

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

WHEREAS, FRED JAMISON has applied to the Planning/Zoning Board of the Borough of Swedesboro for Bulk Variances to construct a single family home on a parcel of property located at 21 Grant Street, Swedesboro, New Jersey and designated on the Tax Map of the Borough of Swedesboro as Block 24, Lot 6, the variances being requested are for a lot width at the set back line and rear yard and side yard setbacks for an existing frame garage; 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. 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 determination:

1. The application complies with the requirements of the Borough of Swedesboro as pertains to Bulk Variance applications.
2. The Lot in question came into existence prior to the adoption of the Zoning Ordinance. The relief from lot width, side yard and rear yard Ordinance requirements is

minimal and would not adversely affect the intent of the 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 Lot Width Variance at the setback line from 50 feet to 46 feet is granted and the Variances to allow the existing garage to remain at .07 feet from the rear property line and 1.7 feet from the side property line is hereby granted, subject to the following conditions:

1. The applicant will comply with the request of the Planning/Zoning Board Engineer to dedicate to the Borough of Swedesboro the area between the center-line of Grant Avenue and the right-of-way line of Grant Avenue.

2. The applicant will submit a grading plan to the Borough Engineer as part of the Building Permit process. This Plan should show the new Lot out bound, all set back lines, new lot area; all proposed construction including the dwelling, driveway, driveway apron, fencing, deck, utility lines, etc. Also sufficient existing and proposed spot elevations must be shown on the Plan to insure that each yard is sloped properly and the finished floor is set at the required height above the adjacent ground surface.

3. The applicant will obtain a road opening permit for connections to water, sewer, and gas lines. Any deteriorated or missing curbing and sidewalk along the lot frontage should be replaced prior to the issuance of a Certificate of Occupancy.

4. A copy of this Resolution granting the requested Bulk Variances and the Zoning Board Engineer's approval of the grading plan shall be attached to any building permit application.

5. The applicant shall 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 July 14, 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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