

Application #: 2020-01

Approved: 4/19/23

**RESOLUTION 2023-08
RESOLUTION OF EXTENSION - FIRST
BOROUGH OF ALPHA
LAND USE BOARD
FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
REGARDING THE APPLICATION OF 1603 SPRINGTOWN, LLC FOR
PRELIMINARY SITE PLAN APPROVAL, FINAL SITE PLAN APPROVAL AND
VARIANCE RELIEF FOR BLOCK 97, LOT 10**

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

Findings of Fact:

1. Applicant, 1603 SPRINGTOWN, LLC has filed this application for preliminary site plan approval, final site plan approval and variance relief as to property located at Block 97, Lot 10. By way of Resolution adopted by the Board on July 21, 2021, the Board granted preliminary and final site major site plan approval with variance relief to construct a two-story office/retail building on Block 97 Lot 10 within the B-1 General Business Zone of the Borough. The two-story building is proposed to have a footprint of 6,000 sf. with 8,300 sf. of office and retail space and 3,700 sf. of storage/garage space and is proposed to be constructed at the center of the property.

2. By way of email correspondence dated February 9, 2023, the applicant by its attorney, William R. Edleston, Esq. has requested its first one year extension of approval pursuant to N.J.S.A. 40:55D-52 to July 21, 2024. The request is based on “An inordinate amount

of time passed to obtain Warren County Planning Board approval and an additional amount of time was involved in getting information from certain subcontractors which information was delayed by COVID 19.”

3. N.J.S.A. 40:55D-52 provides:

If the developer has followed the standards prescribed for final approval, and, in the case of a subdivision, has duly recorded the plat as required in section 42 of P.L.1975, c.291 (C.40:55D-54), the planning board may extend such period of protection for extensions of one year but not to exceed three extensions.

4. A motion to grant a one year extension of final site plan approval to July 21, 2024 subject to conditions was made by Mr. Seiss, seconded by Mr. Dragotta. Members in favor: Mr. Castro, Dragotta, Mayor Dunwell, Mr. Fey, Mr. Fritts, Mr. Schwar, and Mr. Seiss.

Conclusion:

A majority of the Board agreed that in light of the size of the project and current market conditions a one year extension of final site plan approval was warranted

Resolved:

NOW THEREFORE BE IT RESOLVED, that the request for a one year extension of the final major site plan approval is granted conditioned upon the applicant complying in all other respects with the prior resolution of approval and maintaining all escrow balances current sufficient to permit continued professional review on the application and compliance.

Applicant shall comply with all conditions of the approval by July 21, 2024.

ALPHA BOROUGH LAND USE BOARD

APPLICATION #2020-01

SECRETARY: Donna L. Messina

APPROVAL DATE: 4/19/23

BLOCK: _____97_____ LOT: _____10_____

VOTE:

Ayes: Castro, Dragotta, Dunwell, Fey, Fritts, Schwar, and Seiss.

Nays: None.

Abstain:

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 April 19, 2023, to memorialize the Land Use Board's action on April 19, 2023.

DONNA L. MESSINA, Secretary

Eligible to Vote:

Castro, Dragotta, Dunwell, Fey, Fritts, Schwar, and Seiss.