

TOWNSHIP OF QUINTON  
COUNTY OF SALEM  
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP  
RESOLUTION NO. 2011-10

**WHEREAS**, Douglas Hitchner of 46 Telegraph Road made an application to the Quinton Township Planning Board for a bulk variance and a minor subdivision in regard to property located at 50 Telegraph Road also known as Block 61, Lot 8 on the Quinton Township Municipal Tax Map; and

**WHEREAS**, the applicant appeared before the Quinton Township Planning Board on April 12, 2011 and testified under oath; and

**WHEREAS**, the applicant represented that he had given proper notice by publishing in the newspaper and by giving notice to property owners within 200 feet and the Board agreed to deem his application complete subject to the later verification that proper notice was given; and

**WHEREAS**, the applicant submitted a proposed minor subdivision plan prepared by Engel Land Surveying dated January 18, 2011 consisting of 1 sheet; and

**WHEREAS**, the property is owned by Frank Hitchner who consented to the within application; and

**WHEREAS**, the applicant proposes to subdivide 10.786 +/- acres from the existing Lot 8 which consists of 59.256 +/- acres to create a proposed lot 8.05; and

**WHEREAS**, the proposed subdivided lot would be to the rear of the existing lot and would therefore have no frontage on an improved road; and

**WHEREAS**, Land Dimensions Engineering submitted a four page letter report dated April 5, 2011 signed by Lawrence M. DiVietro, Jr., PLS, PP, AICP and Andrew Hogg, PE which letter report is incorporated herein by reference thereto; and

**WHEREAS**, the Board reviewed the evidence and heard the sworn testimony of the applicant with the Board making the following findings of fact and reaching the following conclusions of law based upon said evidence:

1. The proposed subdivision would exceed the minimum lot requirement in a P-BR Zone of 3 acres.

2. While 300 feet of frontage is required, the applicant is proposing access through an existing asphalt drive of approximately 1,200 feet which would require a permanent 25 foot wide easement.

3. The Board and Professionals expressed concern about access to the proposed new lot by emergency vehicles including fire and medical equipment.

4. The property is owned by applicant's father who intends to transfer the acreage to the applicant for the future construction of a single family dwelling.

5. A stream (Horse Run) runs through lot 8 to a pond located on the proposed new lot.

6. The applicant filed an application with the NJDEP for a footprint of disturbance to confirm that the proposed disturbance of the future dwelling, septic system and driveway areas would be outside of the wetland designated areas.

7. The subdivision would be a minor subdivision.

8. There was no need for spot elevations at the present time and the Board deemed the application complete.

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

- A. The applicant must supply proof to the Board that proper notice of the application was given.
- B. The Quinton Fire Chief must look at the driveway and approve the driveway for access by emergency vehicles.
- C. The owner of Block 61, Lot 8 must grant a permanent access easement for the driveway to the applicant and subsequent owners.
- D. The applicant shall provide the Board Professional's with the proposed language for the perpetual easement for ingress and egress to the new lot for approval.
- E. The applicant shall provide the Board Professionals with the metes and bounds description of the two new lots as well as with the proposed deeds for approval by the professionals prior to having the deeds signed by the Chairperson and Secretary.
- F. Approval of the subdivision is contingent upon the applicant obtaining approval from the NJDEP to permit the proposed footprint of disturbance.
- G. Confirmation from the NJDEP of the riparian buffer requirement along Horse Run.

- H. Approval by the Salem County Planning Board.
- I. The applicants shall replenish the escrow funds as needed for the payment of the Board's Professionals.

Dated: 5-10-11

ATTEST: Bonita K. Bell  
Bonita K. Bell, Secretary

Margaret Maxwell-Mood  
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  
Bonita K. Bell, Secretary

