

**Resolution No.: #08 - 14**

**RESOLUTION OF THE BOROUGH OF CLAYTON PLANNING BOARD  
GRANTING MINOR SUBDIVISION APPROVAL FOR  
BLOCK 1206, LOT 12**

**APPLICANT – SOUTH JERSEY DEVELOPMENT CORP., LLC**

**WHEREAS**, the Applicant, South Jersey Development Corp., LLC, of 783 Royal Avenue, Franklinville, New Jersey, submitted an application seeking approval of a minor subdivision with variances for 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 1206, Lot 12 and is located at the corner of East High Street and the intersection with North New Street; and

**WHEREAS**, the Applicant submitted a Proposed Minor Subdivision Plan dated October 11, 2013 and revised December 31, 2013, signed and sealed by Robert J. Monson, P.L.S., located in Williamstown, 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 Lot 12 comprising 7,920 square feet and proposed Lot 12.01 comprising 7,592 square feet; and

**WHEREAS**, each of the subject lots, i.e. Lot 12 and Lot 12.01, substantially conform to the R-C Zone standard with the following requested bulk variance relief: Lot 12 has 98.09 feet of lot depth where 100 feet is required and Lot 12.01 has 83.22 feet of lot depth where 100 feet is required; and

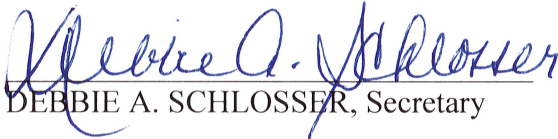
**WHEREAS**, the Subdivision Plan fails to show an existing dwelling on Lot 12, the Board was able to proceed to hear this matter as the plan may be conformed later to identify any existing structures; and

**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**

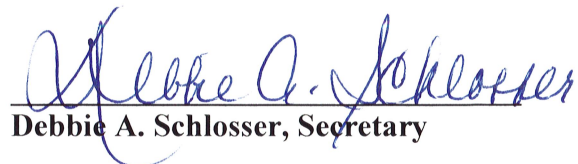
THOSE IN FAVOR \_\_\_\_\_

THOSE OPPOSED \_\_\_\_\_

THOSE ABSTAINED \_\_\_\_\_

**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 7:00 p.m. and memorializes the decision reached by said Board on the herein application at the Board's April 21, 2014 meeting and public hearing.

  
Debbie A. Schlosser, Secretary