

RESOLUTION 93- OF THE
CLAYTON PLANNING BOARD GRANTING SITE PLAN
WAIVER TO MARIA TERZIJA, D.M.D.

WHEREAS, Maria Terzija, D.M.D. of 852 N. 22nd Street, Philadelphia, PA has applied to the Planning Board of Clayton for a site plan waiver for property located at 311 N. Delsea Drive, Clayton, which property is owned by Helene Weinstein of 117 Laureba Avenue, Stratford, New Jersey and is known as Block 1302, Lot 16 on the Tax Map of the Borough of Clayton; and

WHEREAS, the applicant appeared before the Planning Board on April 21, 1993; and

WHEREAS, the Board carefully reviewed the following:

1. Application dated 4/5/93.

2. Testimony of the applicant; and

WHEREAS, the Board makes the following findings of fact and conclusions of law:

1. In April of 1992 the Planning Board reviewed this site and granted a site plan waiver for a baseball card store. This store has since closed.

2. This applicant proposes to open a dentist office. She proposes to be open 2 days a week. She will have no other employees or professionals in the office.

3. The site provides 15 parking spaces which is more than adequate for the proposed use.

4. It is the finding of this Board that because the applicant proposes no exterior changes, the site has been recently reviewed by the Board and its professionals and

because of the type of use proposed, site plan waiver is in the best interest of the Borough.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Clayton that a site plan waiver shall be granted to Maria Terzija, D.M.D. for property located at 311 N. Delsea Drive, Clayton for the purpose of operating a dentist office subject to the following terms and conditions:

1. Compliance with all representations made in the application and in the testimony before the Board.
2. No Construction permit shall be issued until all contingencies provided for herein which are prior to construction are satisfied. No certificate of occupancy shall be permitted until all other contingencies provided for herein are satisfied and all bills and escrows relating to this property have been paid in full.
3. All approvals granted are subject to the applicant obtaining any and all necessary governmental agency approvals and permits.

Adopted at a regular meeting of the Planning Board of
the Borough of Clayton held May 19, 1993.

PHILIP DONOHUE, Chairman

ATTEST: Patrice Martini, Secretary

MOTION TO APPROVE SITE PLAN WAIVER

Those in favor:

Those Opposed:

MOTION TO APPROVE RESOLUTION

Those in favor:

Those Opposed:

WILLIAM B. SPARKS
ATTORNEY AT LAW
P.O. BOX 417
45 COOPER STREET
WOODBURY, NEW JERSEY 08096

RESOLUTION OF FINDINGS AND CONCLUSIONS

PLANNING BOARD

OF THE

BOROUGH OF CLAYTON

WHEREAS, Helene Weinstein, has applied to the Planning Board of the Borough of Clayton for Waiver of Site Plan approval for a construction of a parking lot on a parcel of property designated as Block 1302, Lot 16 on the Tax Map of the Borough of Clayton; and

WHEREAS, the Planning Board of the Borough of Clayton has had an opportunity to to (1) review the proposed plans submitted by the applicant; and

WHEREAS, the Planning Board of the Borough of Clayton has made the following factual determinations:

1. The plan as submitted does not give rise to those concerns normally associated with site plan review.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Clayton that the application for Waiver of Site Plan approval is granted subject to the following conditions:

1. The applicant shall install a four (4) foot high privacy fence along the southerly property line of the property from the rear of the building to the end of the property.

2. The applicant is to pave the entire parking lot area with crushed stone from buffer to buffer.

3. The applicant is to provide all lighting fixtures with light shields to prevent the flow of light onto adjoining properties.

4. The applicant will post with the Municipal Engineer all escrows required by the Municipal Engineer for inspection of the above referenced improvements.

5. The applicant may apply to the Zoning Officer and Build-

ing Inspector for a building permit prior to the completion of all of the above improvements, if applicant post a bond in an amount acceptable to the Municipal Engineer to guaranty compliance with the installment of all of the above referenced improvements.

6. The applicant shall obtain all other necessary approvals from applicable government agencies and bodies controlling applicant's use of the proposed site.

ADOPTED at a regular meeting of the Planning Board of the Borough of Clayton held on August 15, 1990.

Memorialized Resolution adopted at a regular meeting of the Planning Board of the Borough of Clayton held on September 19, 1990.

James L. Blaine

, Chairman

Jo Myers

, Secretary