

## RESOLUTION

CITY OF LINDEN PLANNING BOARD  
APPLICATION NO. SD-760-2021  
EUROVISION GROUP, LLC  
1015 FOREST DRIVE, LINDEN NJ 07036

**WHEREAS**, the applicant, Eurovision Group, LLC, whose address is 93 Highland Road, Colonia, NJ 07067, appeared before the City of Linden Planning Board at a meeting on March 9, 2021 which seeks minor subdivision approval to sub-divide one lot into two lots for the purpose of constructing two new single family homes. The subdivision plat was prepared by Harbor Consultants and is dated January 25, 2021. The subject tract consists of one tax lot situated at 1015 Forest Drive, Lot 4.01, Block 417. The tract in question is 14,293 square feet in area. The proposal contemplates the creation of a new lot line to construct two single family dwellings (one unit on each property); and

**WHEREAS**, based upon review of the Applicant's plans and stipulated amendment to reduce the height of each home to 26 feet, supporting documentation, an evaluation of the site and adjacent area, and an analysis of the City's Land Development and Zoning ordinance, the proposed subdivision complies with all of the bulk standards for the R-1a district as established under the City of Linden Area, Yard and Bulk Regulations. No variances are required for the application as proposed; and

**WHEREAS**, Gregory Juba, Esq. appeared on behalf of the applicant and Anthony G. Gallerano, a Professional Engineer and Planner of the State of New Jersey testified on behalf of the Applicant; and