

RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING/ZONING BOARD  
OF THE  
BOROUGH OF SWEDESBORO

WHEREAS, Dr. Dottie Dyer has applied to the Planning/Zoning Board of the Borough of Swedesboro for amended preliminary and final site plan approval for a preliminary and final site plan which was approved by the Board on October 9, 2006 and by memorialized Resolution on November 13, 2006 for a parcel of property located at the corner of Kings Highway and Poplar Street, which property is designated on the tax map of the Borough of Swedesboro as Block 47, Lot 11; and

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

1. Reviewed the application as presented by the applicant;
2. Received the report of the Planning/Zoning Board Engineer in regard to the application;
3. Received the testimony of the applicant;
4. Conducted 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 report of the Planning/Zoning Board Engineer indicates that the applicant has complied with all requirements contained in the previously approved site plan with the exception the requirement of five (5) off-street parking spaces to be located on the property.

2. The applicant has presented by credible testimony that three is the maximum number which could be created in the applicant's rear yard and still maintain a proper turning radius for vehicles and they would not have to back off or out of the parking area.

3. The applicant has presented to the Board a lease she has entered into with the First Presbyterian Church which is located immediately across the street from the applicant's property which provides for five parking spaces during business hours, which lease is renewable annually.

4. The applicant has demonstrated that the granting of the modification to the variance previously granted as part of the site plan does not impair the intent of the Zoning Ordinance as it applies to the area in question as off-site parking will be provided.

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

1. The amended site plan providing for five (5) off-site off-street parking spaces is approved provided that the applicant will provide by May 1<sup>st</sup> of each year a lease providing for five (5) off-site off-street parking spaces for the period May 1st through April 30th of the following year. The lease itself need not be provided to the Planning Board Secretary but verification of the existence of such lease from the lessor shall be provided. If the applicant shall fail to produce proof of such lease within 90 days of May 1<sup>st</sup> in any calendar year, the applicant's certificate of occupancy to continue applicant's use in the property shall be revoked and applicant shall be required to cease and desist all use on the property other than that permitted by Ordinance.

2. The applicant will obtain all other necessary approvals from applicable government agencies and bodies controlling the applicant's use of the site.

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

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

PLANNING/ZONING BOARD OF THE  
BOROUGH OF SWEDESBORO

By: \_\_\_\_\_  
CHARLES HOMAN, CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

Prepared by:

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