

**NOTICE OF DECISION
CITY OF BURLINGTON
LAND USE BOARD**

The following determination was made by members of the City of Burlington Joint Land Use Board on April 22, 2026 and May 27, 2026:

Resolution: The application of Garden St. Homes & Living, LLC ("Applicant") for Major Preliminary and Final Subdivision, Major Preliminary and Final Site Plan, Bulk Variances, and Design Waivers for property located at 93 W. 7th Street, Burlington, New Jersey, within the R-3 Zoning District, and designated as Block 90, Lots 56 through 60 on the City of Burlington Tax Map. The Board determined that the purposes of the Municipal Land Use Law would not be advanced by the requested relief, that the benefits of the approval would not substantially outweigh any detriment, and that the positive and negative criteria were not satisfied. The Board further determined that the requested relief could not be granted without substantial detriment to the public good and would substantially impair the intent and purpose of the City's Master Plan and Land Use Ordinances. Accordingly, the application was denied.

Decision Rendered

Resolution No. 17-2026

Please note that all Resolutions are on file in the Office of the Land Use Board Secretary of the City of Burlington and are available for public inspection. 525 High Street, Burlington, NJ 08016.