

TOWNSHIP OF QUINTON
COUNTY OF SALEM
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP
RESOLUTION NO. 2011-08

WHEREAS, Thomas and Beth Sedeyn of 24 Edgewood Avenue, Cedarville, New Jersey 08311 made an application to the Quinton Township Planning Board for a Use and Bulk Variance in regard to property known as 570 Salem- Quinton Road, also known as Block 5, Lot 3 on the Quinton Township Municipal Tax Map; and

WHEREAS, the applicant's appeared before the Quinton Township Planning Board on February 8, 2011 and were represented at the hearing by George G. Rosenberger, Jr., Esquire; and

WHEREAS, proper notice of said hearing was given by the applicants; and

WHEREAS, the property is presently being used as an airport and it is located in LIO-Light Industrial/ Office District; and

WHEREAS, the applicants, in addition to the application submitted a site plan prepared by Henry V. Engel, PLS prepared on March 18, 2003 for a subdivision by the prior owner; and

WHEREAS, the applicants are seeking to construct a residential apartment in part of an existing airplane hanger; and

WHEREAS, the applicants submitted a hand drawn layout of a floor plan of said proposed residence; and

WHEREAS, the Planning Board Professional Planner, Lawrence M. DiVietro, Jr., PLS. PP, AICP and the Board Engineer, Andrew Hogg, PE of Land Dimensions Engineering submitted review letter dated February 8, 2011 which letter report is incorporated herein by reference thereto; and

WHEREAS, the construction of a residence within a portion of the hanger would result in two principal uses on the lot and an expansion of the nonconforming use which would require a Use Variance and the applicants would require a Bulk Variance in that the existing setback of the hanger is 32 feet whereas 125 feet is required; and

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

1. The airport is an existing non-conforming use in an LIO District.

2. The applicant conducts a crop dusting business from the airport and in addition leases hanger space and outside space to private individuals owning airplanes.
3. The airport is strictly a private field and is not open to the public.
4. The applicant intends to reduce the number of planes being stored outside the hanger.
5. The applicants presently live in Cedarville and commute to the airport which leaves the airport unattended for the majority of the day. By living on the premises the applicants would provide more security from theft or vandalism for the airport and equipment and would have more time to maintain the property.
6. The previous owners of the airport, Elmer and Patricia Grieves lived in a house on the subject property prior to being granted a subdivision to separate the residence from the airport property.
7. The property consists of 49.56 acres.
8. The Board permitted the waiver of a formal site plan.
9. The Board waived the requirement for a survey with the applicant being subject to any conditions which would be shown by an updated survey.
10. The applicant agreed to keep the airport private and to have no more than three tenants.
11. The applicant plans to fence in the fueling area which consists of a 4000 gallon fuel tank.
12. The applicants agreed that the residential apartment in conjunction with the airport would be subject to State regulations and conditions.
13. The airport has existed since the 1940's.
14. The applicants cannot tie into the existing sewer line and therefore will need to obtain approval of their proposed sewer system.
15. An office will be added next to the residential apartment. When this is done, the old office at the end of the hanger will be removed. This will improve the appearance of the property.
16. Two neighbors, Mr. Grieves and Mr. Mahan appeared and spoke in favor of the residential apartment.
17. The well is located at the rear of the body shop and fenced area.
18. Parking will be around the back of the building where there is a one car garage and parking spots.

19. Land Dimensions Engineering provided an aerial photo of the property that was used as a reference during the hearing.

20. The apartment will be located within the hanger.

21. Other businesses in the area have live in owners/operators.

NOW THEREFORE BE IT RESOLVED that after the Planning Board Members considered and discussed the representations in regard to the proposed use they determined unanimously that the grant of a Use Variance was appropriate as well as the Bulk Variance for the existing buildings and that said variances can be granted without impairing the intent and purpose of the land use ordinance of Quinton Township 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 as well as with the documents submitted with the application.
- B. The airport shall remain a private airport and the use thereof shall not be expanded.
- C. The fueling area will be fenced in and locked.
- D. Once the new office is completed, the old office area at the end of the hanger will be removed.
- E. The applicants shall obtain all appropriate permits and comply with all applicable regulations in regard to the construction of the residential apartment and the installation of a septic system.
- F. The applicants shall replenish the escrow funds as needed for the payment of the Board's Professionals.

Dated: 3-8-11

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

Marjorie P. 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 February 8, 2011 in the Quinton Township Municipal Building.

Bonita K. Bell
Bonita K. Bell, Secretary