

**BRANCHVILLE BOROUGH PLANNING/ZONING
BOARD OF ADJUSTMENT**

**ANNUAL REPORT ON APPLICATIONS HEARD BY THE BRANCHVILLE
BOROUGH PLANNING/ZONING BOARD OF ADJUSTMENT
FOR THE CALENDAR YEAR 2016
PURSUANT TO N.J.S.A. 40:55d-70.1**

WHEREAS, the Planning/Zoning Board of Adjustment of the Borough of Branchville is required by N.J.S.A. 40:55D-70.1 to review its decisions on applications for variances and appeals and prepare and adopt by resolution an annual report of its findings concerning the Zoning Ordinance provisions which were the subject of applications in the year 2016 and its recommendations for Zoning Ordinance amendments or revisions, if any; and

WHEREAS, the Planning/Zoning Board of Adjustment has conducted this review as required by the State Statutes;

NOW, THEREFORE, BE IT RESOLVED by the Branchville Borough Planning/Zoning Board of Adjustment that the following constitute its annual report for the calendar year 2016:

A list of the applicants to the Planning/Zoning Board of Adjustment, the tax lot and block of the property which is the subject of the application, the provisions of the Zoning Ordinance from which variances or appeals were sought, the type of variance or relief sought and the date of the Board's decision, and whether the application was granted or denied, is as follows:

BRANCHVILLE BOROUGH PLANNING/ZONING

BOARD OF ADJUSTMENT

2016 Annual Report

The Branchville Borough Planning/Zoning Board of Adjustment had no new applications for the year 2016. It did review applications for approvals that were granted in prior years to determine whether the conditions of approval have been met as follows:

1. **Sussex County Municipal Utilities Authority Site Plan and Variances and Minor Subdivision.**
2. **Borough of Branchville Minor Subdivision.**
3. **Haubrich Enterprises Site Plan.**

SUMMARY

OVERALL OBSERVATIONS AND RECOMMENDATIONS

Approvals have been granted by this Board to facilitate the construction of the Branchville Borough Sewage Treatment System which will be operated by the Sussex County Municipal Utilities Authority. Once the sewage Treatment System is constructed, the Board expects that it will receive increased applications for development within the Borough. The Sewage Treatment System construction is complete or almost complete.

The Board also granted Elizabethtown Gas Company a site plan waiver to install natural gas lines underground serving most of the Borough. This installation should benefit Borough Land Owners. The gas lines are being installed at this time.

No definite trends can be detected based on the applications in 2016. In the past the trend has been mostly to utilize existing improved properties within the Borough. However, once the installation of sewers is complete, the construction of some new buildings can be anticipated.

The Borough continues to address its Affordable Housing Obligations. The Courts have now taken over administration of Affordable Housing. The Borough has reached an Agreement with the Fair Share Housing Center and received substantive certification from the Court of its Fair Share Plan. The Borough is in the process of preparing development ordinances to implement its Fair Share Plan.

No Amendments to the Zoning Ordinance or Land Development Ordinances are recommended at this time. However, if the Board undertakes a re-examination of the Borough Master Plan, additional Ordinances may be recommended as part of that review process.

IN FAVOR OF THE WITHIN RESOLUTION APPROVING THE ANNUAL REPORT FOR 2016:

OPPOSED:

ABSTAIN:

I certify that the within Resolution adopting the Annual Report of the Branchville Borough Planning/Zoning Board of Adjustment was adopted by the

Board at its meeting on _____, 2017.

**BRANCHVILLE BOROUGH
PLANNING/ZONING BOARD OF
ADJUSTMENT**

By: _____
Michael Clune, Chairman

RTM: 03/13/2017