

**TOWNSHIP OF UNION
PLANNING BOARD RESOLUTION**

Application for Final Major Subdivision Approval

Applicant: *Stickel Construction, Inc.*

Owner: *Stickel Construction, Inc.
Post Office Box 101
Pittstown, New Jersey 08867*

Property: *Route 614
Block 1.09, Lot 29
Township of Union, Hunterdon Cty.*

WHEREAS, the applicant, Stickel Construction, Inc., is the owner of property located on Route 614 in the Township of Union, County of Hunterdon, State of New Jersey and known as Block 1.09, Lot 29 on the Tax Map of the Township of Union and which property is located in the "CR" Zone; and

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

WHEREAS, the Township of Union Planning Board previously granted preliminary major subdivision approval, together with waivers to the applicant on April 23, 1998, which approval was memorialized by Resolution of the Planning Board on April 23, 1998; and

WHEREAS, the applicant has submitted a Final Plat which was prepared by Frank Jones, P.L.S. of RBZ Enterprises and dated _____; and

WHEREAS, on behalf of the Township of Union and its Planning Board, the Township's professional consultants have reviewed the final plat and testimony presented to the Planning Board, and Robert Bogart, P.E., the Town's engineer, submitted his written report of July 16, 1998 and also a verbal report to the Planning Board at a public hearing held on July 23, 1998 and testified at such time that the majority of the changes required by his prior report have now been incorporated on the maps with the exception of some minor technical map items; and

WHEREAS, the Planning Board has reviewed the application for final major subdivision approval, and the written and verbal reports of its consultants and other agencies having jurisdiction over the application, and considered the testimony of the applicant's representative, Michael Stickel, and Bill Zederbaum, P.E., and as presented through their Attorney, William Savo, Esq. at a meeting conducted on July 23, 1998, and based thereon, has made the following findings of fact:

1. The applicant submitted a proper application for final major subdivision approval with the Administrative Office, which application as to form (not contents) and the required documentation was deemed complete by the Administrative Office.
2. All application fees have been paid and the taxes on the said property are current.
3. 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 final major subdivision approval.
4. The Board considered the written report of its Engineer, Robert Bogart, P.E. dated July 16, 1998, together with his additional comments offered on the project at the public hearing, and his recommendation that final approval can be granted subject to the minor, technical map items being reflected on the final plat and such other conditions as deemed appropriate by the Board.
5. The applicant, through its Attorney, William Savo, Esq., testified that all items contained in Engineer Bogart's letter of July 16, 1998 would be satisfied by them.
6. The application was open to the public; however, no public comment was offered.
7. The Board concluded that the requirements of the Township of Union Development Regulations for final major subdivision approval have generally been satisfied and can be approved subject to conditions.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Union, Hunterdon County, New Jersey on the July 23, 1998 that conditional, final major subdivision approval be granted as hereinafter set forth:

In its deliberations and conditional approval, the Planning Board relied upon and gave specific consideration to the representations made by the applicant and the statements made in the application for final major subdivision approval and the subdivision plat 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, plan 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 plat as submitted and as may be required to be amended in accordance with this Resolution and the Planning Board Engineer's 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 as set forth in the previous findings of fact shall be satisfied.

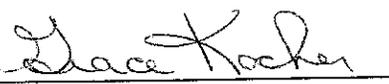
2. The approval herein memorialized shall not constitute, nor be construed to constitute, any approval, direct or indirect, of any aspect of the final plan or the improvements to be installed, which are subject to third party jurisdiction and which require approvals by any third party agencies. This 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.
3. The applicant shall comply with all items contained in the Planning Board Engineer's review report of July 16, 1998 and which items are hereby made a condition of this final approval.
4. The Fair Share, Affordable Housing Contribution fee as approved by C.O.A.H. and as set forth in the Township of Union Ordinance, shall be paid by the developer.
5. The applicant shall provide and install appropriate signs pursuant to New Jersey Department of Transportation requirements/approval.
6. All easements associated with the preliminary approval shall be submitted to the Planning Board Attorney and Engineer for their review and approval, and thereafter, proof shall be provided as to the recording of each of the said easements and the original documents distributed to the Grantees therein.
7. The Township Engineer shall monitor all soil conservation matters to insure proper treatment of disturbed areas; and the Planning Board shall continue jurisdiction of this application to insure strict compliance with the approved plans.
8. During construction, the applicant shall comply with all requirements of the Development Regulations of the Township of Union, this conditional approval and the Developers Agreement entered into with the Township of Union. Such compliance shall also be binding upon the applicant's agents, servants, successors and assigns.
9. Final major subdivision approval shall in no way be construed as acceptance of any street, drainage system or other improvement required by the Planning Board, nor shall such approval obligate the Township in any way to repair, exercise jurisdiction over any street, drainage system or other improvement prior to acceptance of the improvement by the governing body.
10. The Township of Union Planning Board reserves the right to revoke and withdraw any approval granted 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. Minor deviations and field changes may be authorized in writing by the Township Engineer.
11. The applicant shall secure final approval by the Hunterdon County Planning Board and all other bodies with jurisdiction over the application including 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.

