

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2022-09**

**GRANTING APPROVAL TO THOMAS J. & ROSEMARY CAPASSO FOR
MINOR SUBDIVISION AND LOT LINE ADJUSTMENT AT BLOCK 109 LOTS 18
& 19 IN A RESIDENTIAL ZONE**

WHEREAS, Thomas J. and Rosemary Capasso has applied to the Planning Board of the Borough of Woodbury Heights for minor subdivision approval consisting of a Lot Line Adjustment; and

WHEREAS, the property in question is located on Walnut Avenue, Block 109, Lots 18 & 19, in a Residential 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 Thomas J. and Rosemary Capasso 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. John P. Ciocco, Esquire appeared on behalf of the applicants. The applicants are the owners of Lot 18 and makes this application with the consent of the owner of Lot 19, Michele A. Palumbo.

2. Both residential lots are improved with single family homes. Lot 18 has 50 ft. of frontage where 75 ft. is required. Lot 19 has 150 ft. of frontage.

3. The applicants propose shifting the lot line so that an additional 25 ft. will be added to Lot 18 increasing the frontage of Lot 18 from 50 ft. to a conforming 75 ft. and resulting in Lot 19 having a frontage of 125 ft. Lot 19 has a front yard setback of 16.4

ft. where 30 ft. is required which is preexisting and will not change as a result of this application. Lot 18 has a shed which is 2 ft. from the rear and side yards where 5 ft. is required. This is a preexisting condition that will not change as a result of this application.

4. The Board considered the review letter of July 14, 2022 prepared by Planning Board Engineer, Mark R. Brunermer, PE, CME.

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

6. 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.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Thomas J. and Rosemary Capasso minor subdivision approval consisting of a Lot Line Adjustment, is hereby granted subject to the following conditions:

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

2. This approval shall expire in 190 days unless the applicants file a plat or records deeds within such time pursuant to statute. Deeds, including legal descriptions, shall be submitted for review and approval by the Board Solicitor and Board Engineer and shall make reference to the Planning Board Resolution number.

3. All outstanding escrow and inspection fees shall be paid in full prior to signing of subdivision deeds.

4. Variances are granted for the preexisting conditions of a 16.4-foot front yard setback for Lot 19 and a 2-foot side and rear yard accessory building setback for Lot 18.

5. Prior to execution of subdivision deeds, the applicants' surveyor shall provide written confirmation that a corner marker has been installed along the front

property line between Lots 18 & 19.

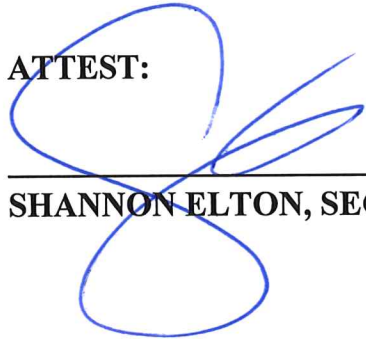
ADOPTED at a regular meeting of the Borough of Woodbury Heights Planning Board on September 12, 2022.

**PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS**



BRUCE FARRELL, CHAIRMAN

ATTEST:



SHANNON ELTON, SECRETARY