

11/1/95

Final S/P App'l

RESOLUTION

OLD TAPPAN PLANNING BOARD

WHEREAS, the Old Tappan Planning Board hereby states the following by way of preface:

1. By Resolution dated December 1, 1993, the Old Tappan Planning Board granted to Colonial Realty Development Corp., as applicant, planned residential development conditional use approval and preliminary site plan approval for the development of a 140 unit project on Orangeburg Road, commonly referred to as Woods Edge, also referred to as "The Village" all on terms and conditions more specifically stated therein.

2. By Resolution dated September 21, 1994, the Old Tappan Planning Board granted to the applicant amended PRD and preliminary site plan approval for said project so as to allow the applicant to modify the affordable housing component of the plan so as to utilize a regional contribution option, and to modify condition 2A of the Board's original Resolution of approval regarding construction and clearing of the site in relationship to the approval and installation of the on-site and off-site sanitary sewer plans, also as more particularly stated therein.

3. The applicant has now applied to the Old Tappan Planning Board for final site plan approval.

4. The application, plans and supporting documents have been reviewed by the Planning Board and the Board's professionals,

including the Borough Engineer and Borough Planner, from whom the Planning Board has received reports.

5. The Board conducted a public hearing on the application on various dates with proper notice in accordance with law.

6. The Board has received and considered questions and comments by members of the public at the public hearing.

7. The Board has reviewed and considered the plans, reports and documents submitted by the applicant, the evidence, both testimonial and documentary, presented by the applicant, the reports of the Board's consultants, the evidence, questions, arguments and objections, if any, presented at the public hearings by members of the public and their attorneys, as well as the pertinent ordinances of the Borough.

NOW THEREFORE, BE IT RESOLVED by the Old Tappan Planning Board that, based upon the evidence and information presented at the public hearings, it hereby makes the following findings of fact:

1. The Board and finds and determines that the application complies in all respects with the site plan review ordinance and all other land use ordinances of the Borough of Old Tappan, and that the final site plan as proposed is in accordance with the preliminary site plan approval heretofore granted by this Board.

BE IT FURTHER RESOLVED by the Old Tappan Planning Board that final site plan approval be and the same is hereby granted to the site plan referred to herein, subject to the following conditions:

1. Completion of any and all unsatisfied conditions set forth in the Board's original Resolution of Approval dated December

1, 1993 and its Resolution of Amended Approval dated December 1, 1993 and its Resolution of Amended Approval dated September 21, 1994, which conditions have not been amended or superseded. All such conditions are expressly incorporated herein by reference.

2. Final site plan approval, if required by the Bergen County Planning Board, as to all site plan aspects of the application, over which the Bergen County Planning Board has jurisdiction. This would include the execution of any necessary developer's agreement and the posting of any requisite performance bond with the County.

3. The posting with the Borough of a performance bond or irrevocable letter of credit for the site improvements not yet completed with respect to this development, which bond or letter of credit shall be in an amount as recommended by the Borough Engineer.

4. Review and approval by the Board Attorney of the condominium documents and master deed for the project.

5. Review and approval of individual site grading plans by the Borough Engineer for the individual single family homes to be developed as part of this proposal.

BE IT FURTHER RESOLVED that the Board Secretary shall publish notice of this action in the manner provided by law, and that copies hereof shall be forwarded to the Borough Council, the Borough Construction Code Official, the Borough Attorney and the applicant's attorneys, Pitman, Senesky, Nicola & Selitto, Esqs.

ADOPTED: November 1, 1995 on a roll call vote as follows:

AYES: 6

NAYS: ~~0~~

APPROVED:

PLANNING BOARD OF THE
BOROUGH OF OLD TAPPAN

By: 
WALTER FRUEH, CHAIRMAN

ATTEST:


MALCOLM DAVIES, SECRETARY

c:\wp\otpb\woodsedge\resolution.002