12. 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 approved by the Township Attorney.
13. There is hereby incorporated and made a part of this conditional approval, all of the conditions of the previously granted preliminary major subdivision approval.
14. The developer shall not remove any trees around the perimeter of the development.
15. In the event this developer sells or otherwise transfers all or part of this development 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.

A Motion to grant final major subdivision approval was made by Rossi and seconded by Carlbom.

<u>VOTE ON DECISION</u>	<u>BOARD MEMBER</u>	<u>VOTE ON RESOLUTION</u>
<u>Y</u>	Hess	<u>Y</u>
<u>Y</u>	Rossi	<u>Y</u>
<u>Y</u>	Haynes	<u>Y</u>
<u>Y</u>	Strube	<u>---</u>
<u>Y</u>	Carlbom	<u>Y</u>
<u>---</u>	Dean	<u>---</u>
<u>Y</u>	Martin	<u>Y</u>
<u>Y</u>	Panzarino	<u>Y</u>
<u>---</u>	Ricker	<u>---</u>
<u>Y</u>	Carten (1 st . Alt)	<u>Y</u>
<u>Y</u>	Gallagher (2 nd Alt)	<u>---</u>

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 September 24, 1998.


 Grace Kocher, Board Secretary
 Union Township Planning Board


 Richard Hess, Chairman
 Union Township Planning Board

**TOWNSHIP OF UNION
PLANNING BOARD RESOLUTION
APPLICATION No. 3-97**

*Application for Waivers and Preliminary
Major Subdivision Approval*

Applicant: *Michael Stickel
Stickel Construction
P.O. Box 101
Pittstown, New Jersey 08867*

Owner: *Raymond Poniatowski
535 County Route 614
Asbury, New Jersey 08802*

Property: *Block 1.09, Lot 29
Bellwood Avenue
Township of Union, Hunterdon Cty.*

WHEREAS, the applicant, Michael Stickel/Stickel Construction is the contract purchaser of property owned by Raymond Poniatowski which property is located on Bellwood Avenue in the Township of Union, County of Hunterdon, State of New Jersey and known as Block 1.09, Lot 29 on the Tax Map of the Township of Union and is located in the "CR" *Country Residential* District; and

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

WHEREAS, the applicant has submitted a plan entitled "*Preliminary Subdivision Plat for Hickory Pond Estates*" dated September 30, 1997 and revised through February 6, 1998, which plan was prepared by Frank F. Jones, P.L.S. of RBZ Enterprises, Inc.; and

WHEREAS, the applicant also submitted Hydrologic and Hydraulic Calculations, Site Capacity Calculations and an Environmental Impact Statement; 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 October 16th and December 11th, 1997 and

March 11, 1998, and Professional Planner, Carter vanDyke, P.P. in written reports dated June 5th and December 17, 1997 and March 12, 1998; and

WHEREAS, the Planning Board has reviewed the application for waivers and preliminary, major subdivision approval, and the written reports of its Consultants and other agencies having jurisdiction over the application, and considered the testimony of the owner, Raymond Poniatowski, the applicant, Michael Stickel, the applicant's representative Robert Zederbaum, P.E., and as presented through their Attorney, John Belardo, Esq., at meetings conducted on December 18, 1997 and January 22nd and March 26th, 1998, and based thereon, has made the following findings of fact:

1. The applicant submitted a proper application for a waiver and preliminary major subdivision 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 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 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 into evidence:

"A-1" Hearing Notice documents;

"A-2" Preliminary Subdivision Plat for Hickory Pond Estates - 20 sheets;
Page 2 of 20 Lot Layout - 9/30/97;

"A-3" Alternate Layout - Hickory Pond Estates - 1/21/98;

"A-4" Sight Distance Study - revised to 3/20/98;

"A-5" Unconditional approval received by applicant from the Hunterdon County Planning Board; and

"A-6" Grading Plan dated 3/16/98 and revised to 3/24/98.

