

MEMORIALIZING RESOLUTION OF THE
PLANNING BOARD OF THE TOWNSHIP OF
SPARTA APPROVING THE APPLICATION OF
POPE JOHN XXIII ENDOWMENT FUND, INC. FOR
A MINOR SUBDIVISION/LOT LINE ADJUSTMENT
RELATING TO BLOCK 7001, LOTS 3 AND 3.01,
AND LOCATED AT SUSSEX COUNTY ROUTES 517
AND 616 (ANDOVER ROAD AND SPARTA
AVENUE), IN THE RR ZONE DISTRICT OF THE
TOWNSHIP OF SPARTA

DECIDED: September 21, 2022

MEMORIALIZED: October 19, 2022

APPLICATION NO. 2392

WHEREAS, Pope John XXIII Endowment Fund, Inc., with the address of P.O. Box 947, Sparta, New Jersey 07871 (hereinafter the "Applicant") applied to the Sparta Township Planning Board (hereinafter the "Board") for approval of a minor subdivision/lot line adjustment in accordance with plans prepared by Douwe Dykstra, P.P., L.S., Dykstra Associates, PC, 11 Lawrence Road, Suite 1, Newton, New Jersey 07860, dated June 23, 2022 (the "Minor Subdivision/Lot Line Adjustment Plan"); and

WHEREAS, the matter was discussed at a public hearing of the Board on September 21, 2022; and

WHEREAS, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Planning Board of the Township of Sparta and that all required provisions of procedural compliance have been filed with the Board; and

WHEREAS, the Planning Board of the Township of Sparta hereby makes the following findings of fact based upon the evidence submitted to the Board at the hearing:

1. The Board reviewed the following reports: report of the Planning Board Engineer, David Simmons, P.E., dated September 12, 2022. The Applicant agreed to comply with the report of the Township Planning Board Engineer. Said reports are attached hereto and incorporated herein by reference.

2. The Applicant was represented by Counsel, Phoebe Youhanna, Esq. The Applicant presented testimony by Douglas Dykstra, P.P., L.S., whose qualifications as a Professional Planner and Licensed Land Surveyor are recognized and accepted by the Board. Mr. Dykstra explained that the purpose of the application is to adjust the lot line with the Bennett Family Limited Partnership to allow for transfer of approximately 5.485 acres to be Lot 3.01 owned by Pope John XXIII Endowment Fund to allow for the portion of the softball field and the tennis court located on the property to be permanently transferred to Pope John XXIII Endowment Fund. Mr. Dykstra explained that the County Planning Board will not assert jurisdiction with respect to the minor subdivision and will send a letter confirming the same. The Applicant will provide a copy of that letter to the Planning Board.

3. The Board finds that the application conforms with the ordinance requirements and should be approved as a conforming minor subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Sparta, County of Sussex, State of New Jersey that the application of Pope John XXIII Endowment Fund for minor subdivision/lot line adjustment is hereby granted, subject to the following terms and conditions:

1. The terms of such approval are to be strictly in accord with the site plans, representations and testimony submitted to the Board herein, and same are incorporated into this Resolution by reference.

2. The Applicant shall comply with the following reports: report of the Planning Board Engineer, David Simmons, P.E., dated September 12, 2022. Said report is attached hereto and incorporated herein by reference. The Applicant agreed to comply with the report, except as explained in the testimony.

3. The Applicant shall prepare deeds of minor subdivision, which shall include following recital:

“Pursuant to Section N.J.S.A. 40:55D-47, these deeds were approved by minor subdivision resolution by the Board decided on September 21, 2022 and memorialized by resolution adopted on October 19, 2022.



Andrew Reina, Chairman



Diana Katzenstein, Secretary”

4. The deeds of minor subdivision shall be subject to the review and approval of the Planning Board Attorney and the Planning Board Engineer.

5. All fees, taxes, assessments, escrows and other monies due to the Township of Sparta shall be paid in full.

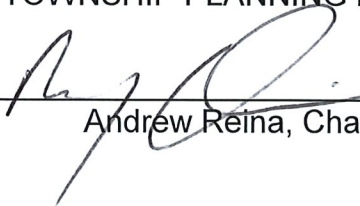
6. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property, including but not limited to the Sussex County Planning Board.

7. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Sussex, and Township of Sparta.

SPARTA TOWNSHIP PLANNING BOARD



Diana Katzenstein, Secretary

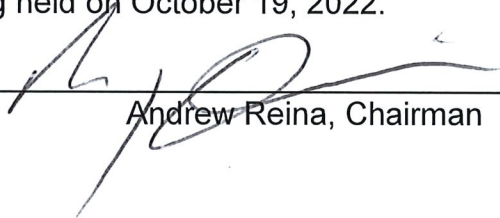


Andrew Reina, Chairman

I hereby certify that the within is a true copy of a Resolution passed by the Sparta Township Planning Board at a meeting held on October 19, 2022.



Diana Katzenstein, Secretary



Andrew Reina, Chairman