

**RESOLUTION OF THE BOROUGH OF CLAYTON PLANNING BOARD GRANTING
BULK VARIANCE TO ARTHUR COSSABONE FOR
BLOCK 903, LOT 9
(247 South Pearl Street)**

WHEREAS, the Applicant, Arthur Cossabone, of 247 South Pearl Street, Clayton, New Jersey, submitted an application seeking the grant of a side yard setback variance for land which is owned by him in order to add a carport; and

WHEREAS, the property in question is shown on the Tax Map of the Borough of Clayton as Block 903, Lot 9 known as 247 South Pearl Street and approximately 6,601 square feet and located within the RB – Medium/High Density Residential Zoning District; and

WHEREAS, the Applicant is proposing to construct a 20 foot by 22 foot carport attached to the side of the house which will be 4 feet 11 inches from the side property line where 8 feet is required; and

WHEREAS, the Applicant, Arthur Cossabone, appeared before the Borough of Clayton Planning Board on July 21, 2014 and offered testimony in support of his application; and

WHEREAS, in further support of this application for the grant of a “c” side yard setback variance the Applicant testified that he has owned and lived at the subject property since 1969; he had purchased some land increasing the size of his lot from the initial 50 feet by 100 feet to the present approximate 65.46 feet by 101.13 feet. The Applicant cannot, however, acquire land to the side of his house where the carport is proposed due to the layout of the home and existing driveway as the Rite Aid stormwater management basin is located on Lot 8; and

WHEREAS, the Board was satisfied that the Applicant may be granted the requested side yard setback relief without impairing the intent and purpose of the zone plan and zoning ordinance nor substantial detriment to the public good; and

WHEREAS, members of the public were permitted to speak on the application at the regularly scheduled Planning Board Meeting held on July 21, 2014 and no one appeared to be heard; and

WHEREAS, the Board after due consideration submits that the Applicant has met his burden and that the benefits of the grant of the variance will outweigh the detriments and that there would be no substantial detriment to the public or impairment of the zone plan; and

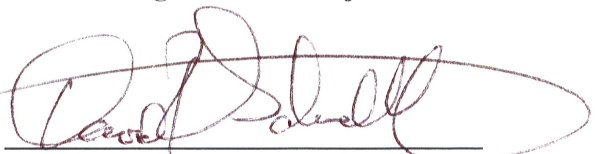
WHEREAS, the Board has carefully considered all the documents submitted and the testimony of the witnesses and members of the public;

NOW, THEREFORE, BE IT RESOLVED that the application for the grant of bulk variance relief as hereinbefore stated to construct an attached carport on the side of the existing dwelling 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.

THIS RESOLUTION DULY ADOPTED at a regular meeting of the Borough of Clayton Combined Planning Board and Zoning Board of Adjustment held on Monday, August 18, 2014.

**Borough of Clayton Combined Planning Board
And Zoning Board of Adjustment**

A handwritten signature in dark ink, appearing to read "David Schoellkopf", written over a horizontal line.

By: David Schoellkopf, Chairman

Attest:

A handwritten signature in dark ink, appearing to read "Debbie A. Schlosser", written over a horizontal line.
Debbie A. Schlosser, Secretary

ROLL CALL VOTE

THOSE IN FAVOR	<u>6</u>
THOSE OPPOSED	<u>0</u>
THOSE ABSTAINED	<u>0</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 August 18, 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 July 21, 2014 meeting and public hearing.


Debbie A. Schlosser, Secretary