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 recommendation of the Board's Engineer and based thereon deemed as complete the application for a waiver and preliminary major subdivision approval.

6. The applicant, Stickel Construction, is proposing a major subdivision consisting of fifteen 1.5 acre lots and remaining lands on a 43.51 acre tract located in the "CR" Country Residential District, which proposed has frontage on both Bellwood Avenue and County Route 614.

7. The applicant has proposed open space areas in several locations across the site which open space areas will then be merged into adjoining proposed lots with the appropriate deed restrictions as open space and without further subdivision rights. There was discussion among the members of the Planning Board that the plan as submitted did not create the open space which is the intent of the ordinance. To solve this concern, the applicant reduced the area of the buildable portion of most of the lots, thus clustering the houses on portions of the lots, which greatly increased the open space character of the development.

8. The proposed subdivision conforms to the Land Use Ordinance and the requirements of the "CR" Country Residential District.

9. The applicant was originally proposing access to the site from County Route 614. After several Planning Board meetings, a site visit by members of the Planning Board, and review letters from the Planning Board Engineer and Planner, the applicant is now proposing access from Bellwood Avenue only.

10. Discussion took place regarding the sight distance at the intersection of Bellwood Avenue and the new proposed subdivision road since the existing speed limit on Bellwood Avenue is 50 m.p.h. and there is existing trees and vegetation in the existing sight easement area. It was discovered during the hearing process that the land owner had already obtained the sight easement onto the adjacent properties for a new road to connect onto Bellwood Avenue. This sight easement permitted the applicant to remove some very mature trees in an effort to meet the required safe site easement at the proposed intersection. After continued discussion and a site visit by members of the Planning Board, it was determined that the speed limit on Bellwood Avenue be recommended to the Township Committee to be reduced to 35 miles per hour, since the road is a dead end road. (It was reported that the Township Committee acted favorably on such recommendation and is pursuing the reduction to 35 MPH). The applicant stipulated that they would remove the necessary trees to meet the sight triangle requirements for a traffic speed of 35 MPH at the proposed intersection at Bellwood Avenue. The applicant also agreed to replace some of the trees which will need to be removed in the easement area with new 6' to 8' trees which shall than be planted outside of the new easement area.

11. It was noted by the Planning Board Engineer that where the proposed subdivision road connects to Bellwood Avenue, there is a 40' strip to each side of the proposed right-of-way. The applicant has testified that it will be donating and merging the .72 acre strip on the east side into Lot 35 owned by Robert Prostack, and donating and merging the .56 acre strip on the west side into Lot 35.01 owned by Robert Hasvar.

12. The applicant has requested that the Board approve proposed Lots 29.15 and 29.16 as flag lots. However, the Board professionals questioned whether those lots were actually flag lots since Lot 29.15 has over 300' of frontage on County Route 614 and Lot 29.16 has over 350' frontage on McCrea Road. In each case, it was determined that access to these lots would be across the cul-

de-sac and that direct access from these lots onto County Route 614 and McCrea Road will be prohibited. The Board further determined that based upon the current configuration of the lots, that they are not flag lots, and therefore, do not require any waiver/variance relief.

13. The applicant is requesting a waiver of the requirement that the maximum length of a cul-de-sac is to be 1000', and is proposing a 2,550' cul-de-sac with separate fire lane access. Discussion took place and the Board viewed favorably the requested relief in that the road standards for the proposed development roads have been designed in accordance with the Residential Site Improvement Standards, and the separate fire lane provides an alternate access for emergency vehicles.

14. With regard to the detention basin, the applicant provided testimony that the detention basin easement would contain language that the land owner on which it is located will be responsible for the maintenance of the easement area, as well as the Deed for the particular lot will also contain the responsibility information.

15. On-tract and off-tract contributions in accordance with the Municipal Land Use Law were discussed, and it was agreed by the applicant that it would contribute \$3,000.00 per lot either in improvements or a cash contribution to the Township for future use by the Township.

16. The application was opened to the public and concerns were raised and discussed. Mr. Prostak voiced his concerns regarding the replacement of trees and Mr. Roth voiced his concerns regarding the tracking of dirt onto the public roads. Both residents were satisfied with the commitments of the developer.

