

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

WHEREAS, Rate-Tran and Joseph Kostack have applied to the Planning/Zoning Board of the Borough of Swedesboro for minor subdivision approval to separate into two lots a property which is currently occupied by a twin home and located as 113 and 115 Railroad Avenue, Swedesboro, New Jersey, and designated on the Tax Map of the Borough of Swedesboro as Block 17, Lot 6, which application will require Bulk Variances, reducing lot width size from 30 feet to 28.24 feet and 23.34 feet; increase in building area on Lot B from 40% to 48% and reduction of side yard on Lot B from 8 feet to 6 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. 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 application complies with the requirements of the Borough of Swedesboro as pertains to minor subdivisions and bulk variance applications.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Swedesboro that the application for minor sub-division with variances as set forth above is hereby granted subject to the following conditions:

1. The applicant will include on the deeds memorializing the sub-division cross easements for maintenance and drainage on each property.
2. Prior to the issuance of the building permit the applicant will provide a drainage plan subject to the approval by the Planning/Zoning Board Engineer.
3. The applicant will comply with those additional requirements contained in the Planning/Zoning Engineers letter dated May 22, 2008.
4. The applicant will obtain all other necessary approvals from applicable government agencies and bodies, including the Gloucester County Planning Board, 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 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:

\_\_\_\_\_  
SECRETARY

Prepared by:  
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