the neighborhood, will enhance the utility of the property, and will considerably enhance the neighborhood and benefit the general welfare of the general public and surrounding area by providing a much improved and much needed communications service.

U. The proposed use poses no threat to the safety and well being of the occupants of the Daughters of Israel nursing home or to anyone else in the surrounding area because the radio frequency emissions are well within the recognized standards established by the state and federal guidelines and the use is prevalent in a number of other hospital rooftops in other portions of the state without any adverse consequences.

V. The granting of the application will not be a substantial

detriment to the public good.

W. The Applicant has obtained the approval of the Essex County Planning Board for its proposed facility.

A motion to grant the Applicant's request for two "D" variances granting a non-permitted use and permitting two principal uses on the same site to allow Applicant to place a self contained unmanned equipment room in the nursing home at 1155 Pleasant Valley Way, West Orange, New Jersey, and to install 6 wireless telephone antennas on the rooftop for the operation of their wireless telephone facility was made by Aaron Frank, seconded by Steven Werner and voted upon as follows:

AYES

Abeles
Benevento
DeSantis
Frank
Sullivan
Werner
Williamson

NAYS

0

ABSTENTIONS

0

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Adjustment of the Township of West Orange, based upon the Findings of Fact and Conclusions aforesaid, and upon the laws established in the State of New Jersey, hereby grants Cellular Telephone Company, D/B/A AT&T Wireless Services both "D" variances, allowing a non-permitted use and permitting 2 principal uses on the same site, at 1155 Pleasant Valley Way, West Orange, New Jersey, being Block 171, Lots 12, 12.01, and 15, to permit them to place a self contained unmanned equipment room, 11'10" x 30'4", in said structure and to install 6 wireless telephone antennas in accordance with plans

submitted and approved, for the operation of their wireless telephone facility; and grants a waiver of the amended site plan requirement for amended site plan approval subject to the conditions stated below being satisfied; and

BE IT FURTHER RESOLVED, that the grant of said variances shall be conditioned upon the Applicant's full and complete satisfaction of the following conditions:

1. Before a building permit will issue the unfulfilled conditions regarding the 1991 Planning Board amended site plan approval granted to Daughters of Israel Geriatric Center must be performed and/or corrected; namely removal of illegal trailer on the site, all permanent dumpsters to be placed in fenced enclosures, all other dumpsters to be placed in a more orderly fashion, all outdoor furniture shall be repaired or removed and placed properly, and all debris to be removed all to the satisfaction of the Township Planner.

2. Applicant shall cause to be performed all necessary pavement and curb repairs in the driveways and parking areas, to the satisfaction of Township Planner and Engineering Department.

3. The parking area shall be restriped as required to the satisfaction of Township Planner and Engineering Department.

4. Applicant shall pay a Developer's fee pursuant to applicable ordinance in such amount determined by the Tax Assessor.

5. If Applicant seeks to use more than 15 channels at the proposed location or more antennas they shall reapply to the Board for permission to do so.

6. Prior to the end of 1996 Applicant shall furnish to the Township Planner a recognized testing report by an approved and licensed independent testing company of the level of radio frequency emissions and field strength mapping to determine if they are within recognized safety limits imposed by state and federal guidelines. If they are not, the Applicant must perform the necessary corrections to render them to be such.

7. Thereafter those tests shall be conducted annually for 3 successive years and the results submitted promptly to the Township Planner who may then reduce the testing to be less stringent if the results are significantly below recognized standards imposed by federal and state guidelines.

8. Applicant shall execute, prior to issuance of a Certificate of Occupancy, an Affidavit of Compliance certifying they have fulfilled all conditions set forth herein, which shall be to the satisfaction of the Township Planner, Engineering Department, and Building Department of the Township of West Orange.

MOVED BY: William Sullivan

SECONDED BY: Alton Williamson

THOSE IN FAVOR: 4

THOSE OPPOSED: 0

ABSTENTIONS: 0

I hereby certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of July 11, 1996 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on June 20, 1996, granting said application by a vote of 7 in favor and 0 against.

A handwritten signature in cursive script, reading "Catherine Adsitt", written over a horizontal line.

CATHERINE ADSITT, Board Secretary

EXHIBIT E

DAUGHTERS OF ISRAEL, INC.

