

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2021-08**

WHEREAS Tammy Palumbo and Linda White have applied to the Planning Board of the Borough of Woodbury Heights seeking waiver of formal site plan review and approval to establish a pet grooming business in an existing building; and

WHEREAS, the property in question is located on Mantua Pike, Block 40.14, Lot 22 in an HC 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 Tammy Palumbo and Linda White and a hearing having been held thereon; and

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

1. The applicants will be leasing the premises from the owner, Paul Podgorski, Principal of 994 Mantua Pike, LLC. The property in question is an existing building which has been vacant for some time. There are site improvements, all of which need update or repair.

2. The applicants wish to establish a pet salon for pet grooming in the existing building. There will be no boarding of pets overnight and the business will operate from 8:00 a.m. to 7:00 p.m. Tuesday through Saturday.

3. The applicant is seeking waiver of formal site plan review and as part of the application submitted exhibits proposing improvements to the property including paving, lighting, parking and landscaping. The initial submission was considered at the Board's meeting of November 9th at which time the Board determined that there was insufficient detail to consider their request for waiver of site plan review. There was significant discussion regarding additional information which would be required.

4. The applicant thereafter submitted supplemental exhibits with additional detail for consideration by the Board at its meeting of December 7, 2020.

5. Planning Board Engineer, Mark R. Brunermer prepared a review letter of December 4, 2020. The applicant

submitted additional revised documents in response to that letter as well as specific paragraph by paragraph responses to the letter, all of which was carefully considered by the Board.

6. The Board determined that there was sufficient information to grant the request for waiver of formal site plan review with numerous and specific conditions regarding development of the site improvements.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Tammy Palumbo and Linda White seeking waiver of formal site plan review and approval to establish a pet grooming business in an existing building 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.

2. All outstanding escrow and inspection fees shall be paid in full prior to the issuance of any permits or certificate of occupancy.

3. The business will operate from 8:00 a.m. to 7:00 p.m. Tuesday through Saturday, and there will be no overnight boarding of animals.

4. Parking spaces shall have dimensions of 9 x 20 feet with 44 parking spaces provided.

5. The two handicap spaces shall be configured to comply with Federal ADA standards, including unloading space between the two handicap spaces as well as appropriate signage.

6. The applicant is not proposing additional signage. If they wish to add signage in the future, they will need to apply for the necessary permits and variances if necessary.

7. Parking lot improvements shall be completed as set forth on the revised Exhibit B provided by the Planning Board Engineer depicting an area to be milled and reconstructed, an area to be milled in place and resurfaced and areas to be sealed and striped, doubled coated. Prior to commencing construction, the applicant shall clarify the proposed thickness of paving if not in compliance with Borough Ordinance.

8. The Planning Board Engineer shall be present for all parking lot repairs. If the area to be sealed and striped breaks down in the future, repair and replacement will be completed as necessary.

9. Inlets shall have bicycle safe grates and shall be brought up to proposed grade to ensure collection of storm water

runoff. The Planning Board Engineer shall be present to ensure proper grading and improvements of the inlets.

10. The manholes on site will be brought up to proposed grade of the pavement and castings replaced if necessary.

11. The concrete pad near the utility box and back set of steps shall be removed and replaced with asphalt as part of the parking lot repair.

12. The applicant indicates that the recycling bin partially blocking access to the fire department connection is owned by an adjoining property owner. The recycling bin shall be removed.

13. The applicant indicates that they will share a dumpster with an adjacent parcel and presented an agreement confirming the arrangement. A copy of the agreement shall be provided to the Planning Board Secretary to be kept on file. If at any time in the future the agreement is revoked for any reason, the applicant will need to obtain approval for a dumpster and trash enclosure.

14. Concrete sidewalk adjacent to the building which is cracked will be removed and replaced pursuant to Ordinance Section 70-49.25 and shall be a minimum of 4 inches thick.

15. The applicant shall be required to provide a detailed lighting plan for review and approval by the Planning Board Engineer. The applicant shall consider repair of existing pole lighting in lieu of installation of lights on top of the building. Other than security lighting, all lights will be on a timer to be turned off after business hours.

16. The handicap ramp must meet all ADA requirements and the applicant's contractor and Planning Board Engineer shall meet at the site to assure proper compliance at the time of construction and installation. Detailed plans shall be provided to the Planning Board Engineer prior to any meeting on site.

17. The applicant shall propose specific details regarding landscaping to be developed in consultation with and to the satisfaction of the Planning Board Engineer.

18. Details of the pet relief area shall be provided for review by the Planning Board Engineer and Planning Board, including base materials, artificial turf or other surface materials and information regarding maintenance and sanitation.

19. The applicant shall post a site stabilization and safety bond and inspection fees as may be necessary for the Planning Board Engineer to assure compliance with the conditions of this Resolution.

20. The applicant shall comply with all comments of the Planning Board's Engineer's review letter of December 4, 2020 not already addressed herein.

21. All conditions of this Resolution of Approval shall be addressed prior to the commencement of construction. The applicant shall post additional escrows as may be necessary for review of compliance with the conditions.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on January 11, 2021.

PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS

BRUCE FARRELL, CHAIRMAN

ATTEST:

SHANNON ELTON, SECRETARY