

TOWNSHIP OF QUINTON
COUNTY OF SALEM
**RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP
APPROVING THE MINOR SUBDIVISION APPLICATION SUBMITTED BY
KENNETH FONES REGARDING BLOCK 24, LOT 8 – 22 MAIN STREET
RESOLUTION NO. 2012-09**

WHEREAS, Kenneth Fones of 49 Remsterville Road, Woodstown, New Jersey made an application to the Quinton Township Planning Board for a minor subdivision in regard to property located at 22 Main Street also being known as Block 24, Lot 8 on the Quinton Township Municipal Tax Map; and

WHEREAS, the applicant appeared before the Quinton Township Planning Board on April 10, 2012 and testified under oath; and

WHEREAS, the applicant submitted a minor subdivision plan consisting of one page which was prepared by Henry Engel, Land Surveying dated March 20, 2012; and

WHEREAS, the property is owned by James N. Kates who consented to the within application and as a Board Member left the hearing to avoid any conflict; and

WHEREAS, the applicant proposes to subdivide the existing lot of approximately 17,780 square feet creating proposed lot A of 9,607 square feet, leaving the existing lot consisting of 10,173 square feet; and

WHEREAS, the proposed Lot A is presently vacant land with the existing home to be located on the existing Lot 8; and

WHEREAS, the new Lot A will front on Main Street and East Avenue; and

WHEREAS, the applicant proposes future development on proposed lot A to consist of a two-family duplex which structure is permitted in the VR-Village Residential Zone in which the property is located; and

WHEREAS, the Planning Board engineering firm Land Dimensions Engineering submitted a four page report dated April 5, 2012, signed by Lawrence M. DiVietro, Jr., PLS, PP, AICP and Andrew Hogg, PE which letter report is incorporated herein by reference thereto

WHEREAS, the Planning 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 create one new lot and both lots would exceed the minimum lot requirement in a VR- Village Residential District of 6500 square feet.
2. The pre existing front yard setback for Lot 8 is 19.8 feet as opposed to the required 25 feet and as a preexisting condition does not require a variance.
3. The applicant requested a waiver of plans showing topography as well as a waiver of a preliminary environmental impact statement and concept landscape plan which waivers the Board granted thereby deeming the application complete.
4. The minor subdivision would be recorded by Deed.
5. The survey plan submitted does not show the sidewalk along the frontage of Main Street which continues to the intersection with East Avenue, including a handicapped ramp. The survey plan reflects an existing sidewalk along the northern side of the existing dwelling which does not exist. The plans shall be amended accordingly.
6. The applicant represented that, if possible, only one or two trees would be removed from the new Lot A.
7. The Board Engineer requested and the applicant agreed to install sidewalk along the East Avenue frontage as part of the construction of the duplex.
8. The new lot A will occupy a corner of two existing roads those being Main Street and East Avenue and the proposed driveway shall be located a minimum of 50 feet from the intersection of those roads.
9. The applicant will provide three off-street parking spaces for the duplex as required by the Residential Site Improvement Standards.
10. The existing Lot 8 has a driveway which is on the property line rather than a minimum of 10 feet from the property line as required and as a pre-existing condition, the Board does not require any change to the location of the driveway.
11. Any future construction or development of new Lot A would be subject to other agency approvals related to the construction.
12. The applicant's surveyor shall confirm that there are no easements, covenants, or deed restrictions that would affect the proposed subdivision.

NOW THEREFORE BE IT RESOLVED that after the Planning Board Members considered and discussed the plans and application and considered the testimony from the applicant that the minor subdivision be and hereby is granted subject to the following conditions:

- A. Upon the development of new Lot A, a sidewalk shall be installed along the East Avenue frontage.

B. The applicant shall obtain any and all permits necessary from other agencies prior to commencing construction.

C. The subdivision shall be memorialized by way of two deeds with the legal descriptions to be reviewed by the Board Engineer and the deeds to be reviewed by the Board Attorney.

D. The applicant shall amend the plans submitted as set forth hereinabove.

E. The applicant's surveyor shall confirm that there are no easements, covenants, or deed restrictions that would affect the proposed subdivision.

F. The applicant shall replenish his escrow account as necessary to pay the Board's Professional's prior to the issuance of a construction permit.

Dated: May 8th, 2012

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 April 10, 2012 in the Quinton Township Municipal Building.

Bonita K. Bell
Bonita K. Bell, Secretary