

Hill & Dale Drive

**TOWNSHIP OF UNION
PLANNING BOARD RESOLUTION**

*Application for Preliminary Major
Subdivision and Variance Approval*

Applicant/Owner *Thomas Wagner
1301 Route 28
Somerville, New Jersey 08876*

Property: *Block 25, Lot 21
Hill and Dale Drive
Union Township, Hunterdon County*

WHEREAS, the applicant, Thomas Wagner, is the owner of property located at Hill and Dale Drive in the Township of Union, County of Hunterdon, State of New Jersey and known as Block 25, Lot 21 on the Tax Map of the Township of Union, which property is located in the "AP-2 – Agricultural Preservation" District; and

WHEREAS, the applicant has filed the necessary application for preliminary major subdivision and variance approval, together with the appropriate filing fee with the Administrative Officer; and

WHEREAS, the applicant has submitted a plan entitled "*Preliminary Major Subdivision for Thomas Wagner*" dated December 7, 2001 with revisions through November 24, 2004, which plan was prepared by Michael Textores, P.E. of Schoor DePalma; and

WHEREAS, on behalf of the Township of Union and its Planning Board, the Board's various professional consultants have reviewed the various plans and testimony presented to the Planning Board, and submitted their written and verbal reports including the Planning Board Engineer, Robert C. Bogart, P.E. in written reports dated June 14, 2004 and December 8, 2004; and Professional Planner, Carl Hintz, P.P. in written reports dated June 18, 2004 and December 10, 2004; and

WHEREAS, the Planning Board has reviewed the application for preliminary major subdivision and variance approval, and the written reports of its Consultants and other agencies having jurisdiction over the application, and considered the testimony of the applicant, Thomas Wagner, and his professional consultants, Michael Textores, P.E., and Carolyn Neighbor, P.P.,

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Joseph S. Novak, Esq.

and as presented through his Attorney, Thomas Miller, Esq., at public hearings conducted on July 22, 2004, October 28, 2004, December 16, 2004 and January 27, 2005, and based thereon, has made the following findings of fact:

1. The applicant submitted a proper application for preliminary major subdivision and variance approval with the Administrative Officer, which application as to form (not contents) and the required documentation was deemed complete by the Administrative Officer.
2. The Board reviewed the application and related documents and the recommendation of the Board's Engineer and based thereon deemed as complete the application for preliminary major subdivision and variance approval.
3. The applicant paid all appropriate application fees and testified that the taxes and escrow accounts on the property were current.
4. The applicant secured a certified list of neighboring property owners within two hundred feet of the said property and submitted proof of service of notice (for preliminary major subdivision and variance approval and such other waivers or variances as may arise during the hearing) of the said application on the adjoining property owners, which notice was served by certified mail, return receipt requested, and the applicant also supplied the certified receipts together with an Affidavit of Service attesting to the mailing of the notices to the said adjoining property owners.
5. A copy of the notice of development served on neighboring property owners was submitted to the Board together with an Affidavit of Proof of Publication of the said document at least ten days prior to the date of the initial public hearing. The following documents were marked as Exhibits into evidence:

“A-1” Hearing Notice documents;

“A-2” Plan entitled “*Preliminary Major Subdivision for Thomas Wagner*” dated December 7, 2001 with revisions through June 3, 2004, which plan was prepared by Michael Textores, P.E. of Schoor DePalma;

“A-3” Landscape Plan dated December 7, 2001 prepared by Michael Textores, P.E. of Schoor DePalma, reflecting the site and grading at 100 scale;

“A-4” Revised Landscape Plan dated December 7, 2001 prepared by Michael Textores, P.E. of Schoor DePalma ;

“A-5” Landscape Plan dated December 7, 2001 and revised through November 24, 2004 prepared by Michael Textores, P.E. of Schoor DePalma;

6. The Applicant is the owner of the subject property located at Hill and Dale Drive in the Township of Union. The property consists of approximately 43.167 +/- acres and is primarily wooded, with a gravel pit located on the eastern portion of the property. The applicant proposes to subdivide the existing property so as to create three new residential lots (proposed Lots 21.01, 21.02 and 21.03) and a remainder lot. Proposed Lots 21.01 and 21.02 will consist of 1.5 acres and proposed Lot 21.03 will consist of 2 acres. All of the proposed lots will have ingress and egress from a proposed cul-de-sac extension of Hill and Dale Drive.

