

RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING/ZONING BOARD  
OF THE BOROUGH OF SWEDESBORO  
RESOLUTION NO.

WHEREAS, WESTRUM SWEDESBORO, LLC, has applied to the Planning/Zoning Board of the Borough of Swedesboro for an Amendment to the Final Major Subdivision Plan approved by the Board on November 14, 2005 and memorialized by Resolution on December 12, 2005. The purpose of the amendment to eliminate the cul-de-sac located at the end of Horner Lane to extend the road bed of Horner Lane to connect to a County Bridge crossing Church Run, thereby connecting Horner Lane to a subdivision of the applicant in the Township of Woolwich. The Construction of said roadway affecting Block 4801 Lots 14 and 15 on the Tax Map of the Borough of Swedesboro; 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, the applicant's Engineers in regard to the application;
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 application subject to the conditions as set forth below complies with the requirements of the Borough of Swedesboro as pertains to Final Major Subdivisions Applications.

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

1. With Gloucester County taking ownership and maintenance responsibility of all improvement (bridge structure) and appurtenances, excluding roadway pavement and drainage, from Station 10 + 20 to Station 11+ 40 as shown on the approved plans, in accordance with the County's May 23, 2008 letter, which is attached hereto and incorporated by reference herein.

2. With the Borough of Swedesboro taking ownership and maintenance responsibility of all improvements and appurtenances (sheeting/retaining walls, guide rail, stormwater piping, water quality structures, roadway drainage, roadway approach, embankments, sidewalk, etc) up to Station 10 + 20 with the Horner Lane Right-of-Way, as well as all drainage structures from Station 10 + 20 up to Borough boundary line with Woolwich Township within West Branch of Church Run.

3. With plans to be revised as may be necessary by Birdsall Engineering and/or Sickels and Associates and approved by the Borough Engineer as to Borough issues and approved by the County of Gloucester as to County issues, in accordance with the standards and specifications required by the County.

4. With all testing samples, data, submissions and certifications to be submitted to both the County and Borough Engineer.

5. With licensed New Jersey engineers to provide on-site geotechnical inspections and structural inspections during construction.

6. With Westrum Swedesboro, LLC granting no future access through the Wellington Estates project to any other Woolwich development so that only the Wellington Estates homeowners, and related uses, would be utilizing this Horner Lane Bridge in general.

7. With appropriate easements in place to allow for the construction and maintenance of the bridge structure and approaches, including particularly erosion prevention after construction/settlement.

8. With the contractor providing an “as built” to the Borough upon completion (prior to acceptance of dedication) signed and sealed by a licensed professional land surveyor.

9. With the Wellington Estates (Woolwich) Homeowners’ Association required to maintain and clean out the CDS drainage units on Horner Lane including those with the Borough of Swedesboro, on a routine basis and in accordance with the approved stormwater maintenance plan for Wellington Estates.

10. With the developer posting a maintenance bond for Horner Lane from Kings Highway to the bridge for the three year period after the performance bond(s) posted for the Woolwich project are converted into maintenance bond(s). (Hatton Court and South Avenue not to be so included). The developer will require all construction traffic to use Horner Lane exclusively between Kings Highway and the proposed bridge and the Wellington Estates project.

11. With the developer revising the plans to indicate Cement Lined Ductile Iron Pipe (C.L.D.I.P.) to replace the previously specified Reinforced Concrete Pipe (RCP) for the bridge drainage pipe.

12. With the tie-rods of the retaining walls to be installed and tensioned and packaged in PVC sleeves with Styrofoam spacers.

13. With the existing pipe in Church Run under old Horner's Lane to remain, with the developer cleaning it out and also lining it as necessary if rotted out.

14. The developer shall obtain and provide copies of the filed easements for access to the properties within 100 feet of the bridge for maintenance of stream bed and banks.

15. The developer shall correct any and all erosion of the stream bed and stream banks within 100 feet of the bridge that may occur within the period of construction and until the release of the maintenance bond for Horner Lane.

16. The developer has agreed to revise grading adjacent to the remaining walls as needed, during or after construction of the bridge, in order to provide long term stability of the slopes within the Right of Way.

17. The developer shall post a performance surety for all work approved by the Board in an amount not less than 120% of the estimated cost of the construction as determined the Borough Engineer.

18. The applicant will obtain all other necessary approvals from applicable government agencies and bodies including 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 June 9, 2008.

Memorialized Resolution adopted at a regular meeting of the Planning/Zoning Board of the Borough of Swedesboro held on June 9, 2008.

PLANNING/ZONING BOARD OF THE  
BOROUGH OF SWEDESBORO

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

ATTEST:

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SECRETARY

Prepared by:  
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