

Application No. 2018-1

Approved: 2/19/2020

**RESOLUTION 2020-05
BOROUGH OF ALPHA
LAND USE BOARD
RESOLUTION MEMORIALIZING EXTENSION OF TIME TO PERFECT MINOR
SUBDIVISION APPROVAL FOR JJ & G ASSOCIATES, INC.
AS TO BLOCK 26, LOT 3**

The Land Use Board of the Borough of Alpha in the County of Warren and State of New Jersey, upon motion of Mayor Craig S. Dunwell, seconded by Mr. Dragotta, adopts the following findings of fact, conclusions and resolutions:

WHEREAS, J J & G ASSOCIATES, INC., received minor subdivision approval for a three-lot subdivision on July 18, 2019, for the lands designated as Block 26, Lot 3 on the Official Tax Map of the Borough of Alpha; and

WHEREAS, the approval of the minor subdivision expired 190 days from August 15, 2018, the date upon which the Resolution memorializing the grant of minor subdivision was adopted; and WHEREAS, **J J & G ASSOCIATES, INC.**, through its attorney, William R. Edleston, Esq., has requested an extension of the minor subdivision approval to March 18, 2020, pursuant to NJSA 40:55D-47.g, based on the applicant's stated reason that the applicant's engineer needed to "confirm that the lots could be tied into the existing sewer line, further down Hobson Street, to provide a gravity fed connection for each of the lots instead of a pump-up system to Helen Street (Letter dated December 18, 2019 prepared by William R. Edleston, Esq., attached hereto). A gravity fed sewage disposal system with required cross-easements was a condition of minor subdivision approval.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The minor subdivision approval is extended to March 18, 2020.

2. The deeds perfecting the minor subdivision approval shall be recorded with the Warren County Clerk no later than March 18, 2020, time being of the essence, and, failing that, the applicant shall be required to reapply for minor subdivision approval.

BOROUGH OF ALPHA LAND USE BOARD

APPLICATION #2018-01

SECRETARY: Donna L. Messina

APPROVAL DATE: 2/19/2020

BLOCK: 26

LOT(S): 3

VOTE:

Ayes: Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Chairman Fey, Mr. Fritts, Mr. Gable and Mr. Pantuso.

Nays: None.

Abstain: None.

Eligible to vote Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Mr. Fey, Mr. Fritts, Mr. Gable, Mr. Pantuso.

I certify that this is a true copy of a resolution adopted by the Land Use Board of the Borough of Alpha, Warren County, on February 19, 2020, to memorialize the Land Use Board's action on December 18, 2018.



DONNA L. MESSINA, Land Use Board Secretary



Tom Fey, Chairman