

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2015-09**

WHEREAS, Margaret McColgan, has applied for a variance to permit installation of a second driveway on a residential property with less than 150' of frontage and to install the driveway closer to the side property line than permitted by ordinance; and

WHEREAS, the property is located on Polly Avenue, Block 10.01, Lot 22 in an R-1 zone; and

WHEREAS, The Borough of Woodbury Heights Planning Board has the right to exercise to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for Margaret McColgan and a hearing having been held thereon and proper notices having been served on all surrounding property owners as required by Statute; and

WHEREAS, the Borough of Woodbury Heights Planning Board has made the following factual findings:

1. The applicant is the owner of a residential property with 75' of frontage on Holly Avenue. The property has five bedrooms and four or five cars for residents. Parking vehicles on the shoulder of the roadway raises safety concerns. There is one driveway on the property. The applicant wishes to construct a second concrete driveway with dimensions of 10' x 52' which will be situated less than 5 feet from the side property line. Borough ordinance does not permit a second driveway unless the property has frontage of at least 150'. The ordinance also requires a 5' side yard set back. Planning Board Engineer Mark R. Ammermer, P.E., C.M.E. and the Board's Planner Tiffany A. CuvIELLO, P.P., A.C.P. both reviewed the application and visited the site and believed the applicant's request was reasonable based upon the location and characteristics of the property and the neighborhood. No one from the public appeared to comment on the application.

2. Because of the nature and configuration of the applicant's land, failure to grant the variance will work a peculiar and exceptional practical difficulty on the applicant.

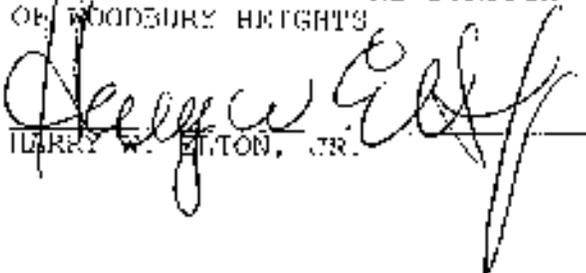
NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Margaret McColgan seeking a variance to permit installation of a second driveway on a residential property with less than 150' of frontage and to install the driveway closer to the side property line than permitted by ordinance is hereby granted subject to the following conditions:

1. The applicant shall obtain any other applicable governmental approval which the applicant is required to obtain from any Federal, State, County or Local Governmental Agency or body.

2. Prior to the contractor ordering the cement to be poured, a representative from the Planning Board Engineer's Office will visit the site to ensure that installation of the driveway will not create any drainage issues.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on July 6, 2015.

PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS


LARRY W. ELTON, JR.

ATTEST:


ANNE DEECK, SECRETARY
PLANNING/ZONING BOARD