

**RESOLUTION**

**RESOLUTION OF THE PLANNING BOARD OF THE  
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE  
OF NEW JERSEY APPROVING A MINOR SUBDIVISION  
APPLICATION FOR BLOCK 774.04, LOT 14 FOR JOHN R.  
BROWN, SR. (Subdivision #1260)**

**WHEREAS**, John R. Brown, Sr. has applied for minor subdivision approval for Block 774.04, Lot(s) 14; and

**WHEREAS**, proof of service upon appropriate property owners and governmental bodies is not required; and

**WHEREAS**, the site is located in the R-10 Zone; and

**WHEREAS**, the property is located on Pine Street; and

**WHEREAS**, a public meeting was held on November 18, 1997, at which time testimony and exhibits were presented on behalf of the applicant; and

**WHEREAS**, all interested parties were given the opportunity to be heard; and

**WHEREAS**, the Lakewood Township Planning Board makes the following findings of fact:

1. The applicant was represented by Robert Rothstein, Esq.
2. The applicant is seeking subdivision approval to subdivide the subject property into two(2) conforming lots.
3. No variances are requested with this application.
4. The proposed application is dependent, in order to remain conforming, on the applicant obtaining the street vacation from the Township of Lakewood to become part of one of the lots to be subdivided.
5. With this condition, it is the determination of the Planning Board that this application can be granted as being consistent with the Master Plan and Zoning Code of the Township of Lakewood.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Lakewood, on this 16th day of December, 1997, that the Board memorialize the action taken at its meeting of November 18, 1997, as follows:

The applicant's application for minor subdivision approval is hereby granted subject to the following conditions:

A. The application is approved contingent upon the applicant obtaining the vacation of the adjoining property from Lakewood Township to become part of one of the proposed lots to be subdivided.

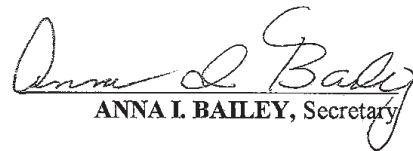
B. The applicant shall post a performance bond for any improvement in connection with this application, if applicable, in an amount determined by the Township Engineer.

C. The applicant shall comply with all conditions as required by Federal, State or local law.

D. The applicant shall obtain all other approvals as required by law.

**CERTIFICATION**

I hereby certify that I, the undersigned, am the secretary of the Planning Board of the Township of Lakewood, and I hereby certify that the foregoing Resolution was adopted by the Planning Board at a regular meeting held on the **18th day of November, 1997**, and memorialized at the meeting held on **December 16, 1997**.

  
ANNA I. BAILEY, Secretary