

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2023-11**

WHEREAS Amber Lynn Ramos has applied to the Planning Board of the Borough of Woodbury Heights for a variance to permit placement of a fence between the street line and building line on a residential corner lot; and

WHEREAS, the property in question is located on the corner of Academy Avenue and Asam Avenue, Block 69, Lot 1 in an R (Residential) zone; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for a variance to permit placement of a fence between the street line and building line on a residential corner lot 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 applicant resides with her family at a residence located on a corner lot at Academy and Asam Avenues. She wishes to erect a fence, part of which will be a 6-foot privacy fence with the remainder to be a 4-foot picket fence. She submitted a drawing showing the location of the fences. The 4-foot picket fence along Asam Avenue will run along the property line adjacent to the street which is in violation of the ordinance prohibiting fences between the street line and building line on a corner lot. No one from the public appeared to oppose the application.

2. 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.

3. 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 Amber Lynn Ramos for a variance to

permit placement of a fence between the street line and building line on a residential corner lot 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 fence will be installed as shown on the plans submitted with the application with the following exception. The fence will go around, (toward the inside of the lot), the large tree near the stone drive.
4. The fence and gate crossing the stone drive will be set far enough in from the property line so that a vehicle can be parked in front of the gate without extending into the right-of-way.
5. The gate for the stone drive, as well as for the walkway will open inward toward the property.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on October 2, 2023.

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



BRUCE FARRELL, CHAIRMAN

ATTEST:



SHANNON ELTON, SECRETARY