

RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING/ZONING BOARD  
OF THE BOROUGH OF SWEDESBORO  
JOSEPH AND VICTORIA MUSEMUCI  
BLOCK 28, LOT 1 – 11 LAKE AVENUE  
APPLICATION FOR WAIVER OF MINOR SITE PLAN APPROVAL  
RESOLUTION NO. 2009- 7

WHEREAS, JOSEPH and VICTORIA MUSEMECI, have applied to the Planning/Zoning Board of the Borough of Swedesboro for Waiver of Minor Site Plan Approval or in the alternative approval of Minor Site Plan for a change in use in a building located at 11 Lake Avenue, Swedesboro, New Jersey, which property is designated on the Tax Map of the Borough of Swedesboro as Block 28, Lot 1; 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; and
- (2) Received the report of the Planning/Zoning Board Engineer in regard to the application; and
- (3) Received the testimony of the applicant; and
- (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 change in use modifying the number of tenants located in the building does warrant the requirement of a minor Site Plan.
- (2) The Site Plan presented by the applicant, subject to the modification, would comply with the Ordinances of the Borough of Swedesboro as pertains to Minor Site Plans.

NOW, THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Borough of Swedesboro, that the application for Waiver of Site Plan is denied and the application for Minor Site Plan Approval is granted subject to the following conditions:

(1) The Applicant will amend the plan to include information designating streets and neighbors, square footage of the building, delineated parking showing parking spaces 9 feet by 18 feet in size and a handicap space with aisle.

(2) Applicant's plan shall also show all site lighting including street lights and will provide to the Planning/Zoning Board Engineer documentation from a Licensed Engineer verifying that the current lighting meets Site Standards.

(3) The Applicant will obtain all other necessary approvals from applicable government agencies and bodies controlling applicant's use of the property.

This RESOLUTION adopted at a regular meeting of the Planning/Zoning Board of the Borough of Swedesboro, held on May 11, 2009.

MEMORIALIZED RESOLUTION adopted at a regular meeting of the Planning/Zoning Board of the Borough of Swedesboro held on June 8, 2009.

PLANNING/ZONING BOARD OF THE  
BOROUGH OF SWEDESBORO

By: CHARLES HOMAN, CHAIRMAN

ATTEST:

Kimberly Schneider  
SECRETARY

Prepared by:  
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