

TOWNSHIP OF QUINTON
COUNTY OF SALEM
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP
RESOLUTION NO. 2011-16

WHEREAS, Randy and Edna Dare submitted an application to the Quinton Township Planning Board for a minor subdivision in regard to property located at 659 Salem- Quinton Road also known as Block 10, Lot 11 on the Quinton Township Tax map; and

WHEREAS, the applicant appeared before the Quinton Township Planning Board on August 9, 2011; and

WHEREAS, the applicant submitted a minor subdivision plan dated June 30, 2011 prepared by James A. Clancy, PE, LS of Land Engineering, LLC of Woodstown, NJ; and

WHEREAS, the Board Professional Planner and Engineer, Lawrence M. DiVietro, Jr., PLS, PP, AICP and Andrew Hogg, PE of Land Dimensions Engineering submitted a letter report dated August 4, 2011 which report is incorporated herein by reference thereto; and

WHEREAS, the Board reviewed the evidence submitted and the report of Land Dimensions Engineering and made the follow finding of facts and reached the following conclusions of law based upon said evidence:

1. As part of the completeness review, Item 18 of the minor subdivision checklist requires spot elevations at lot corners and topography. The applicant proposed providing this information at the time of construction as part of a plot plan. The Board agreed with this proposal.
2. As part of completeness, Item 20 of the minor subdivision requires a provision for sidewalks, curbs or gutters. Applicant requested a waiver of this requirement since there are no curbs, sidewalks or gutters in the vicinity of the site and the Board agreed to waive this requirement.
3. As part of completeness the applicant is required to provide a preliminary environmental impact statement. The applicant requested a waiver and since there will be no major development on the site, the Board agreed to waive this requirement.
4. As part of completeness the applicant requested a waiver of a concept landscaping plan since there is no major development proposed upon the site, the Board agreed to waive the concept landscaping plan.

5. At this point the Board determined that the application was complete subject to the condition of number 1 hereinabove.
6. The property is located in an R2 Zone and presently consists of 33,400 square feet with dimensions of 200 feet on Salem- Quinton Road (State Highway #49) and a depth of 167 feet.
7. The applicant proposes to create a new lot with 100 feet of frontage on Salem- Quinton Road with each of the lots consisting of 16, 700 square feet.
8. No variances are necessary in that each of the lots meet all of the requirements for an R2 Zone.
9. Section 170-39 of the Code of the Township of Quinton addresses landscape transition areas and stipulates that a 25 foot landscape transition area should be maintained between residential and non-residential uses. The area to the rear of the property is zoned for light industrial/office. The Board interpreted this ordinance to mean that the burden for creating this buffer would be the responsibility of the non-residential use at such time as said owner made an application to the Board.
10. Since the property fronts upon a New Jersey State Highway, the applicant will need to obtain a driveway access permit for the modification of the existing driveway as well as for any new driveway for proposed lot 11.02.
11. The applicants surveyor needs to confirm that there are no easements, covenants or deed restrictions that would affect the proposed subdivision.
12. The subdivision would be accomplished by way of Deed.
13. The application is subject to the approval of the Salem County Planning Board.

NOW THEREFORE BE IT RESOLVED that after considering the evidence, the Planning Board hereby grants the minor subdivision requested by the applicant, having determined that the minor subdivision 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 will provide spot elevations at the lot corners and topography of the property as part of a plot plan at the time of construction.
- B. The subdivision is granted subject to the approvals of the Salem County Planning Board, New Jersey Department of Transportation and any other outside agencies having an interest in this matter.
- C. Confirmation from the applicant's surveyor that there are no easements, covenants or Deed restrictions that would affect the proposed subdivision.
- D. Review of the Deeds and legal descriptions for the proposed two lots by the Board Engineer and Attorney.

E. The applicant shall replenish the escrow funds as needed for the payment of the Boards Professionals.

Dated: September 13th, 2011

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

Marjorie L. Sperry
Marjorie Sperry, Vice 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 Sept. 13th, 2011 in the Quinton Township Municipal Building.

Bonita K. Bell
Bonita K. Bell, Secretary