

RESOLUTION NO. 23-010

**RESOLUTION OF THE BOROUGH OF MOUNT ARLINGTON
PLANNING BOARD APPROVING MINOR SUBDIVISION FOR
ANTHONY KERRISON, BLOCK 17, LOT 6**

WHEREAS, Applicant Anthony Kerrison (“Applicant”) is the owner of premises known as Block 17, Lot 6, also known as 38 Windemere Avenue, which is located at the intersection of Windemere Avenue and Arlington Avenue; and

WHEREAS, the application is to subdivide the lot into two conforming lots; and

WHEREAS, Applicant has provided proper notice to surrounding property owners and publication of the application; and

WHEREAS, the Board has jurisdiction to hear the matter, and a public hearing was held on November 15, 2023; and

WHEREAS, at said public hearing, Anthony Kerrison testified; and

WHEREAS, the Board does make the following findings of fact:

1. The property contains 41,348 square feet.
2. The property previously had a single-family house located on it, which was demolished and the property is presently vacant.
3. Applicant has submitted a minor subdivision plan prepared by Ferriero Engineering, dated January 3, 2023.
4. Presently, the lot is oversized with reference to the existing homes in the area, and by creating the subdivision, the two lots will be more in conformance with lot sizes in the neighborhood.
5. Proposed Lot 6.01 as shown on said plans will have driveway access onto Arlington Avenue, and proposed Lot 6.02 will have driveway access onto Windemere Avenue.
6. Roof runoff will be captured and conveyed to drywells to reduce stormwater runoff and infiltrate the water quality to offset the proposed impervious coverage.
7. The two proposed lots meet all of the bulk area requirements in the RA-15 zone; and

WHEREAS, the proposed subdivision is a conforming subdivision.

NOW, THEREFORE, be it resolved by the Planning Board of the Borough of Mount Arlington, County of Morris, State of New Jersey, that the application of Anthony Kerrison for a subdivision of property known as Lot 6, Block 17, in accordance with the subdivision map as aforementioned, is hereby granted, subject to the following terms and conditions:

1. Applicant will pay all fees and escrows that may be due and owing on the application.
2. Applicant should provide a copy of the boundary survey referenced in the subdivision plan.
3. Within 190 days of the adoption of this Resolution, Applicant shall record with the Clerk of Morris County a Deed setting forth the descriptions of each of the subdivided lots, which shall be reviewed and approved by the Borough Planning Board and Engineer.

ATTEST:

**BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD**

Kathy Appleby, Board Secretary

By: _____
Melissa Fostle, Vice Chairwoman

Dated:

The Vote:

In Favor:

Opposed:

Abstentions:

I hereby certify that the above is a true copy of the Resolution adopted by the Borough of Mount Arlington Land Use Board at its meeting held on December 20, 2023.

Kathy Appleby, Board Secretary