Remaining Lot 21 will consist of 37.344 acres. The entire property lies within the AP-2 Agricultural Preservation Zone district and for each 1.5 acre lot created, 6.8 acres of remaining land must be permanently Deed restricted against non-agricultural use. Accordingly, the 6.8 acres attributable to each of the four lots totals 27.2 acres and therefore, 27.2 acres of Lot 21 shall be permanently restricted against non-agricultural use.

All four proposed lots will front upon an extension of Hill and Dale Drive. All of the proposed lots will contain private wells and septic systems.

7. In the past, the subject property did not front upon a public road; however, the Union Township Planning Board granted the applicant relief from N.J.S.A. 40:55D-35 by Memorializing Resolution dated September 25, 2003 so that a building permit could be issued for the erection of a single structure or building on the property; and thereafter, the extension of Hill and Dale Drive will provide frontage on a public road.
8. It was determined that the property has wetland areas which will require that a 50 foot buffer be established. The used tires that were thrown about the property have been removed.
9. The developer acknowledged that the subject property is located within the Highlands Preservation Zone, and therefore, as a condition of approval, the Developer must submit this proposed subdivision to the Highlands Council for review, consideration and approval of the proposed subdivision.

10. There was discussion as to the maintenance of the detention pipes and structures on the property. The Township's representatives testified that the new stormwater regulations under N.J.A.C. 7:8 preclude the maintenance of such detention pipes and structures by an individual property owner. Therefore, the maintenance would fall to a homeowners association to be created by the applicant, or in the alternative, have to be deeded to the Township. It was acknowledged that the Township has a standing policy of not accepting dedication and maintenance responsibilities for detention basins, pipes and other structures associated with associated with independent development applications. Based thereon, the applicant testified that he would follow all applicable N.J.D.E.P. regulations, and create a homeowners association as required.
11. The applicant is requesting relief from the following –
- A. Section 30-6.4b5(c) – Natural Resource Restrictions – “.....the maximum width of any new clearing shall not exceed one and one-half times the height of the canopy”.
 - B. Section 30-7.1c.1 – Exceptions to Minimum Lot Size – “All residential lots resulting from a conventional subdivision shall include a minimum of 30,000 square feet of land, or a minimum of 30,000 square feet of allowable disturbable resource protection land.....”
12. The application was open to the public for comment but there were no questions, concerns or comments made.
13. Based upon the testimony presented by the applicant and its professional consultant, as well as the comments received by the Board from its professional consultants and in response to questions generated by the Board, it was determined by the Board that there was sufficient testimony presented to support the variance relief requested. It was determined that the granting of such variances could be made without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Township Zoning Ordinance; and the benefits to be derived from this deviation from the Zoning Ordinance would far outweigh any detriment as regards to this specific piece of property as it currently exists and is proposed to be expanded.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Union, County of Hunterdon, State of New Jersey, on the 27th day of January, 2005, that preliminary major subdivision and variance approval be granted as follows:

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Thomas Wagner
Block 25, Lot 21

Township of Union Planning Board
Joseph S. Novak, Esq.

In its deliberations and conditional approval, the Planning Board relied upon and gave specific consideration to the representations made by the Applicant and its representatives, and the statements made in the application for preliminary major subdivision and variance approval, and the subdivision and related documents presented to the Board, and upon the agreement by the applicant that it would accept and incorporate as conditions of the major subdivision and variance approval, all commitments made in the applications, subdivision plan and associated documents, and testimony before the Board and which are hereby made a condition of this approval as follows:

1. All the information as shown on the Preliminary Major Subdivision Plat and the accompanying plans and other documents as referenced in the Planning Board Engineers written reports dated June 14, 2004 and December 8, 2004, and Planning Board Planners written reports dated June 18, 2004 and December 10, 2004, and as may be required to be amended in accordance with this Resolution are adopted by reference as though the complete application and modified plans were set forth herein and the same are made a part hereof. Further, the commitments made by the applicant and its representatives in their recorded testimony and as set forth in the previous findings of fact shall be satisfied.
2. The final design of the detention area shall be subject to final review and approval by the Township Engineer and Township stormwater consultant to insure compliance with all stormwater regulations.
3. The applicant shall comply with all N.J.D.E.P. regulations with regard to the detention area and its ownership and maintenance inasmuch as the Township will not take title to the detention facilities. The applicant shall create a non-profit homeowners association and all documents, including but not limited to a Certificate of Incorporation, By-Laws, Rules and Regulations, etc., shall be submitted to the Board's Engineer and Attorney for review and approval prior to signing of any plats or final approval. A Deed on the subdivided lot for the detention facility land area shall be prepared and also contain the obligation of each homeowner of any newly created lots on the tract to be bound by the terms and obligations for maintenance, repair, etc. of the detention facility.
4. The applicant shall provide soil boring data to be reviewed and approved by the Township Engineer.
5. The application is subject to the review and approval or an exemption determination by the New Jersey Highlands Council.
6. The applicant shall comply with the Township of Union's GIS Ordinance.

7. The subject property shall be comprised of four lots and the Deed for each lot shall contain language prohibiting any further subdivision of the said lots. In addition to the recording / filing of the Plat to perfect this major subdivision, the Developer shall also prepare a Deed for each lot containing the said restriction, which Deed shall be submitted to the Planning Board Engineer and Attorney for their review and approval, and thereafter, the Developer shall record each of the said Deeds so as to impose the no-subdivision restriction on each lot.
8. The remaining lands (namely Lot 21) shall contain a further restriction on that portion of the 27.2 acres of the said lot being permanently restricted against non-agricultural use, which restricted area shall be delineated on the filed plat of this major subdivision and also as described by metes and bounds description in the Deed for this lot. The Deed shall be submitted to the Planning Board Engineer and Attorney for their review and approval prior to the developer recording the said Deed so as to impose the restriction against non-agricultural use.
9. As reflected in the plans submitted and review of the Board's professionals, the island shall be eliminated in its entirety and the drainage areas shall be landscaped subject to the review and approval by the Planning Board Engineer and Planner.
10. The applicant / developer shall pay a development fee in accordance with the terms and at the time as established in the Development Fees for Affordable Housing Ordinance of the Township of Union.
11. The final major subdivision plat shall not be signed by the Township Engineer and other municipal representatives; nor shall a certificate of occupancy be issued on any project where there remains an outstanding financial obligation to the Township of Union.
12. The Township of Union reserves the right to revoke or withdraw any approval granted herein, upon notice to the applicant and public hearing, in the event that there is any deviation from or alteration of the plan hereby approved, unless prior written approval for such deviation or alteration has been obtained from the Planning Board. So called minor deviations and field changes may be authorized solely by the Township Engineer in writing and only after consultation with the Chairman of the Planning Board to determine if the proposed minor deviations and field changes deviate from the intent of this resolution. If it is determined by this consultation that the changes proposed are not minor, the matter must then be referred to the full Planning Board and no changes may be effected until the Board gives its approval.

13. The approval herein memorialized shall not constitute, nor be construed to constitute any approval, direct or indirect, of any aspect of the preliminary or final plan or the improvements to be installed, which are subject to third-party jurisdiction and which require approvals by any third-party agencies. This Resolution of approval is specifically conditioned upon the Applicant securing the approval and permits of all other agencies having jurisdiction of any aspects of the proposed development. Further, the Applicant shall provide copies of all correspondence relating to the application, reviews and approvals and permits between the Applicant and third-party agencies from which approvals and permits are required to the Union Township Planning Board at the same time as such correspondence is sent or received by the Applicant.
14. The applicant shall secure final approval by the Hunterdon County Planning Board and all other bodies with jurisdiction over the application as applicable, including but not limited to Hunterdon County Soil Conservation District and the New Jersey Department of Transportation; the Township Board of Health and the County Board of Health, the N.J.D.E.P. and the Highlands Council
15. The applicant shall post such additional inspection and review fees as required by the Township of Union, in addition to the execution and posting of any applicable Performance/Maintenance Bonds and Agreements as directed and approved by the Township Attorney.
16. The acceptance by the applicant of this approval and reliance thereon by the applicant for the purpose of commencement of construction of improvements within this project in accordance with this approval, shall operate as an acknowledgment and agreement by the applicant, its successors and assigns, that it accepts the official action herewith memorialized as being subject to the terms and conditions as contained herein, and agrees to fully comply and be bound thereby.
17. The developer shall execute with the Township of Union, if determined to be required by the Township Attorney, a Developers Agreement prepared by the Township Attorney to incorporate all of the provisions of this memorializing Resolution, as well as such other terms and conditions as provided under State Statute and Municipal Ordinances, and such Agreement shall bind any successor developers of this project to the same terms and conditions. The cost of the preparation of the Developer's Agreement shall be paid from the developer's escrow account.
18. In the event this developer sells or otherwise transfers all or part of this project to any other developer, assignee, person or entity, the escrow accounts and Bonds posted by the developer herein, shall not be released in whole or in part, until the successor developer, assignee, person or entity has posted sufficient review and

