

**SANDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

**Decided: April 7, 2008
Memorialized: April 7, 2008**

**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, discussion of this matter was held before this Board on March 3, 2008; 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 Southway.** Application was made for an extension for minor subdivision with variance approval with respect to property known as Block 1001, Lot 10.02. Said relief was granted.
2. **In the Matter of Aquatic Technologies.** Application was made for preliminary and final site plan with "C" and "D" variance. The use variance was to permit a commercial use in a residential zone. The requested relief was granted.
3. **In the Matter of Butternut Farms.** Application was made for an extension by Butternut Farms for extension of minor subdivision approval with respect to Block 1105, Lot 7.22. Said relief was granted.
4. **In the Matter of Zatorski.** Application was made by Mr. and Mrs. Zatorski for a minor site plan and variances with respect to property known as Block 1103, Lot 1.01, owned by Applicants lying situate in the V-2 Zone. Applicant was to add an addition onto his existing family dwelling to use as a beauty salon. Said application and relief was granted.
5. **In the Matter of Smith/Vesper.** Application was made by Ms. Smith for minor subdivision approval with respect to property known as Block 1709, Lots 11, 12 and 13, lying in the LC Zone. Said relief was granted.
6. **In the Matter of Harper.** Application was made by Mr. Harper for a minor subdivision and variances with respect to property known as Block 1203, Lot 20, owned by the Applicant, lying situate in the B Zone district. The Applicant proposed to sub-divide an existing 219.594 acre tract into three (3) separate lots, plus a remainder lot which was proposed to be placed in farmland preservation. Said relief was granted.

7. **In the Matter of Brackney.** Application was made by Mr. Brackney for minor subdivision approval with variances with respect to property known as Block 801, Lot 11, lying situate in the A Zone. The Applicant intended to divide the property so as to create a secondary rear residential lot. Said relief was granted.

8. **In the Matter of Graham.** Application was made by Mr. Graham for minor subdivision approval with respect to property known as Block 1812, Lot 11, 12 and 13, lying in the LC Zone. The Applicant's proposal was to create two (2) lots from three (3) lots to reduce non-conformities of the existing improved lots 11 and 13. Said relief was granted.

9. **In the Matter of Lyons.** Application was made by Timothy and Nadine Lyons for permission to construct a single-family dwelling on a private road with respect to the property known as Block 503, Lot 9, lying situate in the C Zone. Said relief was granted.

10. **In the Matter of O'Dea.** Application was made by Frank and Karen O'Dea for permission to construct a single-family dwelling on a private road with respect to property known as Block 702 Lot 2.05, lying with the C Zone. Said relief was granted.

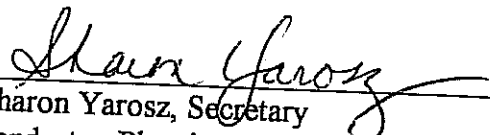
11. **In the Matter of Calbo/Zavoda.** Application was made by Mr. Calbo for C variance relieve with respect to property known as Block 801, Lot 15.06, lying situate in the A Zone. Said relief was granted.

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 7th day of April, 2008, by a unanimous vote and with the authority given to the Secretary to execute same.


Sharon Yarosz, Secretary
Sandyston Planning Board