



# SANDYSTON TOWNSHIP

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RECEIVED  
NJ DEPT OF  
COMMUNITY AFFAIRS  
OFFICE  
October 17, 2008

Attn: Benjamin Spinelli, Executive Director  
NJ Department of Community Affairs, Office of Smart Growth  
101 South Broad Street, PO Box 204  
Trenton, NJ 08625-0204

Dear Mr. Spinelli:

Sandyston Township, Sussex County is interested in pursuing Plan Endorsement from the State Planning Commission and is formally requesting a pre-petition meeting with the Office of Smart Growth and other relevant state agencies to discuss the opportunities and constraints that Plan Endorsement presents.

Sandyston Township was granted Village Center Designation for the Villages of Layton and Hainesville on April 23, 2003 and expiring on April 23, 2009. The Township is interested in keeping these Center Designations. The ability for Sandyston to maintain the small village atmosphere in the designated centers is a key component of Sandyston's decision to pursue Plan Endorsement. The Township is hopeful that the State Planning Commission will also see the value in preserving our small rural villages in concert with our rural, agricultural, recreational and environmental heritage.

Accompanying this request for a pre-petition meeting are all of the Township's existing planning documents including:

1. 2008 Master Plan including the following elements:
  - a. Natural Resource Inventory
  - b. Land Use Element
  - c. Resource Conservation Element
  - d. Recycling Element
  - e. Economic Development Element
  - f. Circulation Plan Element
  - g. Recreation Element
  - h. Farmland Preservation Element
  - i. Historic Preservation Element
2. Zoning Ordinance and environmental protection ordinances
3. Land use map, Zoning map and schedule
4. Inventory of pending and approved major subdivision and site plan applications
5. Board of Adjustment reports prepared for each of the past 2 years pursuant to NJSA 40:55D-70.1
6. Stormwater Management Plan

The Township anticipates meeting with your office and other state agencies to discuss Plan Endorsement.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Leppert", with a long horizontal flourish extending to the right.

William Leppert, Mayor