

RESOLUTION

WHEREAS, an entity known as 2017 Eagle Rock West Orange, LLC (the “Applicant”) is in the process of acquiring the property at 471 Pleasant Valley Way and 662 Eagle Rock Avenue, also known as Block 176.05, Lots 12, 12.13 and 14 on the Tax Map of the Township of West Orange currently owned by the Pleasantdale Presbyterian Church (the “Property”); and

WHEREAS, the Applicant is currently before the West Orange Zoning Board of Adjustment (the “Zoning Board”) with an application to construct a 3,470 square foot Chase Bank on the Property; and

WHEREAS, as part of the Applicant’s application before the Zoning Board, the Applicant has expressed its desire to dedicate to the Township of West Orange (the “Township”) an approximate 19,702 square foot completed and improved lot with 36 parking spaces (the “Dedicated Property”) for use by the public; and

WHEREAS, the Applicant has requested confirmation from the Township that it will accept the Dedicated Property pursuant to a proposed Deed, annexed hereto as Exhibit “A” which transfer title of the Dedicated Property to the Township while reserving certain easements through the Dedicated Property; and

WHEREAS, the Applicant has performed an Environmental Site Assessment (the “Assessment”) on the Property which includes the Dedicated Property; and

WHEREAS, the Applicant has provided to the Township a Reliance Letter, annexed hereto as Exhibit “B” that authorizes the Township to rely upon the Assessment; and

WHEREAS, the Township has conferred with its environmental consultants who have reviewed the Assessment and the Reliance Letter; and

WHEREAS, the Applicant has also advised that it will provide for the costs of a standard title policy.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE, that the Township be and hereby is authorized to accept the Dedicated Property subject to the Zoning Board's approval of the Applicant's Application to the Zoning Board; and be it further

RESOLVED, that the Mayor is authorized to execute any and all documents related to the dedication of the Property and the Township's acceptance of title to the Dedicated Property; and be it further

RESOLVED, that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

Karen J. Carnevale
Municipal Clerk

Joe Krakoviak
Council President

Adopted: December 5, 2017