

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

2022-11

WHEREAS, Harsh Patel has applied to the Planning Board of the Borough of Woodbury Heights for site plan review and approval to establish a medical practice in an existing building; and

WHEREAS, the property in question is located on Maple Avenue, Block 3, Lot 8.03 in the HC Zone; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for Harsh Patel 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 applicant. The applicant is the owner of the property in question by way of an LLC. The property is presently improved with a commercial building, a portion of which is occupied by a massage therapy office. The remainder is vacant, having been previously occupied by a medical practice and then an insurance agency.

2. The applicant wishes to relocate his ongoing medical practice to the unoccupied portion of the building. The medical office will include a reception and waiting area, four patient rooms and two offices. The building will be occupied by one doctor and up to three additional employees. The applicant anticipates hours of operation to be from 8:30 a.m. to 5:00 p.m. on Mondays and Wednesdays with shorter hours for the remaining week days and limited hours every other Saturday. There is sufficient parking for both uses on the property. The only site improvement proposed for the exterior of the building is the addition of a handicap ramp entrance.

3. The applicant intends upon utilizing existing signage and does not propose any signage on the building. No one from the public appeared to comment on the application.

4. The Board considered the review letter of November 3, 2022 prepared by Planning Board Engineer, Mark R. Brunermer, P.E., C.M.E. and review letter of November 6, 2022 prepared by Planning Board Planner, Tiffany A. Morrissey, PP, AICP.

5. The application submitted by the applicant substantially complies with the requirements of the Borough of Woodbury Heights Ordinance. The request by the applicant 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 Harsh Patel for site plan review and approval to establish a medical practice in an existing building 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.

3. The applicant does not propose making use of the basement in the building. If he chooses to do so in the future, he will need to seek approval.

4. For the medical practice and the massage therapy office, the applicant shall designate an enclosed area with trash cans and lids. The location and details shall be established in consultation with the Planning Board Engineer. Trash will be collected by a private contractor.

5. Landscaping and buffering shall be provided to the extent necessary to prevent headlights from shining on adjoining properties.

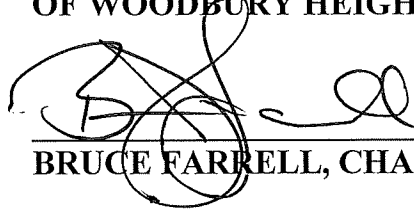
6. The applicant shall repair the deteriorated condition of the asphalt near the driveway entrance.

7. The applicant shall meet with the Planning Board Engineer so that he may evaluate the lighting. The applicant will make any modifications required by the Planning Board Engineer. Lights shall operate from dusk to dawn.

8. If installation of the handicap ramp encroaches on the front yard setback, a variance is granted.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on December 5, 2022.

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



BRUCE FARRELL, CHAIRMAN

ATTEST:



SHANNON ELTON, SECRETARY