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting preliminary and final site plan approval, with "C-2 variances" for parking and lot coverage, to modernize a wing of the nursing home and to upgrade bathrooms for disability access.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on July 17, 2002, considered the application for preliminary and final site plan approval, with C-2 variances, to modernize a wing of the applicant's nursing home and to upgrade bathrooms for disability access, on property located in the R-2 zone, identified as Block 171, Lots 12, 12.01 and 15, which was submitted by Daughters of Israel, Inc. (the "Applicant"), through its attorney, Noah Bronkesh, Esq.; and

WHEREAS, the Planning Board considered the presentation of Noah Bronkesh, Esq., attorney for the Applicant; and heard and considered the testimony of Larry Gelfand, the Executive Vice President and Chief Executive Officer of the Applicant; and heard and considered the testimony of Mr. Larry Stern, the Applicant's architect, licensed in New Jersey as an architect and qualified in that capacity by the Board; and heard and considered the testimony of Mr. Michael Lanzafama, the Applicant's engineer/surveyor, licensed in New Jersey as an engineer and as a surveyor, and accepted in both capacities by

the Board; and heard and considered the testimony of Mr. Harvey Moskowitz, the Applicant's planner, licensed in New Jersey as a professional planner and qualified in that capacity by the Board; and considered the site plan and related drawings dated May 1, 2002 and May 6, 2002; as well as questions and comments from Board members and from the public as shall appear in the Board's minutes for the meeting of July 17, 2002; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board have been properly invoked and exercised; and the Board having conducted a vote on this application on July 17, 2002; and

WHEREAS, the Applicant requested a waiver of an environmental impact analysis and a waiver of a traffic study;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for preliminary and final site plan approval, with C-2 variances, for parking and lot coverage, to modernize a wing of the nursing home and to upgrade bathrooms for disability access.

2. The Board reviewed the site plan and related drawings submitted to the Board by Larry Stern, the

Applicant's architect, which site plan is dated May 1, 2002.

3. The Board has recommended and the Applicant has agreed to the following additional conditions of approval:

(1) The Applicant shall install a new fire protection code approved fire alarm system in the renovated section of its building and then integrate this system with the existing fire alarm system;

(2) The Applicant shall monitor the existing six-year old fire alarm system for any malfunctions. If false alarms occur from this area as a result of malfunctions that the Applicant is unable or unwilling to correct, the Applicant shall replace the system;

(3) The Applicant shall install a wet standpipe system in each of the three stairways of the renovated wing;

(4) The Applicant shall install a dry standpipe system in the corridor near the boiler room;

(5) The Applicant's sprinkler system shall be updated, spaced and installed based on appropriate codes;

(6) The Applicant shall comply with the requests made by Captain Chris Daniel of the West Orange Fire Department as set forth in Mr. Daniel's letter, annexed to

this resolution, and as referred to in Mr. Gelfand's response to Captain Daniel in his letter of July 9, 2002, which letter is also annexed to this resolution. The Applicant shall also comply with the directions set forth in the July 8, 2002 letter from Leonard Lepore, Municipal Engineer, to the Planning Board, which letter is also annexed to this resolution;

(7) The Applicant shall replace the lattice and fence in front of the building along Pleasant Valley Way;

(8) The Applicant shall trim the rear brush on the property;

(9) The Applicant shall remove the dilapidated dumpster in the rear of the property;

(10) The Applicant shall remove the temporary structure on the western side of the property;

(11) The Applicant shall pick up the debris along the rear and side of the property;

(12) The Applicant shall remove the machine lying on the ground in the rear of the property;

(13) Conditions number 7 through 12 shall be performed and completed within sixty (60) days of July 17, 2002, the date of Planning Board approval;

(14) The Applicant shall present a landscape plan to the West Orange Director of Planning for approval;

(15) All landscaping shall be planted in accordance with the approved landscape plan and shall be maintained in healthy and vigorous condition; all plants, shrubs, and trees that die shall be replaced with landscape materials of equal or better quality;

(16) All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

(17) Before a Certificate of Occupancy can be issued, the Applicant shall submit proof to the West Orange Director of Planning that all real estate taxes are paid and current; and

(18) Before a Certificate of Occupancy can be issued, the Applicant shall execute and submit to the West Orange Director of Planning an Affidavit of Compliance certifying that all conditions of approval agreed to by the Applicant and set forth herein have been fulfilled and satisfied.

