

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD GRANTING
MINOR SUBDIVISION APPROVAL TO SJDCCO, LLC**

WHEREAS, SJDCCO, LLC has applied to the Woodbury Heights Planning/Zoning Board for minor subdivision approval for Lot 1 of Block 102, which property is located at 936 Lake Avenue; and

WHEREAS, the Planning/Zoning Board of the Borough of Woodbury Heights heard this application on October 6, 2014, at which time the applicant presented evidence to the Board in support of its application; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant in support of its application for a minor subdivision as aforesaid at the October 6, 2014 meeting, has made the following findings of fact:

1. The applicant has submitted an application for minor subdivision approval, providing the Board with a subdivision plan and other supporting documents.
2. No variances are being sought in connection with this minor subdivision.
3. The property is located in the R Residential Zone.
4. The taxes on the subject property have been paid.
5. The applicant has paid and/or posted all required fees.
6. The applicant owns Lot 1 of Block 102.
7. As currently configured, Lot 1 contains 53,366 Square Feet (1.225 acre), and has a single family residence on it.

8. As proposed, the two new lots would be 24,519 Square Feet (Lot 1) and 28,847 Square Feet (proposed Lot 1.01), both of which would be conforming with the current Zoning Code requirements.

9. Accordingly, both of the two proposed lots, after subdivision, shall conform to the existing Zoning Code requirements, such that no variances are needed in order to subdivide Lot 1 into two (2) new conforming lots (Lot 1 and Lot 1.01).

10. The applicant has agreed to comply with all applicable conditions set forth in the September 23, 2014 Review Report of Mark R. Brunermer, P.E. of Sickels & Associates, the Board Engineer; Mr. Brunermer's September 23, 2014 Review Report is hereby incorporated into this resolution as if set forth at length.

11. The applicant will provide an asphalt driveway, but with a concrete apron extending fifteen (15) feet from the edge of the roadway pavement.

12. The applicant has already submitted a grading plan for the lot, and shall amend it to comply with all of the Board Engineer's comments, for approval of same.

13. This hearing was opened to the public; there were no public comments that affected the Board's consideration of this application.

14. The minor subdivision shall be filed by deeds (not by plan).

15. This application does not involve any variances that might be needed to construct a single-family residence on either lot; if any such variances are determined to be needed in the future, then a new application would be required to be filed with the Board.

16. The applicant has requested to waive sidewalks, due to the very unique topography at the site; the Board, based upon its review of the situation, has decided to

waive sidewalks completely, as a one-time exception to its general rule of requiring sidewalks, because of the very unique topography at this location.

17. Based upon the above facts as presented to the Board, the Board finds that the purposes of the Municipal Land Use Law would be advanced by the grant of the minor subdivision as set forth above.

WHEREAS, based upon the above factual findings, the Planning/Zoning Board of the Borough of Woodbury Heights has come to the following conclusion:

The applicant has satisfied all requirements imposed upon it by the Planning/Zoning Board, or as may be required in accordance with all applicable ordinances of the Borough of Woodbury Heights, or as may be required in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Woodbury Heights that this Board hereby grants SJDDCO, LLC minor subdivision approval to subdivide Lot 1 of Block 102 into two (2) lots, in conformance with the submitted subdivision plans, including all plans (exhibits) presented to the Board in support of this application, subject to compliance with all applicable conditions contained in the September 23, 2014 Review Report of the Board Engineer (as referenced above), as well as the approval of the subdivision deeds by the Board Engineer and Board Solicitor as per usual procedure, and subject to all of the applicant's agreements and statements as made during the October 6, 2014 hearing in this matter.

BE IT FURTHER RESOLVED that the appropriate Board officials are hereby authorized and directed to take all appropriate actions to effectuate the intent and purpose of this resolution.