inspection escrows and Bonds as determined by the Township Attorney and Chief Financial Officer, and countersigns the existing Development Agreement or executes a new Development Agreement with the Township as directed by the Township Attorney.

19. During construction, the applicant shall comply with all requirements of the Development Regulations of the Township of Union, this conditional approval, and any Developer's Agreement entered into with the Township of Union, and such compliance shall also be binding upon the applicant's agents, servants, successors and assigns.
20. All performance requirements as set forth in the findings of fact herein shall be satisfied by the applicant as a condition of this approval whether or not repeated at length in this conditions-section of the Resolution.
21. Each of the terms and conditions of this approval are material elements of the approval based upon the submission of the application and property in its entirety, and the non-compliance with any term or condition by the applicant or his successors or assigns shall be deemed a material default subjecting the application to revocation of this approval. The request to change any single condition since all conditions are integrally related shall open the entire application to the Planning Board/Board of Adjustment for re-consideration, possible re-approval and new terms and conditions in addition to those terms and conditions presently existing in this approval.
22. No further subdivision of the property may take place either under the Municipal land Use Law or in any other manner such as testamentary devise or otherwise as may be defined in the Municipal Land Use Law under the definition of a subdivision or exception to subdivision.
23. Neither the Board nor its employees nor any of the Board's professional consultants will perform any services in furtherance of this approval if there is a deficiency in any escrow or inspection fee account. The applicant will have a continuing duty to maintain a positive balance in all accounts until all conditions have been satisfied and all charges have been paid.

A motion was made by Mr. Rosol and seconded by Mr. Lukasik to approve the preliminary major subdivision and variance application as set forth herein.

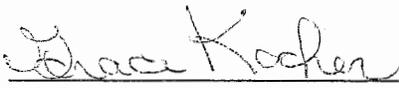
VOTE ON MOTION

BOARD MEMBER

VOTE ON RESOLUTION

Abstain	Beck	Abstain
Absent	Mulhall	DNP
Y	Scott	Y
Y	Martin	Y
Absent	Grossi	DNP
Absent	Brandt	DNP
Absent	Roth	DNP
Y	Bischoff	Absent
Y	Lukasik	Y
Y	Rosol (Alt. I)	Y

The foregoing Resolution memorializing the actions taken by the Township of Union Planning Board was duly adopted by the Planning Board by a vote of a majority of the aforesaid members at its regular meeting held on March 24, 2005


 Grace Kocher, Board Secretary
 Union Township Planning Board


 John Scott, Chairman
 Union Township Planning Board

Minor Subdivision and Variance Approval
 Thomas Wagner
 Block 25, Lot 21

Township of Union Planning Board
 Joseph S. Novak, Esq.

**TOWNSHIP OF UNION
BOARD OF ADJUSTMENT RESOLUTION**

*Application for Variance to Direct Issuance of a
Permit for Construction of Single Family
 Dwelling Not Fronting a Public Road*

Applicant/Owner: *Thomas Wagner
1301 Route 28
Somerville, New Jersey 08876*

Property: *Hill and Dale Drive
Union Twp, Hunt. Co., N.J.
Block 25, Lot 21*

WHEREAS, the applicant, Thomas Wagner, is the owners of the property located at Hill and Dale Drive and known as Block 25, Lot 21 on the tax map of the Township of Union, County of Hunterdon, State of New Jersey, which property is located in the "AP-2" - Agricultural Preservation District; and

WHEREAS, the applicant has filed the necessary application for a variance for a lot not abutting a street and to direct the issuance of a building permit, together with the appropriate filing fee with the Administrative Officer; and

WHEREAS, the applicant has submitted a plan entitled "Existing Conditions Map for Thomas Wagner" prepared by Michael Textores, P.E., of Schoor DePalma, dated April 30, 2003; and

