

Resolution No.: 11-2016

**RESOLUTION OF THE BOROUGH OF CLAYTON PLANNING BOARD GRANTING
TWO (2) YEAR EXTENSION OF PRELIMINARY MAJOR SUBDIVISION
APPROVAL FOR T.L.A.M. CORPORATION A/K/A THE "NORTHFIELD'S
SUBDIVISION"
BLOCK 1904, LOT 10
(495 East Academy Street)**

WHEREAS, the Applicant, T.L.A.M. Corporation, with offices at 358 Union Road, Mickleton, New Jersey had submitted an application seeking preliminary major subdivision approval for property known as Block 1904, Lot 10 located at 495 East Academy Street which was heard by the Clayton Land Use Board on November 16, 2005; and

WHEREAS, the subject property was owned at the time of application by Maria Hynes of 495 East Academy Street; and

WHEREAS, the subject parcel is 10.41 acres located in the R-B Medium High Density Residential District and contains a single dwelling; and

WHEREAS, the Applicant was seeking and received approval to subdivide the subject site into 26 single family lots all in excess of 9,000 square feet with one lot to be 2.08 acres to be utilized for storm water management; and

WHEREAS, the Applicant was granted preliminary major subdivision approval; and

WHEREAS, the project has not been pursued due to business considerations of the Applicant and, no doubt, the poor economic conditions of the recent past; and

WHEREAS, the approval for this project has been extended by the Permit Extension Act which has not been renewed requiring the Applicant to seek an extension of said approval from the Board; and

WHEREAS, the Applicant now seeks through counsel, Gary D. Thompson, Esquire of Ware Streitz & Thompson, a two (2) year extension of the approval; and

WHEREAS, the grant of this extension shall not affect any requirements of the 2005 approval and Resolution 15-05 shall remain in full force and effect; and

WHEREAS, Resolution 15-05 is hereby incorporated by reference; and

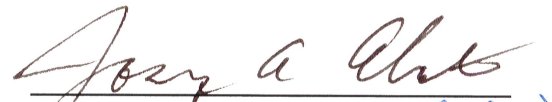
WHEREAS, the Board has carefully considered all the documents submitted and the testimony of the witnesses and members of the public.

NOW, THEREFORE, BE IT RESOLVED that the application for a Two (2) Year Extension of Preliminary Major Subdivision approval is **GRANTED** together as hereinbefore referenced by the Borough of Clayton Planning Board, by a 9 yes to 0 no vote.


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 Planning Board held on Monday, October 17, 2016.

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


By: Kevin Nesko, Chairman (Vice)
Joseph Abate

Attest:



Debbie A. Schlosser, Secretary

ROLL CALL VOTE

THOSE IN FAVOR	<u>7</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 October 17, 2016 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 September 19, 2016 meeting and public hearing.


Debbie A. Schlosser, Secretary