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RARITAN TOWNSHIP PLANNING BOARD

RESOLUTION NO. 53-82

BUSH SITE PLAN WAIVER/CONDITIONAL USE (SCHOOL)

File No. SP-118-W

Block 64, Lot 14

WHEREAS, Melanie Bush filed an application with the Raritan Township Planning Board to establish a school within an existing dwelling located on South Main Street on property known as Block 64, Lot 14, in the R-6 Residential Zone, File No. SP-118-W; and

WHEREAS, The application was declared complete on August 10, 1982 by virtue of the formal site plan being waived by the Planning Board; and

WHEREAS, The application was the subject of a public hearing held on September 28, 1982, wherein all procedural requirements of law were met and members of the public were in attendance and were given an opportunity to participate; and

WHEREAS, The application was forwarded to the reviewing agencies whose comments were considered; and

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

1. The proposed conditional use application is shown on an informal plan, marked as Exhibit A-3 at the public hearing, entitled, "Location Survey Situate in Raritan Township, Hunterdon County," prepared by Thayer Brokaw, Land Surveyor, informally showing the layout of the property, including the existing two-story house, play area, stone drive and parking areas, with a received date of September 22, 1982.

2. The Planning Board at the public hearing reviewed the general and specific standards set forth in Sections 15-8.3 and 15-8.4 for a school conditional use.

3. The proposed application meets all applicable Township requirements.

4. The applicant proposes only to convert the "garage" portion of the building into a school. Under the State requirements, this will limit the use of the property to no more than 10 students. Any further expansion in terms of use of the property or additional students will require further review by the Raritan Township Planning Board.

5. The application received site plan waiver approval from the Hunterdon County Planning Board.

6. The applicant has proposed to fence the play area and repair the existing well cap on the property.

7. Because certain site improvements are necessary in connection with this application, inspection fees will need to be posted to cover the costs to the Township.

8. The Board is satisfied that the outside play area will not be a nuisance to the surrounding property owners.

NOW, THEREFORE, BE IT RESOLVED by the Raritan Township Planning Board, County of Hunterdon, that the conditional use (School)/site plan waiver application of Melanie Bush is hereby approved with the following conditions:

1. Prior to the issuance of a certificate of occupancy for the new school, the following shall occur:

a. The site shall be improved as shown on the approved informal plan with a new parking area, driveway and fenced playground. Said improvements to be inspected and approved by the Township Engineer's office.

b. The well cap shall be repaired. Said repair shall also be inspected and approved by the Township Engineer's office.

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c. Engineering inspection fees shall be posted.

2. This approval is limited to the use of the garage area as a school and no more than 10 students. Any additional use of the property as a school will require further Planning Board review.

ATTEST:

Elizabeth Golden
Elizabeth Golden, Secretary

DATE ADOPTED: October 12, 1982

RECORDED VOTE: 6 Ayes

0 Nays

OK. see
Engineer's
report of
12.14.82