

**RESOLUTION NO. 02-2022A**

**RESOLUTION OF THE COMBINED LAND USE BOARD OF BELLMAWR  
CONDITIONALLY GRANTING MINOR SUBDIVISION APPROVAL CONCURRENT  
WITH SEPARATELY GRANTED USE VARIANCE APPROVAL FOR BELLMAWR  
REAL ESTATE ASSOCIATES LLC, 101 HAAG AVENUE, BLOCK 173.04, LOT 4,**

WHEREAS, on January 10, 2022 consideration was given to the applicant in the above-captioned application for various items of relief during public hearings conducted in person; and

WHEREAS, the relief sought was for a use variance and minor subdivision approval together with any other required relief. This resolution memorializes only the conditional approval of the minor subdivision. A separate motion was adopted and will be memorialized by separate resolution for the use variance approval; and

WHEREAS, the applicant was represented by Victoria Siegel, Esquire and the Board heard testimony from Brittany L'Esperance, PE and Samuel Renauro, PE, PP together with testimony from Scott Mertz, principle with the applicant and the Board having heard testimony from Steven Bach, the Board Engineer and Planner and no public appearing to testifying and now therefore, the Board makes the following factual findings in conditionally approving the subject minor subdivision.

1. The Board had available to it the following exhibits many of which were the topic of substantial explanation by the Board Solicitor and Board planner:

(1) Resolution of the Planning Board of the Borough of Bellmawr granted to Amazon.com Services Incorporated pursuant to hearings on June 1, 2020, September 14, 2020 and October 19, 2020.

(2) Resolution of the Borough of Bellmawr Zoning Board arising out of a public hearing on October 20, 2020.

(3) The present application with statement of reasons under cover letter of Archer Law dated December 12, 2021 with subsequent revisions supplied under cover of letter by Archer Law dated on December 14, 2021 and further revised and transmitted under Archer cover letter dated December 17, 2021.

(4) Review of letter of Board Planner and Engineer of Steven Bach dated December 22, 2021.

(5) Response letter of Archer Law dated January 7, 2022.

(6) Plans as follows:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	General Information Plan	12-16-19 / 12-04-20
2	Existing Conditions and Demolition Plan	12-16-19 / 12-04-20
3	Site Plan	12-16-19 / 12-04-20
4	Staging Plan	12-16-19 / 12-04-20
5	Grading & Utility Plan	12-16-19 / 12-04-20
6	Soil Erosion & Sediment Control Plan	12-16-19 / 12-04-20
7	SESC Notes & Details	12-16-19 / 12-04-20
8.	Detail Sheet	12-16-19 / 12-04-20
9.	Detail Sheet	12-16-19 / 12-04-20
10.	Lighting & Landscaping Plan	12-16-19 / 12-04-20

(7) Bulk standards for the zone per §260-64 as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u> <u>Lot 4</u>	<u>Proposed</u> <u>Lot 4.01</u>
<b>Min Lot Size (SF)</b>	<b>40,000</b>	<b>593,126</b>	<b>551,038</b>	<b>42,088</b>
<b>Min Lot Width (Ft)</b>	<b>200</b>	<b>565</b>	<b>565</b>	<b>250</b>
<b>Min Setbacks (Ft)</b>				
<b>Front</b>	<b>40</b>	<b>&gt;40</b>	<b>&gt;40</b>	<b>40</b>
<b>Side</b>	<b>20</b>	<b>&gt;20</b>	<b>&gt;20</b>	<b>20</b>
<b>Rear</b>	<b>30</b>	<b>&gt;30</b>	<b>&gt;30</b>	<b>30</b>
<b>Max Occupied Area (%)</b>	<b>80</b>	<b>16</b>	<b>17</b>	<b>0</b>
<b>Max Bldg Ht. (Ft)</b>	<b>50</b>	<b>28</b>	<b>28</b>	<b>N/A</b>

2. The applicant acknowledged that this subdivision approval was dependent and conditioned upon the concurrently approved use variance.

3. All findings recited in the concurrently adopted memorializing resolution for the use variances are repeated herein as if set forth in full

**NOW, THEREFORE BE IT RESOLVED** considering the foregoing facts, the Board concludes the application for minor subdivision has substantial merit and shall be approved subject however to the following conditions:

**SUBDIVISION CONDITIONS**

1. The applicant's engineer must make appropriate revisions to the subdivision pursuant to the Planning Board action.
2. Ten (10) copies of the plan shall be submitted to the Board Engineer's Office for review, approval and signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Board Engineer. The inspection escrow must be posted prior to the issuance of any building permits.
4. The applicant must contact the Community Development office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Borough Engineer's office (Senior Inspector for Bellmawr Borough at 856-795-9595 extension 1131) a minimum of three working days prior to the start of work.
6. Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department, Water and Sewer Department. (If required).
7. Compliance with all Borough, County, State and Federal rules, regulations and ordinances.
8. Compliance with the Board Engineer's report and comments at the public hearing.
9. Compliance with all representations made by the applicant at all public hearings.
10. Compliance with all terms and conditions of all prior approvals except as is specifically modified herein including Exhibit A.
11. Provision of a compliance plan depicting all original improvements with subsequent amendments identified by date of approval including Exhibit B.



12. Subject to all terms and conditions of the use variance granted contemporaneously herewith.

Those Eligible to Vote

DiRenzo

Murray

Staszak

Haas

Wilhelm

Sauter

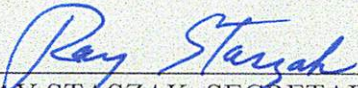
Mecca

Those in Favor      Those Opposed

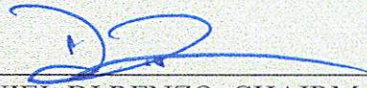
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ATTEST:

  
RAY STASZAK, SECRETARY

BOROUGH OF BELLMAWR  
COMBINED LAND USE BOARD:

  
DANIEL DI RENZO, CHAIRMAN

#### CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Borough of Bellmawr Combined Land Use Board at a meeting held on the day of 4<sup>th</sup> day April, 2022.

  
RAY STASZAK, SECRETARY