NOW, THEREFORE, BE IT RESOLVED that the C-2 variance for parking (449 spaces required, 231 proposed) is approved.

Further, the C-2 variance for lot coverage (30% permitted, 37.56% proposed) is approved.

The Applicant's professional planner, Harvey Moskowitz, testified and the Board found that the C-2 variances could be granted because the purposes of the Municipal Land Use Law would be furthered. The addition of the parking spaces would be done by re-striping rather than by paving over any landscaped area, plus the Applicant provided a parking survey during a typical week showing that the supply of parking spaces exceeded the demand for parking spaces; and the additional lot coverage would be de minimus. The Board found that the benefits of the variances would substantially outweigh any detriments; and that there would be no detriment to the public good in that the changes would have no effect on the public and no negative impact on the neighborhood; and the proposed changes would add to the quality of life of the residents of the nursing home; and that the nursing home is an inherently beneficial use; and so this application meets both the positive and negative criteria of the Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary and final site plan approval with C-2 variances to modernize a wing of the nursing home and to upgrade bathrooms

for disability access is approved in accordance with the site plan, subject to the conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Elizabeth Visone

Elizabeth Visone, Board Secretary
Planning Board of the Township
of West Orange

Dated: 08-07-02

EXHIBIT F

PB-05-15

DAUGHTERS OF ISRAEL, INC.

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting an extension of preliminary and final site plan approval, with "C-2 variances" for parking and lot coverage, to modernize a wing of the nursing home and to upgrade bathrooms for disability access.

WHEREAS, at a meeting held on July 17, 2002, the Planning Board of the Township of West Orange (the "Planning Board") approved an application by the Daughters of Israel, Inc. (the "Applicant") for preliminary and final site plan approval to modernize a wing of the Applicant's nursing home on property located in the R-2 zone, identified as Block 171, Lots 12, 12.01 and 15, and granted the Applicant "C-2" variances for parking and lot coverage in connection with the site plan approval; and

WHEREAS, the action taken by the Planning Board to approve the site plan and grant the variances was memorialized by resolution of the Planning Board in matter PB-02-09; and

WHEREAS, the Applicant has not yet commenced construction of the project that is the subject of the above described approvals and has applied to the Planning Board for an extension of the approvals; and

WHEREAS, the Planning Board considered the presentation of Larry Gelfand, the Executive Vice President and Chief Executive Officer of the Applicant, Mr. Larry Stern, the Applicant's

architect, as well as any additional testimony, and questions and comments from Planning Board members and from the public as appeared and may be identified in the Planning Board's minutes for the meeting of May 4, 2005; and

WHEREAS, the application for the extension is complete, all fees required by ordinance have been paid, all notices required have been given and it otherwise appearing that the jurisdiction and power of the Planning Board have been properly invoked and exercised and the Planning Board having conducted a vote on this extension application on May 4, 2005;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application for extension of previously granted approvals:

1. This is an application to extend the previously granted approval for preliminary and final site plan and C-2 variances for parking and lot coverage, as reflected in the said resolution.

2. It has taken the Applicant more than two years to prepare its construction drawings and to bid and obtain construction contracts, locate funding necessary to carry out the construction and receive approvals from non-municipal agencies having jurisdiction over the Applicant, all in order to be able to commence to construct the improvements permitted by the resolution.

3. The Applicant expects the renovation project to require more than two (2) additional years to complete, because the construction will be phased order to disturb as few residents as possible at any one time.

4. The Ordinance remains substantively unchanged from the zoning requirements that were in effect for the application approved and memorialized as matter PB-02-09.

5. There are no alterations to the site plan being proposed by the Applicant.

6. No provision of the New Jersey Municipal Land Use Law prohibits the Planning Board from granting this extension.

7. The extension of the approvals is granted subject to all the terms and conditions set forth in the original resolution for matter PB-02-09. This 2002 resolution is attached and made part of this resolution. In addition the agreement set forth in the letter of July 9, 2002, relating to the fire alarm system is attached and made part of this resolution.

