

TOWNSHIP OF QUINTON  
COUNTY OF SALEM  
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP APPROVING  
THE MINOR SUBDIVISION APPLICATION OF GEORGE TINNEY  
RESOLUTION NO. 2014-12

**WHEREAS**, George Tinney made an application to the Quinton Township Planning Board for a Minor Subdivision in regard to property located at 400 Route 49, Quinton, New Jersey, also known as Block 50, Lot 6 on the Municipal Tax Map of Quinton Township ( the "Property"); and

**WHEREAS**, the applicant appeared before the Quinton Township Planning Board on September 9, 2014 seeking approval for the minor subdivision and having been duly sworn and having testified as to his intentions concerning the property and in addition, verifying that the Real Estate taxes were paid on the property; and

**WHEREAS**, Block 50, Lot 6 presently consists of 21.75+/- acres with said lot being located in the P-BR District; and

**WHEREAS**, the applicant is the owner of the property; and

**WHEREAS**, The applicant submitted a plan of survey consisting of one sheet prepared by Henry V. Engel, III dated April 24, 2014; and

**WHEREAS**, the Board's planner and engineer, Lawrence M. DiVietro, Jr., P.L.S., P.P., A.I.C.P. and Andrew Hogg, P.E. submitted a letter report dated September 4, 2014 which is incorporated herein by reference thereto; and

**WHEREAS**, the applicant intends to create a new 8 acre parcel from the existing property leaving Block 50, Lot 6 to consist of 13.75+/- acres; and

**WHEREAS**, the applicant represented that the property is presently used as a Christmas Tree farm where trees, wreaths and grave blankets are sold and that said use shall continue; and

**WHEREAS**, the applicant further represented that he anticipates no change or development to the new lot in the near future; and

**WHEREAS**, based upon the forgoing representations, the Board granted waivers of items 3, 8, 10, 12 and 13 of Schedule C- Land Subdivision, Plat Details and Information Requirements and thereby deemed the application complete; and

**WHEREAS**, the Board considered the application and made the following findings of fact and reached the following conclusions of law:

1. The proposed subdivision would meet all of the requirements for the district for lot area/lot width, lot depth and yard setback.

2. The applicant proposes no new development as part of this application nor does he contemplate the sale of the new 8 acre parcel in the near future.

3. The Title of the plans submitted should be amended to that of "Plan of Minor Subdivision."

4. The limits of the wooded area should be delineated on the plans.

5. The approximate location of the dwelling on Lot 6.02 is to be shown.

6. The signature blocks on the plan should be revised to Planning Board rather than Zoning Board.

7. The owner's signature should be on the plan.

8. The subdivision will be memorialized by Deeds which shall be reviewed by the Planning Board engineer and attorney which shall include a Meets and Bounds legal description.

9. The application is subject to the Salem County Planning Board approval.

10. The escrow funds shall be replenished as necessary to pay the Board's professionals prior to the Chairperson and Secretary signing the new Deeds.

11. Confirmation by applicant's surveyor that there are no easements, covenants, or deed restrictions that would affect the lot line adjustment or intended development of the dwelling.

**NOW THEREFORE BE IT RESOLVED** by the Quinton Township Planning Board that the application for a Minor Subdivision be and hereby is granted subject to the conditions set forth hereinabove.

Dated: October 14, 2014

ATTEST Bonita K. Bell  
Bonita K. Bell, Secretary

Margaret Maxwell-Mood  
Dr. 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 October 14, 2014 in the Quinton Township Municipal Building.

Bonita K. Bell  
Bonita K. Bell, Secretary