KNOWLTON TOWNSHIP LAND USE BOARD
AMENDED RESOLUTION OF MEMORIALIZATION

IN THE MATTER OF THE APPLICATION OF **HEARING 8/25/26**
GEORGE R. BURDGE II AND **MEMORIALIZED 9/22/26**
CATHARINE J. BURDGE BLOCK 65, LOT 2.15 **AMENDED 10/27/26**
55 AUBLE ROAD
BULK VARIANCE APPROVAL FOR A DETACHED GARAGE
APPLICATION #26-003

WHEREAS, George R. Burdge II and Catharine J. Burdge (collectively, the "Applicants") applied to the Knowlton Township Land Use Board (the "Board") for bulk variance approval and any other relief necessary to construct a detached accessory garage on property located at 55 Auble Road, Blairstown, New Jersey 07825, designated as Block 65, Lot 2.15 on the Knowlton Township Tax Map (the "Property"); and

WHEREAS, the Board conducted a public hearing on the application on August 25, 2026, at which time the Applicants were allowed to present testimony and documentary evidence in support of the application, and members of the public were allowed to offer testimony and comment; and

WHEREAS, the Board has considered the application, plans, exhibits, testimony, reports of its professionals, public comments, and the applicable provisions of the Knowlton Township land use ordinances and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.; and

WHEREAS, the Property consists of approximately 3.003 acres and is located in the FPD/FP Farmland Preservation Zone District; and

WHEREAS, the Applicants therefore requested bulk variance relief pursuant to N.J.S.A. 40:55D-70(c), together with any waivers, exceptions, interpretations, and other ancillary relief necessary to permit the Garage as depicted on the plans submitted to the Board; and

WHEREAS, the Board finds that it has jurisdiction over the application under the New Jersey Municipal Land Use Law and the Knowlton Township land use ordinances.

WHEREAS, the Board finds that the Applicants provided notice of the hearing in accordance with N.J.S.A. 40:55D-12 and applicable municipal requirements, including publication in the official newspaper and service upon all persons and governmental entities entitled to notice.

NOW, THEREFORE, BE IT RESOLVED, by the Knowlton Township Land Use Board as follows:

1. The Applicants are George R. Burdge II and Catharine J. Burdge.

2. The Property is commonly known as 55 Auble Road, Blairstown, New Jersey 07825

3. The Property is designated as Block 65, Lot 2.15 on the Knowlton Township Tax Map and contains approximately 3.003 acres.

4. The Property is located in the FPD/FP Farmland Preservation Zone District and is presently developed with a single-family dwelling and related residential improvements.

5. The Applicants seek approval to construct an approximately 896-square-foot detached, two-car accessory Garage.

6. The submitted plans describe the Garage as an approximately 28-foot by 32-foot pole building with a stated height of approximately **27** feet.

7. Due to the configuration of the Property and the proposed location of the Garage in front of the existing dwelling, the Applicants require bulk variance relief to permit an accessory structure in the front yard.

8. The plans and materials considered by the Board include the following, subject to completion in the Board's final record:

-. Application and supporting materials submitted by the Applicants;
-. Zoning permit denial dated March 10, 2026;
-. New Jersey Department of Environmental Protection Letter of Interpretation dated March 2, 2026;
-. Board Engineer's review memorandum dated April 7, 2026, and any supplemental review memoranda;

- Knowlton Township Committee Resolution No. 2026-94, adopted July 13, 2026; and

-. All testimony, photographs, correspondence, and other exhibits entered into the hearing record.

9. The Property was created as part of a subdivision approved by the Knowlton Township Planning Board on September 27, 1988.

10. The recorded subdivision plat contains a restriction prohibiting development within a delineated conservation zone.

11. During the Board's review, an issue arose as to whether the proposed Garage and certain existing improvements were located within or affected by the conservation zone or associated deed restriction.

12. By Resolution No. 2026-94, adopted July 13, 2026, the Knowlton Township Committee addressed the conservation-zone restriction so that it could be interpreted to permit construction of the Garage as depicted in the pending Board application.

13. Township Committee Resolution No. 2026-94 does not waive any other deed restriction and does not itself constitute variance, zoning, construction, or building permit approval.

NOW, THEREFORE, BE IT RESOLVED, by the Knowlton Township Land Use Board, based upon the record, the Board makes the following findings:

1. The Property is developed and used as a single-family residence.

2. A private residential garage is a customary accessory use and is permitted as an accessory use in the applicable zone district.

3. The requested relief concerns the location of the Garage in the front yard rather than the permissibility of a residential garage use generally.

4. The proposed Garage will contain approximately 896 square feet. It will be used for purposes customarily incidental to the

residential use of the Property, including parking and storing personal vehicles and residential equipment.

5. The location of the existing dwelling, the configuration and physical characteristics of the Property, the location of existing improvements, and the conservation-zone limitations affect the practical placement of a detached garage on the Property.

6. The proposed location is appropriate for the Property and will allow the Garage to function in connection with the existing residence.

7. The Garage will be subordinate and accessory to the principal residential use and will not establish a separate principal use.

8. Subject to compliance with the approved plans and the conditions of this Resolution, the Garage will not cause a substantial adverse effect upon neighboring properties.