17. With regard to the waiver request, it was determined that sufficient testimony in accordance with the requirements of N.J.S.A. 40:55D-70(c) was presented to the Board; and it was further determined that the waiver requested could be granted and the purposes of zoning would be advanced by a deviation from the Township of Union Development Ordinance as they relate to this specific property, there would be no substantial detriment to the zoning plan, and that the benefits of the deviation would substantially outweigh any detriment.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Union, County of Hunterdon, State of New Jersey, on the 23rd day of April, 1998 that conditional preliminary major subdivision approval with a waiver to allow a 2,550 foot cul-de-sac, be granted as follows:

In its deliberations and conditional approval, the Planning Board relied upon and gave specific consideration to the representations made by the Applicant and the statements made in the application for preliminary major subdivision approval with waiver, and the subdivision plans and related documents presented to the Board, and upon the agreement by the applicant that it would accept and incorporate as conditions of the preliminary major subdivision approval and waiver, all commitments made in the application, 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 and the accompanying subdivision plans and other documents as referenced in the Planning Board Engineer's reports dated October 16th and December 11th, 1997 and March 11, 1998, and Planner's reports dated June 5th and December 17th, 1997 and March 12th, 1998, 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 applicant shall comply with all terms and provisions of the Planning Board Engineer's reports; namely, October 16th and December 11th, 1997 and March 11, 1998, as well as the Planner's report of June 5th and December 17th, 1997 and March 12th, 1998. All provisions as set forth in the Planning Board Engineer's reports, and the Planner's reports, and including but not limited to the posting of all review and inspection escrow for fees and the replenishment of same as required, a cost estimate on improvements, a Performance Guarantee to be reviewed and approved by the Township Attorney with the costs therefor to be paid from the developer's escrow account, and a pre-construction conference between the parties as directed by the Planning Board Engineer and the Planning Board Planner as necessary to review the tree protection and landscaping standards;, on-tract and off-tract contributions as per the Township Ordinance; street names approved by the Planning Board Historic Preservation Committee; lot numbering as directed by the Tax Assessor, and house numbering by Township Clerk.

3. Approval by all other Agencies having jurisdiction on the within application, including but not limited to the Hunterdon County Planning Board, Department of Health and Soil Conservation District; and the State of New Jersey regarding all permits necessary, including but not limited to access, drainage, wetlands interpretation, etc. from the Department of Transportation, Department of Environmental Protection, etc.

4. The applicant shall reduce the building envelopes of a majority of the lots as shown on the approved plans in order to increase the perception of the amount of open space for the tract. This is to be achieved by way of deed restriction that would limit any structures outside of the limited building envelopes as shown on the approved plan. The deed restriction language shall be subject to the review and approval of the Planning Board Engineer and Planning Board Attorney prior to recording of the said Deeds.

5. The applicant shall place a stipulation in all of the Deeds of the lots abutting Route 614 and McCrea Road, that there may be no direct access from any abutting lot to these rights-of-way.

6. The applicant shall vacate the existing sight easement located on Bellwood Avenue and shall create a new sight easement appropriate for the new proposed 35 m.p.h. speed limit which shall be established on Bellwood Avenue and as further directed by the Township Engineer. The applicant shall show the new sight easement on the landscape plan which shall be subject to review and approval by the Township Planner. The sight easement document to be recorded shall be reviewed and approved by both the Planning Board Engineer and Planning Board Attorney prior to recording.

7. As a condition of the granting of the waiver for exceeding the maximum length of a cul-de-sac, the applicant shall create an emergency access lane to McCrea Road from near the end of the proposed cul-de-sac.

8. The applicant shall provide two new deeds with metes and bounds descriptions for existing Lots 35 and 35.01 incorporating the merged strips of land for each, which deeds shall also be subject to the review and approval of the Planning Board Engineer and Planning Board Attorney prior to recording.

9. The applicant shall further provide an easement for the detention basin area. This easement, as well as the Deed to the lot on which the easement is located, shall provide that the maintenance of the detention basin and easement area shall be the responsibility of the owner of the lot on which the easement is located. The lot Deed shall contain language that the said lot owner by accepting the Deed into the property, acknowledges, agrees and accepts the responsibility for the maintenance of the said detention basin and easement areas. In the event that the said property owner fails to maintain the said detention basin and easement area, the Township of Union, shall have the right, but not the obligation, to enter upon the said property owner's land for the said maintenance and/or repair of the detention basin or the easement area. Any costs associated with the Township's maintenance and/or repair of the detention basin and/or the easement area shall be lodged and recorded as a lien against the said property owner's property and paid as part of the real estate taxes on the subject property.

