

RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING/ZONING BOARD
OF THE BOROUGH OF SWEDESBORO
FOR PRELIMINARY MAJOR SUBDIVISION APPROVAL
APPLICATION NO. -
RESOLUTION NO. 2007-8

WHEREAS, CHRISTOPHER EDWARDS and STEVEN MATTEO have applied to the Planning/Zoning Board of the Borough of Swedesboro for preliminary major subdivision approval for property known Block 12, Lot 4 on the tax map of the Borough of Swedesboro said property being located between Vanneman Avenue and Leahy Avenue, which application requires a variance for undersized set back on a lot which contains an existing house; and

WHEREAS, the application was deemed complete on December 10, 2007; and

WHEREAS, the Board has received the testimony of the applicants and the applicants' professional; and

WHEREAS, the Board has conducted a public hearing on the application; and

WHEREAS, the Planning/Zoning Board of the Borough of Swedesboro after carefully considering the evidence presented by the applicant in support of its application for development aforesaid, and after the meeting open to the public and adjoining land owners, has made the following findings of fact:

1. The variance relief requested (reduction of the 25 foot set back requirement to 22.89 feet) only affects an existing building and is consistent with the set backs of other properties located along the street.

2. The application requirement of fiscal impact statement, traffic impact study, and cross section of roadway may be waived due to the limited size of the area to be developed.

3. The applicant has substantially complied with the requirements of the Ordinances of the Borough of Swedesboro as pertains to preliminary major subdivision applications.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Swedesboro that this Board herby grants the applicant preliminary major subdivision approval with the variance relief requested, subject to the following conditions:

1. The applicant shall amend the plan in accordance with the recommendations contained in the Zoning/Planning Board Engineer's letter dated December 6, 2007, except as modified by this Resolution.

2. Subject to the applicant obtaining 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 December 10, 2007.

Memorialized Resolution adopted at a regular meeting of the Planning/Zoning
Board of the Borough of Swedesboro held on January 14, 2008.

PLANNING/ZONING BOARD OF THE
BOROUGH OF SWEDESBORO

By: CHARLES HOMAN, CHAIRMAN

ATTEST:
Kimberly Schneider
SECRETARY