

**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 2017  
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 2017 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 2017:

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**

#### **2017 Annual Report**

The Branchville Borough Planning/Zoning Board of Adjustment heard the following applications in 2017:

1. **KME Sharpeners, LLC.**

The Board granted a use variance and preliminary and final site plan approval for the use of an existing building for light industrial purposes consisting of the manufacture of knife sharpeners, broad head sharpeners, kits and accessories related thereto. The use consists of product assembly and shipping. The use is conducted on Block 202, Lot 30 on the Branchville Borough Tax Map. The property is located in the R-2 Residential Zone District. The use is not a permitted use in the zone district and a use variance was required. The use variance and preliminary and final site plan approval were granted by Resolution dated

2. **Theodore Lovenberg and Jeanette Lovenberg – Preliminary and Final Site Approval and Variances.**

Applicants applied for and received preliminary and final site plan approval and variances to utilize an existing building as an automobile repair shop. The property is located in the Commercial Zone District. The Board found that the use is a permitted use in the zone district as a general commercial use. The Board granted a waiver from the requirement for the minimum number of parking spaces. The Board granted a waiver from the requirement of a loading zone. The Board imposed

conditions on the approval. The Board granted preliminary and final site plan approval and waivers by Resolution dated September 13, 2017.

3. **Franklin Mutual Insurance Company – Minor  
Subdivision Application.**

The Applicant applied for minor subdivision approval to subdivide a lot and exchange land with the Roy Company and convey land to Branchville Hose Company Number One. The Application was for lands known and designated as Block 202, Lots 31, 32, 27 and 37.01 on the Branchville Borough Tax Map. The property is located in the Commercial Zone District. No variances were required. There are existing buildings on all of the lots. The existing structures are non-conforming structures. The uses are permitted in the zone district. The Board granted minor subdivision approval on January 10, 2018.

**SUMMARY**

**OVERALL OBSERVATIONS AND RECOMMENDATIONS**

The Board installed a sewage treatment system which is operated by the Sussex County Municipal Utilities Authority. The Board has also approved the application of Elizabethtown Gas Company to install natural gas lines. These installations have been completed.

The KME Sharpeners, LLC Application and the Lovenberg Application involved uses of existing buildings. Thus, the trend has been mostly to utilize existing improved properties within the Borough.

However, since the sewage treatment system has been completed, the construction of some new buildings can be anticipated. The Board has addressed its Affordable Housing Obligations. It has received Substantive Certification of its Fair Share Plan. It has adopted development ordinances to implement the Fair Share Plan.

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

**IN FAVOR OF THE WITHIN RESOLUTION APPROVING THE ANNUAL REPORT FOR 2017:** *Clune, Bansemer, Frato, Klimas and Bathgate*

**OPPOSED:** *None*

**ABSTAIN:** *None*

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 March 15, 2018.

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

By:

*Michael F. Clune*  
Michael Clune, Chairman

RTM: 01/30/2018