

RESOLUTION OF FINDINGS AND CONCLUSIONS

PLANNING/ZONING BOARD

OF THE

BOROUGH OF SWEDESBORO

WHEREAS, D&D Properties has applied to the Planning/Zoning Board of the Borough of Swedesboro for minor subdivision approval to create two residential building lots on a parcel of property located on Franklin Street, which property is designated on the Tax Map of the Borough of Swedesboro as Block 28, Lot 12; and

WHEREAS, the Planning/Zoning Board of the Borough of Swedesboro has had an opportunity to:

1. Review the application as presented by the applicant;
 2. Receive the report of the Planning/Zoning Board Engineer in regard to the application;
- and
3. Receive the testimony of the applicant; and

WHEREAS, the Planning/Zoning Board of the Borough of Swedesboro has made the following factual determinations:

1. The plan as presented by applicant, subject to the conditions included below, complies with the Ordinances of the Borough of Swedesboro as pertains to minor subdivisions.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Swedesboro that the application for minor subdivision approval is hereby granted, subject to the following conditions:

1. The applicant will amend the plan to provide that the location of the attached houses to be placed on the subdivided lots will have a front yard setback which will match the front yard setback of the adjacent dwelling unit on Lot 13 (approximately ten feet). The applicant will also

provide for driveways on the side of each of the attached dwellings with a parking area and proper turnaround in the rear of each property.

2. The applicant shall also amend the plan to move the building division line between the two lots downhill to allow for creation of the aforesaid driveways. Final location of the buildings and division line between the two new created lots will be subject to the approval of the Planning/Zoning Board Engineer.

3. The applicant will also comply with all other requests contained in the Planning/Zoning Board Engineer's letter dated March 9, 2007, including providing sealed and signed surveys and lot number designation documentation.

4. The applicant will obtain all other necessary approvals from applicable governmental agencies and bodies, including the Gloucester County Planning Board, controlling applicant's use of the proposed site.

This Resolution adopted at a regular Meeting of the Planning/Zoning Board of the Borough of Swedesboro held on March 12, 2007.

Memorialized Resolution adopted at a regular meeting of the Planning/Zoning Board of the Borough of Swedesboro held on April 9, 2007.

PLANNING/ZONING BOARD OF THE
BOROUGH OF SWEDESBORO

By: _____
CHARLES HOMAN, CHAIRMAN

ATTEST:

SECRETARY

Prepared by:

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