WHEREAS, on behalf of the Township of Union and its Board of Adjustment, the Township's professional consultants have reviewed the variance application and testimony presented to the Board, and including the written reports of Robert Bogart, P.E., the Township Engineer, dated April 15, 2003 and July 14, 2003; and the written report of Carl Hintz, P.P., the Township Planner dated July 22, 2003; and

WHEREAS, the Board of Adjustment has reviewed the application for variance approval and the written and verbal reports of its consultants, and considered the testimony of it's consultants and the applicant, Thomas Wagner, and the applicant's Planner, Carolyn Neighbor, P.P., as presented

through the applicant's Attorney, Thomas Miller, Esq., at public hearings conducted on June 26, 2003 and July 24, 2003, and based thereon, has made the following findings of fact:

1. The applicant submitted a proper application for variance approval to the Administrative Officer, which application as to form (not contents), and the required documentation were deemed complete by the Administrative Officer.
2. The applicant secured a certified list of neighboring property owners within two hundred feet of the said property and submitted proof of service of notice of the said application on the adjoining property owners, which notice was served by certified mail, return receipt requested, and the applicant also supplied the certified receipts together with an Affidavit of Service attesting to the mailing of the notices to the said adjoining property owners.
3. A copy of the notice of application served on neighboring property owners was submitted to the Board together with an Affidavit of Proof of Publication of the said document in the official newspaper of the municipality at least ten days prior to the date of the initial public hearing. The following documents were marked into evidence:

 “A-1” Notice Documents

 “A-2” Letter dated December 3, 2002, from the late Michael Parisi, granting applicant permission to use Hill and Dale Drive for access;
4. The applicant paid all appropriate application fees and testified that the taxes on the property were current.
5. The Board reviewed the application and related documents, and the completeness recommendation of the Board's Engineer, and based thereon, deemed as complete, the applications for a Variance.
6. The Applicant is the owner of the subject property located at Hill and Dale Drive in the Township of Union. The property consists of approximately 43.167 acres and is primarily wooded, with a gravel pit located on the eastern portion of the property. The applicant is proposing to build a single-family residence on the property, which dwelling would be accessible from a proposed cul-de-sac extension at the end of Hill and Dale Drive, located in the Fox Chase Development (which is constructed but has not been, as of the date of this application, accepted as a public road).
7. Inasmuch as the lot does not front upon a public road, it does not comply with Section 30-4.2C requiring that all lots front on a public road. The applicant sought a variance of N.J.S.A. 40:55D-35 which requires that a building permit shall not be issued for the erection of a building or structure unless it is located upon an existing public street. The MLUL pursuant to N.J.S.A 40:55D-36 recognizes instances in

which the strict enforcement of this statutory requirement would entail practical difficulty or unnecessary hardship on the property owner and gives the Board of Adjustment the right to vary the Township Ordinance and direct the issuance of a building permit for construction subject to conditions that will provide for adequate access for emergency vehicles and the general protection of the health and safety of the property inhabitants.

8. The applicant's Planner testified as to the necessity of relief so that the Construction Official can consider the issuance of building and driveway permits. The President of Fox Chase Development, located off Perryville Road in the Township of Union, granted the applicant permission to use the roadway through his subdivision known as Hill and Dale Drive (which will become a public road).
9. The application was opened to the public, and comments were made, but there were no objections to the said application.
10. The Board of Adjustment concluded that sufficient testimony and evidence, of both quantitative and qualitative nature, was provided in accordance with the Municipal Land Use Law and that the strict application of the Union Township Development Regulations on this property would entail practical difficulty and unnecessary hardship on the applicant and based thereon, the requested a Variance of Section 30-4.2C could be granted, and the purposes of Zoning as enunciated in the Union Township Development Regulations would be advanced by a deviation from such regulations relating to this specific piece of property, and that there would be no substantial detriment to the Zoning Plan, and that the benefits of this deviation would substantially outweigh any detriment.

