

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

WHEREAS, Michael Watts has applied to the Planning/Zoning Board of the Borough of Swedesboro for Preliminary and Final Site Plan approval to permit the lease of 3,500 square feet of space in an existing building for use by a small church congregation deemed "Word of Truth Fellowship" for a parcel of property known as Block 42.03, Lot 8.02 on the Tax Map of the Borough of Swedesboro said property being located at 170 Franklin Street, Swedesboro, Gloucester County, New Jersey; and

WHEREAS, the application was deemed complete on November 10, 2008; and

WHEREAS, the Board received the testimony of the applicants, and Reverend Leonard Santiago of the Word of Truth Fellowship provided information as to the frequency and duration of weekly meetings and the approximate number of members and vehicles to be expected at these meetings; and

WHEREAS, the Board has conducted a Public Hearing on the application; and

WHEREAS, the Planning/Zoning Board of the Borough of Swedesboro has received the report of the Planning/Zoning Board's Engineer; and

WHEREAS, the Planning/Zoning Board of the Borough of Swedesboro, after carefully considering the evidence presented by the Applicant in support of his application and the report of the Planning/Zoning Board Engineer, has made the following findings of fact:

1. The relief requested is to permit the applicant to lease 3,500 square feet of an existing building to the “Word of Truth Fellowship” church which is a change of use from the existing use as Wholesale Florist, which use has been permitted by variance.

2. Block 42.03, Lot 8.2 lies within the R-1 Residential Zoning District. The church’s requested use is a permitted use in that zone.

3. The site plan submitted by the Applicant substantially complies with the requirements of the Ordinances of the Borough of Swedesboro as pertains to Preliminary and Final Site Plans, subject to conditions to be imposed by the Board.

4. Applicant has requested waivers for parking space dimensions and placement of concrete wheel stops for parking spaces 13 through 19. The Board has determined that these waivers may be granted without substantially impairing the intent of the design standards portion of the Municipal Site Plan Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Swedesboro that this Board hereby grants the Applicant Preliminary and Final Major Site Plan approval with the waiver relief requested subject to the following conditions:

1. The applicant will provide documentary proof of cross access easements between Lot 8.01 and Lot 8 in the Borough of Swedesboro and Block 45, Lot 4.07 in the Township of Woolwich, all of which is owned by the Applicant. In the event that the Applicant is unable to provide documentation demonstrating the existence of such easements, Applicant shall have such easements prepared by the Applicant’s attorney and submitted to both the Board’s Solicitor and the Board’s Engineer for review prior to approval of the Final Site Plan.

2. The Applicant shall amend it's plan to include the following items:
- a. Delineation of the width of the driveway between the existing building and the proposed striping adjacent to parking space number 8.
  - b. Labeling of the proposed pavement striping adjacent to parking spaces 8, 9, and 12
  - c. Delineation of the proposed business sign dimensions both parallel and perpendicular to the road from the building or other fixed existing feature.
  - d. Installation of signage along the rear of parking spaces 13 through 19 indicating that there is to be no church service parking beyond those parking spaces.
3. The Applicant shall satisfy all conditions by presentation of all required easement documentation and additional information to be included on the Site Plan Map within 60 days of the date of memorialization of this Resolution.

This Resolution adopted at a regular Meeting of the Planning/Zoning Board of the Borough of Swedesboro held on November 10, 2008.

Memorialized Resolution adopted at a regular meeting of the Planning/Zoning Board of the Borough of Swedesboro held on December 8, 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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