

RESOLUTION OF FINDINGS AND CONCLUSIONS

PLANNING/ZONING BOARD

OF THE

BOROUGH OF SWEDESBORO

WHEREAS, Natale Russo has applied to the Planning/Zoning Board of the Borough of Swedesboro for preliminary and final major site plan approval for a parcel of property located on Kings Highway and designated on the Tax Map of the Borough of Swedesboro as Block 29, Lots 12 and 13, which application includes requests for design waivers for the elimination of a dedicated loading dock and interior sidewalks and a variance to reduce the number of required parking spaces by two and design waiver to reduce their size to nine feet by eighteen feet; 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;
3. Receive the testimony of the applicant;
4. Conduct a public hearing on the application; and

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

1. The application complies with the requirements of the Borough of Swedesboro as pertains to site plan applications.
2. The nature of the construction on the property is such that a dedicated loading dock and interior sidewalks are unnecessary.

3. The size and location of off-street parking along with available on-street parking are sufficient for the nature of the use, which is a drug store with six (6) two-story condominium units above the store.

4. The applicant has demonstrated hardship due to the configuration of the proposed site.

5. The relief sought by the applicant can be granted without impairing the intent of the zoning ordinance as it applies to the area in question.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Swedesboro that the application for site plan approval with the variance and design waivers requested is hereby granted, subject to the following conditions:

1. The applicant will amend the plan to provide the details of the retaining wall which is proposed at the south end of the parking area. This approval of the plan is conditioned upon the Planning/Zoning Board Engineer approving the details as presented by the applicant.

2. The applicant will amend the plan to show the proposed top of the slab elevations on the trash enclosure concrete pad. This application is conditioned upon the Planning/Zoning Board Engineer approving the elevations as presented by the applicant.

3. The applicant will comply with the requirements contained in paragraph 5 of the Planning/Zoning Board Engineer's letter dated March 14, 2007. Approval of the plan is conditioned upon the Planning/Zoning Board Engineer confirming that the requirements of this paragraph have been satisfied.

4. The applicant will amend the plan so that the details should be revised to generally conform to the "water service detail" and "service lateral detail" as presented to the applicant's engineer by the Planning/Zoning Board Engineer. The existing service lines should also be used to the extent practical for the proposed building. The water meter is to be located inside the building.

2. 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 May 14, 2007.

Memorialized Resolution adopted at a regular meeting of the Planning/Zoning Board of the Borough of Swedesboro held on June 11, 2007.

PLANNING/ZONING BOARD OF THE
BOROUGH OF SWEDESBORO

By: _____
CHARLES HOMAN, CHAIRMAN

ATTEST:

SECRETARY

Prepared by:

Clyde Walker, Jr., Esquire
29 South Broad Street
Woodbury, NJ 08096