

RESOLUTION # 2022-011

**PIESGROVE TOWNSHIP PLANNING BOARD
RESOLUTION MEMORIALIZING THE GRANT OF BULK VARIANCE APPROVAL
APPLICATION #2022-003
STEVEN A. SMITH - BLOCK 91, LOT 10**

**Approved: February 16, 2022
Memorialized: March 16, 2022**

WHEREAS, an Application was filed by Steven A. Smith (Applicant), whose mailing address is 118 Robbins Road, Pilesgrove, New Jersey 08098, for a Bulk Variance approval for property known as Block 91, Lot 10 on the Pilesgrove Township Tax Map (Property). Being located in the SR and Conservation District Zones. The Applicant is requesting approval of a Bulk Variance to permit construction of a 10' height by 40' by 40' pole building which shall be situated flush with the line of home located on the property; and,

WHEREAS, Randall Scheule, PP/AICP, the Pilesgrove Township Planning Board Planner, having reviewed the Application and rendered a Planner's Report letter dated January 13, 2022 (Planner's letter); and

WHEREAS, the Application was deemed complete at a regularly scheduled Pilesgrove Township Planning Board meeting, with waivers requested; and

WHEREAS, the Applicant submitted the appropriate Affidavit of Public Notice Service and Publication; and

WHEREAS, the Board determined that it had jurisdiction to hear the Application and proceeded with a public hearing on the Application at the regular meeting of the Pilesgrove Township Planning Board convened on February 16, 2022; and

WHEREAS, the Board had heard testimony by the Applicant, Steven A. Smith; and

WHEREAS, the Board provided an opportunity for interested members of the public to ask questions or make statements regarding the Application and no member of the public spoke in support of or in opposition to the Application; and

WHEREAS, after hearing the above testimony and representations, the Board made the following findings of fact:

1. The Property is located in residential SR and Conservation District Zone.
2. The Applicant is requesting a bulk variance to allow a 10' high by 40' by 40' pole building to be located on the Property.
3. The existing lot as appears on the Pilesgrove Township Tax Map, consists of one lot, having approximately 5.22 acres and a separate lot (Lot 1) that encompasses the entire front of the property, consisting of 1.29 acres, thus technically rendering the lot wherein the pole barn is to be constructed, as landlocked.
4. It appears that the 1.29-acre lot was an abandoned railroad bed, and the property has been represented as one billable lot.
5. The location of the pole barn satisfies all side yard and setback and lot coverage requirements and is not within the vicinity of any wells or septic beds.
6. Although Applicant did not anticipate any survey of the property, he would not object if the Pilesgrove Township Tax Assessor were to merge the two lots as shown on Pilesgrove Township Tax Map.

BE IT THEREFORE RESOLVED on this _____ day of _____, 2022 by the Pilesgrove Township Planning Board, the bulk variance Application and its location on a portion of the Property that is landlocked, is granted with the waivers requested, subject to the following conditions:

1. Payment of all required fees which are due or may become due to the Township

within seven (7) days' notice thereof, including, but not limited to, settlement of any outstanding review escrow accounts.

2. Applicant shall comply with all representations made during the course of the hearing and in all filed documents.

3. Applicant shall indemnify and hold the Board harmless from any claim of any kind which may be made as a result of any deficiency in the Application.

4. No zoning permit may be issued for an approved development or use until the resolution has been adopted, memorialized and signed by the Applicant.

PILESGROVE TOWNSHIP PLANNING BOARD

BY: _____
Jeff String, Chairperson

ATTEST:

Autumn Davis, Secretary

ACKNOWLEDGMENT

I, Steven A. Smith, the applicant, hereby certify I reviewed the within Resolution, and realize the Board has relied upon all representations as an essential element in granting this approval. I acknowledge I have the absolute right to request the rescission of this approval within 45 days of the adoption of the Resolution, subject to payment of any and all fees associated therewith. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: _____

STEVEN A. SMITH