10. The applicant shall satisfy the requirements for on-tract and off-tract improvements in accordance with the Municipal Land Use Law. It has been determined and the applicant has agreed, that the contribution for on-tract and off-tract improvements shall be \$3,000.00 per lot in either direct improvements or a cash contribution to the Township of Union for future use by the Township.

11. All improvements made on the premises shall conform to building standards and other regulations as set forth in Federal, State, County and Municipal Statutes, Regulations, Codes and Ordinances at the time of installation of the said improvement.

12. The Township of Union Planning Board reserves the right to revoke and withdraw any approval hereby granted in the event that there is any deviation from or alteration of the plan hereby approved, unless prior written approval for any such deviation or alteration has been obtained from the Planning Board. Minor deviations and field changes may be authorized in writing by the Township Engineer.

13. The acceptance by the applicant of this approval and reliance thereon by the applicant for the purpose of commencement of construction of improvements within the subdivision 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.

14. The developer shall execute with the Township of Union, 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.

In the event this developer sells or otherwise transfers all or part of this development 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.

15. The developer shall provide a listing of each plan/page comprising the preliminary major subdivision documents, with the original date and latest revision date of each of the said documents for inclusion in the Development Agreement.

16. During construction, the applicant shall comply with all requirements of the Development Regulations of the Township of Union this conditional approval, and the 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.

17. Approval of this preliminary subdivision application shall in no way be construed as acceptance of any street, drainage system or other improvement required by the Planning Board, nor shall such approval obligate the Township in any way to retain or exercise jurisdiction over such street, drainage system or other improvement.

18. The approval herein memorialized shall not constitute, nor be construed to constitute, any approval, direct or indirect, of any aspect of the subdivision, or its improvements, which are subject to third party agency jurisdiction and which requires approvals by any third party agencies.

19. The approval herein memorialized is limited to general terms and conditions only, in accordance with N.J.S. 40:55D-49, and shall not constitute, nor be construed to constitute approval of the detailed drawings, specifications, and estimates required of an application for final major subdivision approval.

20. The Freshwater Wetlands Act is monitored and enforced by the State of New Jersey, Department of Environmental Protection and Energy. In granting this approval, the Planning Board makes no findings of fact as to the existence, or lack thereof, of wetlands on the subject property other than as may be reflected in specific findings stated herein, and the applicant is subject to and shall comply with, all Federal and State Regulations on wetlands.

21. 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.

22. The terms and conditions of this approval shall be binding upon the applicant, the applicant's successors in interest and assigns. Further, each of the terms and conditions of this

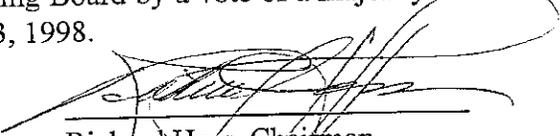
approval are material elements of the approval based upon the submission of the application and property in its entirety, and the non-compliance with any term or condition by the applicant or his successors or assigns shall be deemed a material default subjecting the application to revocation of this approval. The request to change any single condition since all conditions are integrally related shall open the entire application to the Planning Board for re-consideration, possible re-approval and new terms and conditions in addition to those terms and conditions presently existing in this approval.

Motion was made by Mr. Dean and seconded by Mr. Carlbon to grant conditional, preliminary major subdivision and a waiver to allow a 2,550 foot cul-de-sac, as set forth herein.

<u>VOTE ON DECISION</u>	<u>BOARD MEMBER</u>	<u>VOTE ON RESOLUTION</u>
<u>Yes</u>	Hess	<u>Yes</u>
<u>Yes</u>	Rossi	<u>---</u>
<u>Yes</u>	Haynes	<u>Yes</u>
<u>Yes</u>	Strube	<u>Yes</u>
<u>Yes</u>	Carlbon	<u>Yes</u>
<u>Yes</u>	Dean	<u>---</u>
<u>Yes</u>	Martin	<u>Yes</u>
<u>---</u>	Panzarino	<u>---</u>
<u>---</u>	Ricker	<u>---</u>
<u>---</u>	Carten (1 st . Alt)	<u>---</u>
<u>---</u>	Gallagher (2 nd Alt)	<u>---</u>

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 April 23, 1998.


 Grace Kocher, Board Secretary
 Union Township Planning Board


 Richard Hess, Chairman
 Union Township Planning Board