

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2020-13**

WHEREAS Daniel and Meghan Burkhardt have applied to the Planning Board of the Borough of Woodbury Heights for a variance to permit reconstruction of a detached private garage closer to the side and rear property lines than permitted by ordinance; and

WHEREAS, the property in question is located on Glassboro Road, Block 96, Lot 3 in an R1 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 Daniel and Meghan Burkhardt 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. The applicants reside in a single family dwelling with a detached garage with access from a rear alley, Glen Lake Terrace. The garage was severely damaged in a storm on April 21, 2020. Due to the amount of damage and age of the garage, the applicant seeks permission to demolish the garage and build a new garage on the existing foundation and pad rather than repair the existing garage. The garage is 3.5 feet from the rear property line where 5 feet is required and 1.39 feet from the side property line where 5 feet is required. It is not practical for the new garage to be relocated 5 feet from the side and rear property line as it would not be in line with the adjoining garage along the rear alley nor would it be in line with the existing driveway.

2. The Board considered the review letter of September 10, 2020 prepared by Planning Board Planner, Tiffany A. Morrissey, PP, AICP as well as the testimony and power point presentation by the applicants.

3. No one from the public appeared to comment on the application.

4. The application submitted by the applicants substantially complies with the requirements of the Borough of Woodbury Heights Ordinance. The request by the applicants can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Borough of Woodbury Heights Ordinance.

5. Because of the nature and configuration of the applicant's land, failure to grant the variance will work a peculiar and exceptional practical difficulty on the applicant.

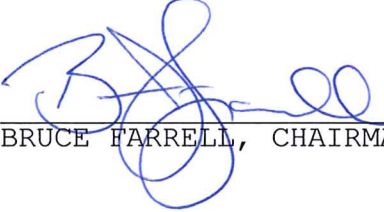
NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Daniel and Meghan Burkhardt for a variance to permit reconstruction of a detached private garage closer to the side and rear property lines than permitted by ordinance, is hereby granted subject to the following conditions:

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.

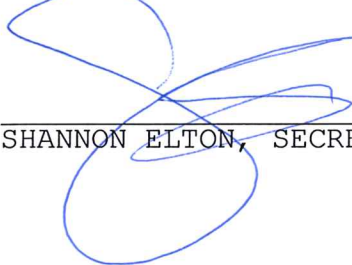
Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on November 9, 2020.

PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS



BRUCE FARRELL, CHAIRMAN

ATTEST:



SHANNON ELTON, SECRETARY