

**SANDYSTON TOWNSHIP PLANNING BOARD  
RESOLUTION OF MEMORIALIZATION**

**Decided:** February 5, 2007  
**Memorialized:** Feb. 5, 2007

**IN THE MATTER OF THE STATUTORILY  
MANDATED ANNUAL REPORT**

**WHEREAS**, pursuant to the mandate of the Municipal Land Use Law, specifically Section 40:55D-70.1, the combined Land Use Board is required to present at least once a year, an annual report of its decisions on applications and appeals for variances, where sitting as a zoning board, and to prepare and adopt a Resolution of its findings and present same to governing body, and

**WHEREAS** this Board has undertaken to review the decisions of the past year particular to the interest of use variances, of "C" Variances, Conditional Use Variances, "D" Variances, as well as interpretations of local ordinances considered by this Board during the year 2007, and

**WHEREAS**, a hearing and discussion of this matter was held before this Board on February 5, 2007; and

**WHEREAS**, pursuant to the powers cited above under the Municipal Land Use Law, this Board, having properly invoked and exercised its powers,

**NOW THEREFORE, BE IT RESOLVED** by the Sandyston Township Planning Board states as follows:

**A. DECISIONS:**

1. **In the Matter of Burkhardt.** Relief was requested from N.J.S.A. 40:55D-34/35.

This is an application to construct a single family residence in the residential zone on a non-public road. This relief was granted with conditions.

2. **In the Matter of Interpretation Relief.** This matter pertained to Custom Craft Homes. The Board was asked to interpret whether the local zoning ordinance applicable to the V-1 Zone would permit the construction of model homes and a modular home sales location. After reviewing the Local Ordinance 150-44, et. seq., the Board interpreted that this Ordinance would include as a permissible use a modular home sales location with would include a sales building and a number of sales models for display only.

**B. RECOMENDATIONS**

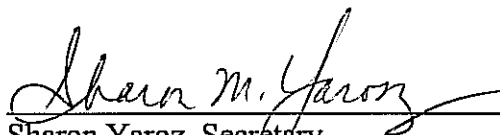
In light of the above comments and the discussions which resulted from the above hearings, the Planning Board thereby requests that the Planning Board take notice of and consideration of the issues presented.

**IT IS ACCORDINGLY RESOLVED** by the Sandyston Township Planning Board that the comments and considerations presented in this Resolution above as required under the New Jersey Municipal Land Use Law, Section 40:55D-70.1 which provides "the Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by Resolution, a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send a copy of this report and resolution to the governing body and Planning Board."

**THEREFORE**, the within Resolution is submitted as required for review and comment,

Adopted this 5<sup>th</sup> day of February, 2007, by a unanimous vote and with the authority

given to the Secretary to execute same.

A handwritten signature in cursive script, reading "Sharon M. Yaroz", written over a horizontal line.

Sharon Yaroz, Secretary  
Sandyston Planning Board

