

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 10-15

RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL

RE: BLOCK 2, LOTS 33 AND 43

WHEREAS, an application was made to the Quinton Township Planning Board (the "Planning Board" or the "Board") by **KEVIN AND JENNIFER LADNER**, whose address is 63 Money Island Road, Salem, New Jersey, for Minor Subdivision Approval to allow for a lot line adjustment between Lots 33 and 43 in Block 2 which are located within the P-BR Zoning District (the "Property") and depicted and described in a Minor Subdivision Plan prepared by James A. Clancy, P.L.S. & P.E. (N.J. Lic. No. 33998) of Land Engineering, LLC, 84 East Grant Street, Suite 1, Woodstown, New Jersey 08098, dated October 25, 2010 and in any other plans and materials filed with the application, all of which are incorporated by reference herein; and

WHEREAS, the Board determined that it has jurisdiction to hear the application, and that same is complete and in conformity with the Ordinance and the Municipal Land Use Law except for any matters that must be resolved as conditions of this approval; and

WHEREAS, at its November 9, 2010 meeting, the Board heard testimony and representations from the applicant, Kevin Ladner ("Ladner") and provided an opportunity for interested persons to make statements or ask questions about the application; and

WHEREAS, Ladner provided testimony regarding the proposed lot line adjustment and indicated that a lot line adjustment was necessary in order for him to construct a new home on lot 43 due to the existence of wetlands; and

WHEREAS, after reviewing the application materials and hearing the above testimony and representations, the Board made the following findings:

- a. The properties which are the subject of this application are two lots consisting of 64.12 and 20.29 acres respectively. The applicant proposes to adjust the lot line between Lots 43 and 33 so that Lot 43 has 21.62 acres remaining and Lot 33 has 62.79 acres remaining.
- b. The subdivision is classified as minor.
- c. The two new lots, as depicted on the applicant's plan, and their respective existing and proposed uses as represented by the applicant, conform to all applicable zoning requirements for the P-BR zoning district in which the property is located
- d. The applicant agreed to comply with the proposed conditions contained in the Planning Board Engineer's November 9, 2010 review correspondence.

RE: LADNER - BLOCK 2, LOTS 33 AND 43
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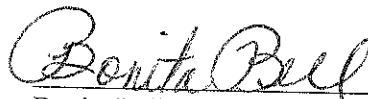
NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that minor subdivision approval is hereby granted for the division depicted in the aforementioned plan subject to the following conditions that must be satisfied by the applicant:

1. The applicant must pay any and all required fees and escrow replenishments that are due or may become due to the Township within seven (7) days notice thereof. The applicant must contact the Quinton Township Finance Department to settle any outstanding review escrow accounts prior to signature of the minor subdivision deeds.
2. The applicant must submit to the Planning Board Engineer, for his review and approval, the metes and bounds descriptions to be included in the deeds that will effectuate the subdivision, which descriptions must be based upon an actual field survey, current land title records, and/or other information that meets the Planning Board Engineer's approval.
3. The applicant must submit to the Planning Board Solicitor, for his review and approval as to form, the deeds that will effectuate the subdivision. The minor subdivision deeds must contain the statement "Minor subdivision approval of the premises described herein was granted by the Quinton Township Planning Board at its November 9, 2010, regular meeting, and memorialized on December 14, 2010 in Resolution 10-15." This language must be followed by signature lines for Margaret Maxwell-Mood, Planning Board Chairperson, and Bonita Bell, Planning Board Secretary.
4. The applicant must submit the minor subdivision deeds to the Planning Board for signature by the Chairperson and Secretary after approval by the Planning Board Engineer and Solicitor.
5. The applicant must obtain approvals or submit letters of non-applicability from any governmental or regulatory body having proper jurisdiction, including but not limited to the Salem County Planning Board.
6. The applicant must comply with all recommendations of the Planning Board Engineer in his letter dated November 9, 2010.
7. The applicant must record the minor subdivision deeds with the Salem County Clerk, and file the deeds with the Township Engineer and Tax Assessor, within 190 days of the date of this resolution.
8. The applicant must comply with all representations made, either personally or through any representative, during the course of his presentation to the Planning Board and in all documents filed with the application.
9. The applicant must comply with above **conditions 1 through 6** prior to signature of the minor subdivision deeds by the Planning Board Chairperson and Secretary.

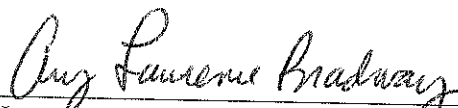
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The undersigned, Chairman of the Quinton Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on November 9, 2010 to memorialize action taken on December 14, 2010.

Attest:



Bonita Bell, Secretary
Quinton Township Planning Board



Amy Lawrence Bradway, Vice-Chairwoman
Quinton Township Planning Board

VOTE:

ayes 9 _____
nays 0 _____
other 0 _____