

**RESOLUTION OF THE BOROUGH OF CLAYTON PLANNING BOARD TO
GRANTING MINOR SUBDIVISION APPROVAL
FOR BLOCK 809, LOT 4 AT 110 SOUTH DELSEA DRIVE**

APPLICANT – FIRST BAPTIST CHURCH OF CLAYTON

WHEREAS, First Baptist Church of Clayton, submitted an application seeking approval of a minor subdivision for land it owns located at 110 South Delsea Drive; and

WHEREAS, the property in question is shown on the Tax Map of the Borough of Clayton as Block 809, Lot 4 located at the southwest corner of South Delsea Drive and West Linden Street with frontage also on South Pearl Street and West Chestnut Street; and

WHEREAS, the above application was considered by the Borough of Clayton Planning Board with a public hearing being held thereon on October 26, 2020; and

WHEREAS, the Applicant is represented by James M. Carter, Esquire of Hoffman DiMuzio; and

WHEREAS, David Degan, the Chairman of the Deacon Committee and Treasurer for the Applicant appeared and offered testimony in support of this application; and

WHEREAS, the Applicant submitted a Minor Subdivision Plan dated May 30, 2020 and signed and sealed by Wayne W. Burgett, P.L.S. of Zenith/Nadir Survey located at 132 East Clinton Street, Clayton, New Jersey; and

WHEREAS, the subject parcel is divided by the R-B Medium High Density Residential Zoning District and the CO Commercial Office Zoning District with the CO boundary line 150 feet from Delsea Drive. The corners of Lot 4 at Delsea and Chestnut are in the CO Zone with the remainder of Lot 4 within the R-B Zone. Proposed Lot 4.01 will reside solely in the CO Zoning District; and

WHEREAS, Lot 4 has a lot area of approximately 85,505 square feet; and

WHEREAS, the Applicant proposes to subdivide Lot 4 to create Proposed Lot 4.01 which contains a residential dwelling. Heretofore, this dwelling served as the residence for the church's pastor and the church no longer has a need for an on-site residence as pastors have expressed an interest to maintain their own residence; and

WHEREAS, Proposed Lot 4.01 shall be comprised of approximately 12,487 square feet and shall enable the Church to sell off this residential dwelling; and

WHEREAS, the Applicant has agreed to consolidate the remainder of Lot 4 with existing Lot 5 as a condition of approval; and

WHEREAS, the various dimensions and zone requirements are identified and detailed in the review letter of Stan M. Bitgood, P.E., C.M.E. dated October 12, 2020 which is incorporated herein at length to further detail pre-existing non-conformities to the bulk standards that the Board has acknowledged and accepted as part of this subdivision application; and

WHEREAS, the Applicant has further agreed to: **1.** conform the Subdivision Plan to the Board approval, **2.** Trim trees of dead limbs on all of the mentioned lots, **3.** Repair or replace any failed sidewalk in front of the house on newly created Lot 4.01 that is intended for sale, **4.** No fencing is proposed for Proposed Lot 4.01, **5.** Applicant shall submit for review and approval by the Board professionals a blanket drainage easement between the lots, **6.** Applicant is the owner of Lot 3 so fencing encroachment from Lot 4 is not an issue or concern presently, **7.** Applicant shall perfect the subdivision by deed and shall submit the proposed deeds to the Board Engineer and Solicitor for review and approval; and

WHEREAS, members of the public were permitted to speak on the application at the regularly scheduled Planning Board Meeting held on October 26, 2020 and one member of the public, Dawn McMillian, appeared and was simply interested in knowing more about the application; and

WHEREAS, the Board found that the applicant has met its burden in requesting the aforementioned; and


WHEREAS, the Board has carefully considered all the documents submitted and the testimony of the witnesses and members of the public;

NOW, THEREFORE, BE IT RESOLVED that the application for the grant of a Minor Subdivision for Block 809, Lot 4 as hereinbefore described together with relief as herein reference is **GRANTED**.


WHEREAS, this Resolution of Approval for a Minor Subdivision was approved by the Borough of Clayton Planning Board by a 6 Yes vote to 0 No vote.

THIS RESOLUTION DULY ADOPTED at a regular meeting of the Clayton Planning Board held on Monday, November 23, 2020.

Borough of Clayton Planning Board


By: **Joseph Abate, Chairman**

Attest:

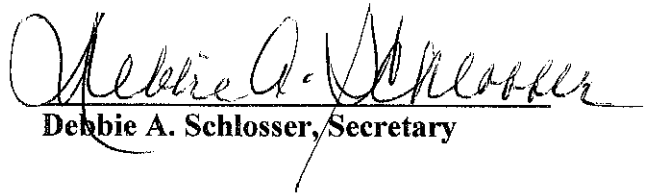

Debbie Schlosser, Secretary

ROLL CALL VOTE

THOSE IN FAVOR	<u>6</u>
THOSE OPPOSED	<u>0</u>
THOSE ABSTAINED	<u>1</u>

CERTIFICATION

I hereby certify that the foregoing Resolution is a true copy of a Resolution adopted by the Borough of Clayton Combined Planning Board and Zoning Board of Adjustment at a regularly scheduled meeting of the Board held on November 23, 2020, 2020 at 7:00 p.m by virtual hearing by the Borough of Clayton and memorializes the decision reached by said Board on the herein application at the Board's October 26, 2020 meeting and public hearing.


Debbie A. Schlosser, Secretary