9. The proposed improvements will maintain adequate light, air, and open space and will not result in substantial impairment of the surrounding neighborhood.

10. The New Jersey Department of Environmental Protection issued a Letter of Interpretation dated March 2, 2026, determining that freshwater wetlands and State open waters are not present within the proposed Garage disturbance footprint.

11. Township Committee Resolution No. 2026-94 adequately addresses the conservation-zone issue for the proposed Garage, subject to the limitations stated in that resolution.

12. Any question concerning the legality or authorization of existing improvements, including any existing shed or development within the conservation area, is not resolved by this approval unless expressly shown on and approved as part of the final plans.

13. The approval is limited to the Garage depicted on the approved plans and does not ratify, legalize, or approve any other existing or proposed structure or site condition.

NOW, THEREFORE, BE IT RESOLVED, by the Knowlton Township Land Use Board that the following statutory conclusions are made:

1. The Board finds that the requested bulk variance may be granted under N.J.S.A. 40:55D-70(c).

2. The purposes of zoning advanced by the application include:

a. Promoting the general welfare;
b. Providing sufficient space in appropriate locations for residential and accessory uses;
c. Promoting a desirable visual environment;
d. Encouraging the appropriate and efficient use of land;

3. The benefits of permitting a customary residential accessory structure in the proposed location substantially outweigh any detriment arising from the deviation.

4. The variance can be granted without substantial detriment to the public good because the Garage will remain accessory to the existing residence, will be located on an approximately 3.003-acre parcel, and will be subject to the conditions imposed by this Resolution.

5. The variance will not substantially impair the intent and purpose of the Knowlton Township Master Plan or zoning ordinance because the residential use will remain unchanged and a private garage is contemplated as an accessory use in the zone district.

6. The Applicants have satisfied the positive and negative criteria required by N.J.S.A. 40:55D-70(c).

2. The Board grants bulk variance approval under N.J.S.A. 40:55D-70(c) to permit the proposed detached Garage in the front yard, substantially as shown on the approved plans.

3. The Board also grants such ancillary waivers and exceptions as are specifically identified in the hearing record and approved plans, but no others.

WHEREAS, the Board voted to approve the application, subject to the findings and conditions set forth below.

1. Approved Plans. The Garage shall be constructed substantially in accordance with the plans and testimony approved by the Board. Any material deviation shall require further Board approval.

2. Dimensions and Use. The Garage shall not exceed approximately 28 feet by 32 feet, 896 square feet, and the approved height of [**27** feet/approved plan height], except for minor modifications approved by the Board Engineer and Zoning Officer that do not increase the required variance relief.

3. Residential Accessory Use Only. The Garage shall be used solely for lawful residential accessory purposes. It shall not be used for:

a. A separate dwelling unit;
b. Sleeping or residential occupancy;
c. A commercial or industrial use;
d. A contractor's yard;
e. Commercial vehicle or equipment storage not otherwise permitted by ordinance; or
f. Any use requiring additional variance or site plan approval.

4. No Kitchen or Dwelling Facilities. No kitchen, cooking facilities, bedroom, or other improvements designed to create an independent dwelling unit may be installed without all required approvals.

5. Conservation-Zone Compliance. Construction shall comply with Township Committee Resolution No. 2026-94. This approval shall not be interpreted as waiving any deed restriction or conservation limitation beyond the limited relief provided by that resolution.

6. Existing Improvements. This Resolution does not approve or legalize any existing shed, clearing, structure, or other improvement located within the conservation zone unless expressly included on the approved plans and specifically approved by the Board.

7. Setbacks. The Garage shall comply with all setbacks and dimensional requirements shown on the approved plans. The front-yard location authorized by this Resolution shall not authorize any additional setback or bulk deviation not identified and approved in the hearing record.

8. Drainage. Roof runoff and stormwater shall be directed and managed so as not to cause erosion, flooding, ponding, or an

increased flow of water onto any adjoining property or public right-of-way, subject to the approval of the Board Engineer.

9. No Additional Clearing. Clearing and disturbance shall be limited to the area reasonably necessary to construct the Garage and related improvements as depicted on the approved plans.

10. NJDEP Compliance. The Applicants shall comply with the March 2, 2026 NJDEP Letter of Interpretation and obtain any further NJDEP approval required due to a change in the limits or nature of disturbance.

11. Other Governmental Approvals. The Applicants shall obtain all required municipal, county, State, and federal approvals and permits, including, where applicable, approvals from the:

a. Knowlton Township Zoning Officer;
b. Knowlton Township Construction Official;
c. Warren County Soil Conservation District;
d. Warren County agencies; and
e. New Jersey Department of Environmental Protection.

12. Taxes and Assessments. All taxes and municipal assessments affecting the Property shall be paid and current before the issuance of any zoning or construction permit.

13. Professional Review Fees. The Applicants shall pay all outstanding application, escrow, inspection, and professional review fees associated with the application.

14. Inspection. The Property and improvements shall be subject to inspection by appropriate municipal officials to confirm compliance with this Resolution and the approved plans.

The undersigned certifies that the foregoing is a true and correct copy of a Resolution adopted by the Knowlton Township Land Use Board at a duly noticed public meeting held on 8/25/26, at which a quorum was present and voted.

Doreen Apgar
Land Use Secretary/Board Secretary
Date: 10/27/2026