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of Union, Hunterdon County, New Jersey on July 24, 2003, that a Variance to direct the issuance of a building permit for a lot not abutting a public road is granted and subject to additional conditions, as hereinafter set forth:

In its deliberations and conditional approval, the Board of Adjustment relied upon and gave specific consideration to the representations made by the applicant and the statements made in the application for variance and waiver approval presented to the Board, and upon the agreement by the applicant that it would accept and incorporate as conditions of this approval, all commitments made in the application and associated documents and testimony before the Board and which are hereby made a condition of this approval as follows:

1. All of the information as shown on the application and plan as submitted and as may be required to be amended in accordance with this Resolution and the Board's Engineer and Plan requirements are adopted by reference as though the complete application and plans were set forth herein and the same are made a part hereof. The commitments made by the applicant and its representatives in their recorded testimony and as set forth in the previous findings of fact shall be satisfied.

2. The Township of Union reserves the right to revoke or withdraw any approval granted herein, upon notice to the applicant and public hearing, in the event that there is any deviation from or alteration of the plan hereby approved, unless prior written approval for such deviation or alteration has been obtained from the Board of Adjustment. So called minor deviations and field changes may be authorized solely by the Township Engineer in writing and only after consultation with the Chairman of the Board of Adjustment to determine if the proposed minor deviations and field changes deviate from the intent of this resolution. If it is determined by this consultation that the changes proposed are not minor, the matter must then be referred to the full Board of Adjustment and no changes may be effected until the Board gives its approval.
3. The approval herein memorialized shall not constitute, nor be construed to constitute any approval, direct or indirect, of any aspect of the preliminary or final plan or the improvements to be installed, which are subject to third-party jurisdiction and which require approvals by any third-party agencies. This Resolution of approval is specifically conditioned upon the Applicant securing the approval and permits of all other agencies having jurisdiction of any aspects of the proposed development. Further, the Applicant shall provide copies of all correspondence relating to the application, reviews and approvals and permits between the Applicant and third-party agencies from which approvals and permits are required to the Union Township Board of Adjustment at the same time as such correspondence is sent or received by the Applicant.
4. The applicant shall secure final approval by the Hunterdon County Board of Adjustment and all other bodies with jurisdiction over the application as applicable, including but not limited to Hunterdon County Soil Conservation District and the New Jersey Department of Transportation; the Township Board of Health and the County Board of Health, and the N.J.D.E.P.
5. The applicant shall post such additional inspection and review fees as required by the Township of Union, in addition to the execution and posting of the applicable Performance/Maintenance Bonds and Agreements as directed and approved by the Township Attorney.
6. The acceptance by the applicant of this approval and reliance thereon by the applicant for the purpose of commencement of construction of improvements within this project in accordance with this approval, shall operate as an acknowledgment and agreement by the applicant, its successors and assigns, that it accepts the official action herewith memorialized as being subject to the terms and conditions as contained herein, and agrees to fully comply and be bound thereby.
7. In the event this developer sells or otherwise transfers all or part of this project to any other developer, assignee, person or entity, the escrow accounts and Bonds posted by the developer herein, shall not be released in whole or in part, until the successor developer, assignee, person or entity has posted sufficient review and inspection escrows and Bonds as determined by the Township Attorney and Chief Financial

Officer, and countersigns the existing Development Agreement or executes a new Development Agreement with the Township as directed by the Township Attorney.

8. During construction, the applicant shall comply with all requirements of the Development Regulations of the Township of Union, this conditional approval, and any Developer's Agreement entered into with the Township of Union, and such compliance shall also be binding upon the applicant's agents, servants, successors and assigns.
9. All performance requirements as set forth in the findings of fact herein shall be satisfied by the applicant as a condition of this approval whether or not repeated at length in this conditions-section of the Resolution.

A motion was made by Mr. Rosol and seconded by Mr. Scott to grant the issuance of a permit for a lot with no frontage on a public road as set forth herein.

VOTE ON MOTION

BOARD MEMBER

VOTE ON RESOLUTION

Y	Lukasik	Y
Y	Grossi	Y
Y	Bischoff	Y
Absent	Roth	---
Y	Nargi	---
Y	Martin	Y
Absent	Brandt	---

Y	Rosol (1 st Alt.)	Y
Y	Scott (2 nd Alt.)	Y

The foregoing Resolution memorializing the actions taken by the Township of Union Board of Adjustment was duly adopted by the Board of Adjustment by a vote of a majority of the aforesaid members at its regular meeting held on September 25, 2003



Grace Kocher, Board Secretary
Union Township Board of Adjustment



William F. Bischoff, Chairman
Union Township Board of
Adjustment