

**TOWNSHIP OF QUINTON
COUNTY OF SALEM
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP
RESOLUTION NO. 2011- 09**

WHEREAS, James M. Conway of 105 North Burden Hill Road, Quinton, New Jersey made an application to the Quinton Township Planning Board for a minor subdivision in regard to property located at 105 North Burden Hill Road also know as Block 32, Lot 27 on the Quinton Township Municipal Tax Map; and

WHEREAS, the applicant appeared before the Quinton Township Planning Board on April 12, 2011 and was represented at the hearing by Wayne C. Streitz, Esquire; and

WHEREAS, the property contains 21.33 acres of land and is located in an P-BR Zone; and

WHEREAS, the applicant, in addition to the application, submitted a minor subdivision plan prepared by Vargo Associates of Franklinville, New Jersey dated March 7, 2011 consisting of 1 sheet; and

WHEREAS, the Planning Board Engineers Land Dimension Engineering prepared a letter report dated April 5, 2011 signed by Lawrence M. DiVietro, Jr., PLS, PP, AICP and Andrew Hogg, P.E. which letter report is incorporated herein by reference thereto; and

WHEREAS, the applicants seeks to subdivide 13.66 acres consisting of vacant land proposed to be designated Lot 27.01 for conveyance to the Natural Lands Trust, a non profit organization; and

WHEREAS, the applicant proposes to retain the balance of 7.66 acres which has a single family home fronting on Burden Hill Road which property would be retained by the applicant; and

WHEREAS, the proposed subdivision complies with the zoning area and bulk criteria of the P-BR Zone and therefore no public notice or notice to property owners within 200 feet was required; and

WHEREAS, Steve Eisenhauer spoke on behalf of Natural Lands Trust and represented that the vacant land would remain vacant and be available for use by the public from dawn to dusk. Applicant retains exclusive lifetime deer bow-hunting rights contingent on maintenance of adequate insurance. After this exclusive right expires, through applicant death or insurance expiration, public hunting will be allowed pursuant to NJDEP Green Acres and Nonprofit Program standards; and

WHEREAS, Natural Lands Trust intends to acquire the adjoining property being Block 32, Lot 49; and

WHEREAS, Land Dimensions Engineering noted that spot elevations would not be necessary since the property was not being proposed for development with the Board therefore deeming the application complete; and

WHEREAS, the Board reviewed the evidence and heard the sworn testimony of the applicant and the representations made by the applicant's attorney with the Board making the following findings of fact and reaching the following conclusions of law based upon the evidence:

1. The proposed subdivision is a minor subdivision and no variances are necessary for approval.
2. The applicant is going to retain approximately 7.66 acres upon which property the dwelling is located.
3. The 13.66 acres will be transferred to the Natural Lands Trust with the intention of keeping the property in its natural state in perpetuity.
4. The minor subdivision will be memorialized by deeds.
5. The applicant will need to obtain approval of the Salem County Planning Board.

NOW THEREFORE BE IT RESOLVED that after the Planning Board Members considered and discussed the representations in regard to the minor subdivision and determined that the minor subdivision could be granted without impairing the intent and purpose of the land use ordinance of Quinton Township said approval being subject to the following conditions:

- A. The applicants shall comply with the testimony given at the hearing as well as the representations made by their attorney.
- B. The applicant shall comply with the minor subdivision plan submitted.
- C. The applicant shall supply metes and bounds legal descriptions for the two lots as well as the deeds for approval by Land Dimensions Engineering and the Boards attorney prior to said deeds being signed by the Chairperson and Secretary.
- D. The applicant shall obtain any other permits or approvals that are required.
- E. The applicants shall replenish the escrow funds as needed for the payment of the Board's Professionals.

Dated: May 10th, 2011

ATTEST:

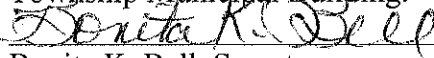

Bonita K. Bell, Secretary


Margaret Maxwell-Mood Chairperson

Certification

I hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Planning Board of Quinton Township at a regular meeting held on April 12, 2011 at the Quinton

Township Municipal Building.


Bonita K. Bell, Secretary