NOW, THEREFORE, BE IT RESOLVED that sufficient good cause being shown, the approvals for preliminary and final site plan and C-2 variance for parking and lot coverage granted to the Applicant in connection with matter PB-02-09 are hereby extended for a period of two (2) years.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Secretary

Nora Myers

Board

Planning Board of the Township
of West Orange

Date: May 4, 2005

EXHIBIT G

RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Decided: Nov. 5, 2008
Memorialized: Dec. 3, 2008

**DAUGHTERS OF ISRAEL GERIATRIC CENTER
PRELIMINARY AND FINAL SITE PLAN APPROVAL
WITH VARIANCE
BLOCK 171, LOT 12
CASE # PB-08-22**

WHEREAS Daughters of Israel Geriatric Center (the "Applicant") having an address at 1155 Pleasant Valley Way, West Orange, NJ 07052 has made application for Preliminary and Final Site Plan Approval regarding premises at 1155 Pleasant Valley Way, West Orange, NJ also known as Block 171, Lot 2 on the tax map (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on November 5, 2008 after notice; and

WHEREAS the Applicant having appeared by its attorney Alan R. Lebowitz, Esq. and by witnesses Susan Grosser, Executive Director of Applicant and Lawrence Stern, R.A. who offered testimony and introduced exhibits, and the Board having considered the site plans prepared by Casey & Keller last revised February 15, 2008 (3 pages) and architectural plans prepared by Stern Ring Assoc. received September 11, 2008 (2 pages) and having granted an opportunity for input from the Board's professionals and for public comment;

The Board makes the following findings and conclusions of law:

1. The premises are located in the R-2 zone and the current use as a nursing home is a permitted use in the zone. The site consists of approximately 18 acres.
2. Applicant proposes to perform interior renovations of the existing building to enlarge the men's and women's bathrooms to make them handicapped accessible, to remove a wall which will enlarge the existing auditorium by 1,000 square feet and to add a patio area adjacent to the auditorium with permanent roof. The auditorium will be for wheelchair use and will not have fixed seating.
3. Parking variance relief is requested because the net increase in auditorium space will be approximately 500 square feet after deducting the bathroom expansions, which requires an additional 11 parking spaces. Applicant does not propose any new parking onsite.
4. Applicant contends that the variance relief should be granted since no new patients will result from these building reconfigurations therefore no new parking demand will occur.
5. The Board finds that the variance relief is warranted since the benefits outweigh the detriments. The proposed renovations will allow the Applicant to better serve their clients. The Applicant is an inherently beneficial user which presumptively meets the positive criteria of promoting the general welfare, and the proposed changes will not be a substantial detriment to the public good because the changes are largely to the

interior of the building or to an enclosed courtyard area and will not be visible to neighbors, in addition to which the Applicant has a fairly large campus. Likewise, and for the same reasons, the changes will not substantially impair the intent and purpose of the zoning plan or ordinance.

6. The Board adopts the findings of its Technical Review Committee and imposes their recommendations as conditions to the approval regarding lighting, landscaping and a retaining wall as further described below.

THE DECISION

WHEREAS, the Board, having reviewed the application for Preliminary and Final Site Plan approval with associated variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application with variance and other relief enumerated herein.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Preliminary and Final Site Plan Approval with associated parking variance relief as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is hereby granted with the following conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.

2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.

3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

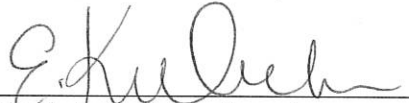
5. The Applicant shall pay all outstanding taxes, application fees, technical review fees, inspection fees and performance guarantees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.

6. Applicant to comply with the recommendations of the Technical Review Committee all subject to the review and approval of the Planning Director as follows:

- (i) light post in rear of site shall be replaced and the base area landscaped;
- (ii) landscaping to be added to the concrete curb in rear of site;
- (iii) landscaping to be added along the west side of the building; and
- (iv) the retaining wall on the north side of the building to be repaired or replaced.

7. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.

Certified to be a true copy of the Resolution adopted on the 3rd day of December, 2008.


Elizabeth Kulinich, Secretary

Voting on the Application

Motion to Approve by: Bagoff

Seconded by: Ghebremicael

Members voting in favor of action taken: Bagoff, Ghebremicael, Jhaveri, Lester, McCartney, and Kruse.

Members voting against action taken: n/a

Members abstaining: Antonucci, Weston, and Wilkes

Voting on Memorializing the Resolution

Motion to Approve by: Bagoff

Seconded by: McCartney

Members voting in favor of action taken: Bagoff, Ghebremicael, Jhaveri, Lester, McCartney, and Kruse.

