

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2019-08**

WHEREAS, Stanley M. Freund has applied to the Planning Board of the Borough of Woodbury Heights for a use variance to permit a residential apartment in a commercial zone and waiver of site plan review; and

WHEREAS, the property in question is located on Woodbury-Glassboro Road, Block 112, Lot 2 in an HC Zone; and

WHEREAS, the Borough of Woodbury Heights Planning Board has the right to exercise to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for Stanley M. Freund and a hearing having been held thereon and proper notices having been served on all surrounding property owners as required by Statute; and

WHEREAS, the Borough of Woodbury Heights Planning Board has made the following factual findings:

1. Dale T. Taylor, Esquire appeared on behalf of the applicant. The applicant and his wife are the owners of a three story building in an HC Zone. The second and third floors are presently utilized as residential apartments, one of which is occupied by the owners. The first floor is presently vacant. The applicant is seeking a use variance to permit him to establish a residential apartment on the first floor. Residential uses are not permitted in the HC Zone.

2. The applicant is also seeking waiver of site plan review as he is not proposing any changes to the site. Six parking spaces are being provided, two for each of the two bedroom apartments. Building mounted lights are in place to provide adequate lighting for the residents. An old dilapidated sign will be removed from the property and no new signage proposed.

1. The applicant shall obtain any other applicable governmental approvals which the applicant is required to obtain from any Federal, State, County or Local Governmental Agency or body.

2. All outstanding escrow and inspection fees shall be paid in full prior to the issuance of any permits or certificate of occupancy.

3. The applicant shall provide copies of the June 15, 2015 plan utilized for the renovation, permits, certificate of occupancy and any other documents demonstrating proper approval for the renovation and addition.

4. Waivers are granted for preexisting conditions of parking within 5 feet of the property line and parking within 15 feet of the street right of way.

5. Each of the three apartments shall have their own trash and recycling containers which shall be stored behind the building when not placed out for pickup.

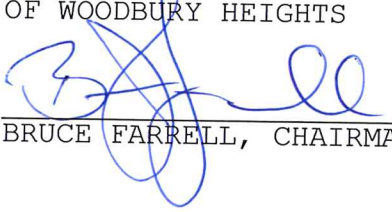
6. The applicant was made aware of the encroachment of the wooden fence and indicated that it was discussed with the neighbor and that the Board is taking no action in that regard.

7. The existing dilapidated sign on the property shall be removed and no new signage will be provided.

8. The applicant will provide floor plans for all three apartments.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on April 1, 2019.

PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS



BRUCE FARRELL, CHAIRMAN

ATTEST:



SHANNON ELTON, SECRETARY