

**RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING BOARD OF THE  
BOROUGH OF WOODBURY HEIGHTS  
2017-12**

WHEREAS Dale T. Mihlebach has applied to the Planning Board of the Borough of Woodbury Heights for a variance to construct a front porch and handicap ramp resulting in a front yard set back of 27.5' where 30' is required; and

WHEREAS, the property in question is located on Glassboro Road, Block 89, Lot 5 in a residential 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 Dale T. Mihlebach seeking a variance to construct a front porch and handicap ramp resulting in a front yard set back of 27.5' where 30' is required 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 resides in a single family dwelling which presently has a front yard set back of 30' which is the minimum permitted. The applicant wishes to construct a deck/porch and handicap ramp on the front of the house which will result in a front yard set back of 27.5'. No one from the public appeared to comment on the application.

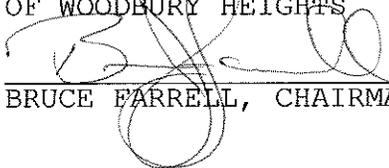
3. Because of the nature and configuration of the applicant's land, failure to grant the variance will work a peculiar and exceptional practical difficulty on the applicant.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Dale T. Mihlebach seeking a variance to construct a front porch and handicap ramp resulting in a front yard set back of 27.5' where 30' is required is hereby granted subject to the following conditions:

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

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on June 19, 2017.

PLANNING BOARD OF THE BOROUGH  
OF WOODBURY HEIGHTS



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BRUCE FARRELL, CHAIRMAN

ATTEST:



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SHANNON ELTON, SECRETARY

**CERTIFICATION**

The foregoing resolution was duly adopted by the Planning/Zoning Board of the Borough of Woodbury Heights at the special meeting of said Board on June 19, 2016.



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SHANNON ELTON, SECRETARY  
PLANNING/ZONING BOARD