Members voting against action taken: n/a

Members abstaining: Antonucci, Weston, and Wilkes.

EXHIBIT H

PB-10-13T

DAUGHTER'S OF ISRAEL, INC.

1155 PLEASANT VALLEY WAY, WEST ORANGE, NJ 07052

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE

Granting technical site plan approval (technical review subcommittee), without variances, to modernize and upgrade an existing nurses station and kitchen area at the Daughters of Israel nursing home facility.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on May 20, 2010, considered the application for technical site plan approval, without variances, to modernize and upgrade an existing nurses station and kitchen area on property located in the R-2 Zone, identified as Block 171, Lot 12, which was submitted by Daughters of Israel, Inc. (the "Applicant"); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of and considered the testimony of Ms. Susan Grosser, Executive Director for the Applicant, Mr. David Silverstein, Esq., Board Member for the applicant, and Mr. Keith Gianakopoulos, architect for the Applicant, licensed as an architect in New Jersey.

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review

Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote and approved this application on May 20, 2010; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to modernize and upgrade an existing nurses station and kitchen area at the nursing home.

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to modernize and upgrade an existing nurses station and kitchen area at the nursing home.

2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

(1) The Applicant shall remove all debris and bricks located in the North-West area of the parking lot.

(2) The Applicant shall install a screen around its recycling compactor.

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to modernize and upgrade an existing nurses station and kitchen area at the nursing home is approved by the Planning Board of the Township of West Orange, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



Elizabeth Kulinich, Board Secretary
Planning Board of the Township
of West Orange

Dated: 6/2/10

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EXHIBIT I

**ZONING BOARD OF ADJUSTMENT
OF
THE TOWNSHIP OF WEST ORANGE**

RESOLUTION

ZB-11-06 Daughters of Israel

WHEREAS, Daughters of Israel, Inc., (the "Applicant"), with an address of 1155 Pleasant Valley Way, West Orange, New Jersey, with the consent of the owner of the property, The Jewish Community Foundation of Metrowest, N.J. Inc., with an address at 901 Route 10 West, Whippany, New Jersey, applied for two "C" variances to replace an existing sign with a larger sign on the property located at Block 171, Lot 12 on the Tax Map of the Township of West Orange, located in the R-2 zone, said variances being for a setback of 9' from the public street, when 50' is required, and for sign size of 80 square feet when only 2 square feet is permitted; and

WHEREAS, the application requested variances from the use and bulk standards contained in Section 25-15.3(b)6. and setback requirements contained in Section 25-15.4(c); and

WHEREAS the Applicant presented proof that adequate notice of the hearing on the application was published in the West Orange Chronicle, one of the official newspapers of the Board; and

WHEREAS the Applicant submitted proof of notice of the hearing upon all property owners within 200 feet of the property and all others required to receive notice; and

WHEREAS the Application was heard at a public meeting of the Board held on June 16, 2011; and

WHEREAS the Applicant was represented by Seth Kreiner, Esq.; and

WHEREAS the Applicant offered the testimony of Ms. Susan Grosser, Executive Director of the Applicant, Ms. Grosser testified about the need for a larger sign for motorists to see and find their premises, Ms. Grosser also responded to the inquiries of the Board and the Township Planner regarding several property maintenance items noted in the Township Planner's report; and

WHEREAS, the Applicant offered the testimony of Anthony Barbieri, of Designer Sign Systems, Mr. Barbieri was offered as an expert in sign design, and the Board accepted him as such, Mr. Barbieri testified that when designing a sign on a roadway, speed of traffic, and driver reaction time is taken into account, and that the proposed sign is adequately sized, but upon questioning from the Board admitted that a slight decrease in size of 10% will not make it inadequate for the Applicant's purposes; and

WHEREAS, the following exhibit was marked into evidence:

A-1 sign comparison to Kessler Rehabilitation sign;

WHEREAS, the Board considered the May 12, 2011 report and subsequent testimony of Susan Borg, Township Planner.

