

**RESOLUTION OF THE BOROUGH OF CLAYTON PLANNING BOARD  
GRANTING MINOR SUBDIVISION APPROVAL FOR  
BLOCK 1205, LOTS 1 & 9**

**APPLICANT – STEVEN C. SCHANKWEILER, SR.**

**WHEREAS**, the Applicant, Steven C. Schankweiler, Sr., of 7291 Weymouth Road, Hammonton, New Jersey, submitted an application seeking approval of a minor subdivision for land which is owned by the Future Home Sites, LLC and consents to the filing of the instant application; and

**WHEREAS**, the property in question is shown on the Tax Map of the Borough of Clayton as Block 1205, Lots 1 and 9 and is located at the corner of East Clayton Avenue and South New Street; and

**WHEREAS**, the Applicant submitted a Proposed Lot Line Adjustment Plan dated February 7, 2014, signed and sealed by Bruce A. Ewing, P.L.S., located at 900B North Delsea Drive, Clayton, New Jersey; and

**WHEREAS**, the subject parcels are located in an R-C High Density Residential Zoning District which requires a minimum lot area of 6,000 square feet; and

**WHEREAS**, the subject application is in the form of a lot line adjustment to create two (2) fully conforming lots, i.e. Lot 1 comprising 9,940 square feet and proposed Lot 9 comprising 9,851 square feet; and

**WHEREAS**, each of the subject lots, i.e. Lot 1 and Lot 9, fully conform to the bulk standard of the applicable R-C Zone standards understanding that the plan shall be conformed to meet the side yard setback between Lots 1 and 9 where an aggregate side yard dimension of 16 feet is required and 14 feet (8' + 6') is proposed; and

**WHEREAS**, the Plan shows an existing dwelling on Lot 1 that shall remain and the comment on the Plan must be changed as it reflects it is to be raised; and

**WHEREAS**, there is an existing garage on Lot 9 that shall be removed before any construction may begin and this is a condition of approval; and

**WHEREAS**, the above application was considered by the Borough of Clayton Planning Board with a public hearing being held thereon on May 19, 2014 and Steven C. Schankweiler, Sr. offered testimony in support of said application and agreed to comply with all comments of the Board including: **1.** Existing dwelling and proposed dwelling placed upon Lots 1 and 9 shall be connected to public water and sewer, **2.** Applicant shall comply and place dwellings within building envelope, **3.** Applicant shall locate tree on plan so as to not conflict with sewer, **4.** Applicant shall repair or replace sidewalk and curb as necessary in the opinion of the Board professionals, **6.** Applicant shall add sight triangle to the Plan for the East Clayton Avenue South New Street corner, **7.** Applicant shall provide grading plan before any building permit may be secured, **8.** Applicant shall conform Plan to comport with this Resolution of approval, and **9.** Proposed deeds with legal descriptions shall be reviewed by the Board's engineer and solicitor; and

**WHEREAS**, members of the public were permitted to speak on the application at the regularly scheduled Planning Board Meeting held on May 19, 2014 and no one appeared to be heard; and

**WHEREAS**, the Board found that the Applicant has met his burden in requesting the subdivision in the form of a lot line adjustment to create proposed Lot 1 and proposed Lot 9; 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 in the form of a lot line adjustment for Block 1205, Lots 1 and 9 as hereinbefore described is **GRANTED**.

**BE IT FURTHER RESOLVED**, that certified copies of this Resolution shall be forwarded to the applicant, Borough Clerk, Borough Construction Official, Borough Tax Assessor, and the Borough Zoning Officer.

**BOROUGH OF CLAYTON LAND USE BOARD**

By:   
DAVID SCHOELLKOPF, Chairman

**ATTEST:**

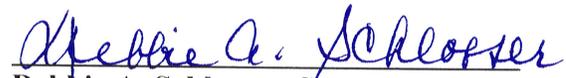
  
DEBBIE A. SCHLOSSER, Secretary

ROLL CALL VOTE

THOSE IN FAVOR	<u>6</u>
THOSE OPPOSED	<u>0</u>
THOSE ABSTAINED	<u>3</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 July 21, 2014 at the Borough of Clayton Municipal Building, 125 Delsea Drive, Clayton, New Jersey 08312 at 7:30 p.m. and memorializes the decision reached by said Board on the herein application at the Board's May 19, 2014 meeting and public hearing.

  
**Debbie A. Schlosser, Secretary**