



TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER

Distribution

78R-289

Resolution No.

Meeting: TWENTY SECOND REGULAR

Date: December 18, 1978

RESOLUTION GRANTING FINAL APPROVAL
TO LARCHMONT PLANNED UNIT DEVELOPMENT
VILLAGE II, SECTIONS 3, 4, 5 and 12
SUBJECT TO SPECIFIC CONDITIONS

WHEREAS, Orleans Builders and Developers filed for final approval of Village II, Sections 3, 4, 5 and 12 of the Larchmont Planned Unit Development, which application was duly filed and received by the Township Council of the Township of Mount Laurel, the municipal authority to review planned unit developments (PUD) pursuant to the Mount Laurel Township PUD Ordinance adopted December 18, 1967; and

WHEREAS, the tentative approval of the Larchmont PUD was approved on September 14, 1970; and

WHEREAS, the said Orleans Builders and Developers has made an application for final approval of Village II, Sections 3, 4, 5 and 12; containing 104 single family homes; and

WHEREAS, the Township Engineer, A. Lee Talbot of Richard A. Alaimo Associates has made an engineering report dated December 12, 1978 concerning the final plans of Village II, Sections 3, 4, 5 and 12; and

WHEREAS, Louis S. Glass of Louis Glass Associates, Township Planner, has made a planning report dated November 30, 1978, covering the final plans of Village II, Sections 3, 4, 5 and 12; and



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WHEREAS, it appears that the application for final approval of Orleans Builders and Developers for Village II, Sections 3, 4, 5 and 12 of Larchmont PUD, together with all pertinent exhibits, drawings, maps and reports including the Development Plans for all of Village II filed in the matter of the application have been duly reviewed respectively by the Township Engineer, Richard A. Alaimo Associates of Mount Holly, New Jersey, Louis Glass Associates of Bala Cynwyd, Pennsylvania, Professional Planners for the Township and by the Township Solicitor, John W. Trimble, Esquire; and

WHEREAS, John W. Trimble, Esquire, Township Solicitor, has reviewed the matter and has concluded that the application, exhibits and reports are legally sufficient within the intent of Statute N.J.S. 40:55D-45 and the Mount Laurel Township Planned Unit Development Ordinance adopted December 18, 1967 to be used as a basis for the Township Council's consideration and determination with reference to the final approval of Village II, Sections 3, 4, 5 and 12 of the Larchmont Planned Unit Development; and

WHEREAS, the presentation and approval of Larchmont was on a single community concept and the Township Council wishes to retain this concept to insure future compliance of the conditions of the tentative approval.



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NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that the final approval of Village II, Sections 3,4,5 and 12 is hereby granted, subject to the following conditions some of which are additions to the previous conditions imposed on the Larchmont Planned Unit Development and where inconsistencies occur between the previous conditions and the conditions set forth herein, the conditions set forth herein will control:

1. The Mount Laurel Township Municipal Utilities Authority's approval must be obtained prior to the issuance of building permits.
2. The approval of Village II, Sections 3, 4, 5 and 12 shall be subject to all the requirements specified in the Township Engineer's letter of December 12, 1978.
3. At grade pedestrian crossings shall be constructed at Whitechapel Drive where the open space accesses meet.
4. Additional monuments shall be placed in the following locations:
 - a. Section 4 - At the corners of the southern property line of lot 8 bordering the open space.
 - b. Section 5 - At the southwestern corner of lot 12 and the southeastern corner of lot 11 bordering the open space.



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5. The tot lot in Section 4 shall be fully constructed and developed prior to the issuance of Certificates of Occupancy for such adjacent units but, in any event, the tot lot shall be fully developed before the issuance of more than fifty (50%) percent of all Certificates of Occupancy for Sections 2 and 4.
6. All easements shall be reviewed and approved as to location by the Township Engineer and as to form by the Township Solicitor.
7. All roadways, open space areas, and the above specified recreation area will be conveyed to the Township after final approval by the Township Engineer and will be available for use by all Township residents.

MOTION: MASSARI, MYERS

AYES: MASSARI, MYERS, KING,
TRAINO, MAYOR ANSALDO

NAYS:

ABSENT/OTHER:

A CERTIFIED COPY

James J. Mulvaney
Municipal Clerk

	AYE	NAY	ABSTAINED	ABSENT	NAME	NO.	DATE
MYERS	2				B. B. Fale	2	12-18-78 am
ANSALDO		✓			M. U. A.	2	12-21-78 am
KING		✓			Ralph Applegate	1	
MASSARI	1				David P. Blackwell	1	
TRAINO					James A. Borzot	1	
					Edward J. Bohere	1	
					Thomas B. Evans	1	
					Cirett J. Johnson	1	12-21-78 am
					Melvin H. Kaul	1	12-21-78 am
					William H. Storge	1	
					A. Lee Talbot PE	1	

Michael Hammatz / am 12-21-78