NOW THEREFORE the Board hereby makes the following Findings of Fact and Conclusions of Law:

1. The subject property is Block 171, Lot 12 on the tax Map of the Township of West Orange.
2. The proposed sign is to be located in place of the existing sign, on the Pleasant Valley Way right of way.
3. The proposed sign requires two "C" variances, one for a set back of 9' from the public street, when 50' is required, and for sign size exceeding the 2 square feet permitted size.
4. The proposed sign was too large; a proportional reduction in the size of the proposed sign will still serve the purpose of alerting motorists of the location of the facility in time to make the turn into the facility.
5. The grant of the Application will advance the purposes of the Master Plan and Zoning Ordinance of the Township of West Orange by providing sufficient business identification to the Daughters of Israel facility.

6. The Board finds that the benefits of the proposed sign as reduced in size by Board's Condition #1, below, substantially outweigh any potential detriment.
7. The purposes of the Municipal Land use Law would be advanced by a deviation from the zoning ordinance requirements and will not substantially impair the intent and purpose of the zoning plan and zoning ordinance pursuant to N.J.S.A. 40:55D-70c.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of the Township of West Orange, that the within application of Daughters of Israel for two "c" variances for sign size of 102 inches by 86 inches, as set forth on a plan with revision date of June 22, 2011 is hereby approved subject to the following conditions:

1. The size of the sign shall be at least 15% smaller than the originally proposed size of 80 square feet, and built in accordance with new plans, dated June 22, 2011.
2. The grant of the foregoing approval is conditioned upon the Applicant obtaining all necessary approvals from the County of Essex for

approval of installation of a sign within a county right-of- way.

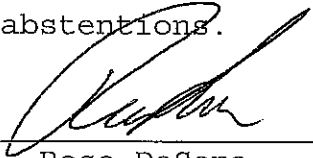
3. Prior to the passing of this Resolution, Applicant will and has agreed to (1) Repair the island in rear of building; (2) Remove the pile of bricks and debris from the rear parking lot; (3) Repair potholes in the parking lot and driveway; (4) Remove the dumpster from the rear of building; (5) Remove the trailer and all he debris that currently surrounds it from the property; (6) Obtain a cover to place atop the dumpster near the kitchen.

A motion to grant the Application as set forth above was made by Chairman Buechler and seconded by Phil Neuer and voted upon as follows:

Ayes	Nays	Abstentions
Neuer yes		
Quentzel yes		
Steinhart yes		
Weiss yes		
Buechler yes		

I hereby certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of July 14, 2011 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on June 16, 2011 granting the application by a vote 5 in favor, 0 against and 0 abstentions.

July 14, 2011

 7/14/11

Rose DeSena
Board Secretary

EXHIBIT J

PB-12-14T
Daughters of Israel
1155 Pleasant Valley Way
West Orange, New Jersey 07052

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE

Granting technical site plan approval (Technical Review Subcommittee), without variances, to make certain interior renovations to the existing dining facilities and nurses' station at Daughters of Israel Reinhold Pavilion.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on November 15, 2012, considered the application for technical site plan approval, without variances, to make certain interior renovations to the existing dining facilities and nurses' station at Daughters of Israel Reinhold Pavilion on property located in the R-2 Zone, identified as Block 171, Lot 12, which was submitted by Daughters of Israel (the "Applicant"); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of the Applicant, and the Applicant's architect, Keith Gianakopoulos, RA, Studio g2 Architects; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on November 15, 2012; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to make certain interior renovations to the existing dining facilities and nurses' station located in the Daughters of Israel Reinhold Pavilion;

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to make certain interior renovations to the existing dining facilities and nurses' station.

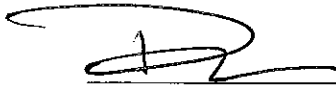
2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

(1) All plans for renovations to the dining facility must be approved by the West Orange Health Department;

(2) Applicant to clear storm debris from west side of property per Zoning Official's memorandum dated November 14, 2012;

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to make certain interior renovations to the existing dining facilities and nurses' station is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



Robin Miller, Board Secretary

Dated: December 5, 2012

EXHIBIT K

**PB-12-15T
Daughters of Israel
1155 Pleasant Valley Way
West Orange, New Jersey 07052**

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE**

Granting technical site plan approval (Technical Review Subcommittee), without variances, to make certain interior renovations and connecting hallway addition to existing courtyard in the Daughters of Israel Slobodien Pavilion.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on November 15, 2012, considered the application for technical site plan approval, without variances, to make certain interior renovations and connecting hallway addition to the existing courtyard in the Daughters of Israel Slobodien Pavilion on property located in the R-2 Zone, identified as Block 171, Lot 12, which was submitted by Daughters of Israel (the "Applicant"); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of the Applicant, and the Applicant's architect, Keith Gianakopoulos, RA, Studio g2 Architects; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on November 15, 2012; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to make certain interior renovations and connecting hallway addition to the existing courtyard in the Daughters of Israel Slobodien Pavilion.

