

Resolution No.: 07 - 14

**RESOLUTION OF THE BOROUGH OF CLAYTON PLANNING BOARD GRANTING
MINOR SUBDIVISION APPROVAL FOR BLOCK 1307, LOT 4**

APPLICANT – JM2 PROPERTIES

WHEREAS, the Applicant, JM2 Properties, of 108 Bryan Way, Newfield, New Jersey, submitted an application seeking approval of a minor subdivision without variances for vacant land which is owned by the Applicant; and

WHEREAS, the property in question is shown on the Tax Map of the Borough of Clayton as Block 1307, Lot 4 and is located on North Vine Street near the intersection with Center Street; and

WHEREAS, the Applicant submitted a Proposed Minor Subdivision Plan dated September 19, 2013 and signed and sealed by Bruce A. Ewing, P.L.S. of Ewing Associates, Inc. located in Clayton, New Jersey; and

WHEREAS, the subject parcels are located in an R-C High Density Residential Zoning District which require 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 Lot 4 comprising 25,612 square feet as a conforming lot and proposed Lot 4.01 comprising 20,465 square feet; and

WHEREAS, each of the subject lots, i.e. Lot 4 and Lot 4.01 fully conform to the R-C Zone standard requiring no bulk variance relief; and

WHEREAS, the above application was considered by the Borough of Clayton Planning Board with a public hearing being held thereon on January 27, 2014 and was represented by John C. Eastlack, Jr., Esquire, of the firm Weir & Partners LLP, who testified in support of said application and agreed to comply with all comments of the Board including: **1.** Lots 4.0 and 4.01 shall be connected to public water and sewer, **2.** Applicant's sump pump may not be tied into the

sewer system, **3.** A formal grading plan must be submitted for Lot 4 and Lot 4.01 upon requesting a building permit and said grading plan shall reflect stormwater impact 200 feet beyond the property line, **4.** Applicant shall provide curbing and sidewalk for Lot 4 and Lot 4.01, **5.** There shall be no trees planted between the curb and the sidewalk, and **6.** 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 January 27, 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 4 and proposed Lot 4.01 from existing Lot 4; and

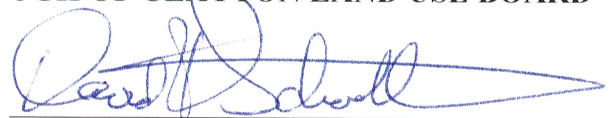
WHEREAS, the Board has carefully considered all the documents submitted and the testimony of the witnesses and members of the public;

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 1307, Lot 4 into two (2) fully conforming lots, i.e. Lot 4 and Lot 4.01 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

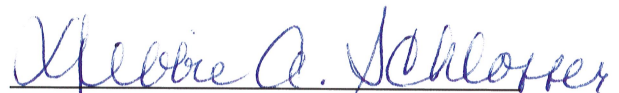
THOSE IN FAVOR 8

THOSE OPPOSED 0

THOSE ABSTAINED 0

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 March 31, 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 January 27, 2014 meeting and public hearing.


Debbie A. Schlosser, Secretary