

# Zoning Board Meeting Documents

1. Zoning Board Meeting - December 14, 2022

Documents:

[ZB AGENDA 12-14-22.PDF](#)



**Township of Sparta**  
**ZONING BOARD OF ADJUSTMENT**  
**AGENDA AND NOTICE OF MEETING CHANGE TO**  
**IN-PERSON AND TIME**

**DECEMBER 14, 2022 - 7:00 PM**

THE ZONING BOARD OF ADJUSTMENT PUBLIC MEETING ORIGINALLY  
SCHEDULED FOR A REMOTE MEETING AT 6:00 PM HAS BEEN  
RESCHEDULED AND IT WILL BE HELD IN-PERSON AT THE SPARTA  
MUNICIPAL BUILDING AT 65 MAIN ST. SPARTA, NJ. 07871  
AND IT WILL START AT 7:00 P.M.

- I. **ANNOUNCEMENT RE: Open Public Meetings Act.**
- II. **SALUTE TO THE FLAG**
- III. **ROLL CALL**
- IV. **APPROVAL OF MINUTES – May 11, 2022**
- V. **RESOLUTIONS**
  - 1) **7-ELEVEN, INC. # 6-19**  
33 PINE Cone Lane  
Block 2016 Lot 1  
Extension of Preliminary and Major Site Plan Approval with Conditional Use  
Variance and Design Waiver Relief
  - 2) **PERONA REALTY CORPORATION # 21-22**  
70 Perona Rd.  
Block 4006 Lot 14  
d(2) Variance & Site Plan Amendment
  - 3) **BELAIR SERVICES # 22-22**  
290 North Church Road  
Block 14001 Lot 41  
Site Plan Amendment & Use Variance
  - 4) **ROCK ISLAND LAKE CLUB, LLC # 7-21**  
485 Glen Road  
Block 29001 Lot 95  
d(2) Variance & Site Plan Amendment
- VI. **PUBLIC HEARING:**
  - 5) **350 SPARTA AVE, LLC # 18-22**  
350 Sparta Ave.  
Block 7001 Lot 10  
(b) Interpretation or if deemed necessary a Use Variance

**Date of Action: January 31, 2023**