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to make certain interior renovations and connecting hallway addition to the existing courtyard.

2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

(1) Applicant to clear storm debris from west side of property per Zoning Official's memorandum dated November 14, 2012;

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to make certain interior renovations to the existing dining facilities and nurses' station is approved, subject to the additional conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



Robin Miller, Board Secretary

Dated: December 5, 2012

EXHIBIT L

PB-14-19T
Daughters of Israel
1155 Pleasant Valley Way
West Orange, New Jersey 07052

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE

Granting technical site plan approval (Technical Review Subcommittee), without variances, to make certain interior renovations to existing activity/dining area and nurses' station in the Daughters of Israel Hirsch Pavilion.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on September 18, 2014, considered the application for technical site plan approval, without variances, to make certain interior renovations to existing activity/dining area and nurses' station in the Daughters of Israel Hirsch Pavilion on property located in the R-2 Zone, identified as Block 171, Lot 12, which was submitted by Susan Grosser, Executive Director, Daughters of Israel (the "Applicant"); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of the Applicant, the Applicant's architect, Steven Leone, RA, Spiezle Architectural Group, and Daniel Silverstein, Vice President, Board of Directors, Daughters of Israel; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on September 18, 2014; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to make certain interior renovations to existing activity/dining area and nurse's station in the Daughters of Israel Hirsch Pavilion;

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to make certain interior renovations to existing activity/dining area and nurses' station in the Daughters of Israel Hirsch Pavilion, in accordance with the plans submitted to the Planning Board (Technical Review Committee) and prepared by Spiegle Architectural Group, dated May 16, 2014.
2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:
 - a. Before a Temporary or Final Certification of Occupancy/Approval can be issued, the Building Department shall confirm all building codes and safety codes are compliant.

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to make certain interior renovations to existing activity/dining area and nurses' station in the Daughters of Israel Hirsch Pavilion is approved.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



Robin Miller, Board Secretary

Dated: October 1, 2014

EXHIBIT M

PB-14-20T
Daughters of Israel
1155 Pleasant Valley Way
West Orange, New Jersey 07052

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE

Granting technical site plan approval (Technical Review Subcommittee), without variances, to make certain interior lobby renovations and connecting corridor/hallway addition to existing courtyard in the Daughters of Israel Slobodien Pavilion.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on September 18, 2014, considered the application for technical site plan approval, without variances, to make certain interior lobby renovations and connecting corridor/hallway addition to the existing courtyard in the Daughters of Israel Slobodien Pavilion on property located in the R-2 Zone, identified as Block 171, Lot 12, which was submitted by Susan Grosser, Executive Director, Daughters of Israel (the “Applicant”); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of the Applicant, the Applicant’s architect, Steven Leone, RA, Spiezle Architectural Group, and Daniel Silverstein, Vice President, Board of Directors, Daughters of Israel; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning Board having conducted a vote on this application on September 18, 2014; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to make certain interior lobby renovations and connecting corridor/hallway addition to the existing courtyard in the Daughters of Israel Slobodien Pavilion;

NOW, THEREFORE, does the Planning Board (Technical Review Committee) of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for technical site plan approval, without variances, to make certain interior lobby renovations and connecting corridor/hallway addition to the existing courtyard in the Daughters of Israel Slobodien Pavilion, in accordance with the plans submitted to the Planning Board (Technical Review Committee) and prepared by Spiezle Architectural Group dated May 16, 2014.
2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:
 - a. Before a Temporary or Final Certification of Occupancy/Approval can be issued, the Building Department shall confirm all building codes and safety codes are compliant.

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to make certain make certain interior lobby renovations and connecting corridor/hallway addition to the existing courtyard in the Daughters of Israel Slobodien Pavilion is approved.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



Robin Miller, Board Secretary

Dated: October 1, 2014