

**TOWNSHIP OF QUINTON  
COUNTY OF SALEM  
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP APPROVING  
THE MINOR SUBDIVISION APPLICATION OF SALVATORE MANNO  
RESOLUTION NO. 2014-08**

**WHEREAS**, Salvatore Manno made an application to the Quinton Township Planning Board for a Minor Subdivision in regard to property located at 25 Cream Ridge Road, also known as Block 13, Lots 2 and 3 on the Municipal Tax Map of Quinton Township (the "Property"); and

**WHEREAS**, the applicant appeared before the Quinton Township Planning Board on January 14, 2014 seeking approval for the minor subdivision with the applicant Salvatore Manno being present at said meeting and having been duly sworn and having testified as to his intentions concerning the property; and

**WHEREAS**, the Block 13, Lot 2 currently consists of 63.4 +/- acres and Block 13, Lot 3 presently consists of 91.1 +/- acres with both lots being located in the P-BR District (Rural Density Residential) District; and

**WHEREAS**, the applicant is the owner of Block 13, Lot 3; and

**WHEREAS**, Loredana A. Taranto is under contract of sale of real estate to sell approximately 11.9 +/- acres of lot 2 to Salvatore Manno and Anette R. Manno to be combined with Block 13, Lot 3 subject to approval by the Quinton Township Planning Board; and

**WHEREAS**, the applicant submitted a plan consisting of one sheet prepared by James A. Clancy, PE, LS of Land Engineering, LLC dated November 25, 2013; and

**WHEREAS**, the applicant requested waivers of submission requirements including the drawing at a scale of one inch equals 200 feet instead of one inch equals 100 feet as required, a preliminary environmental impact statement and a concept landscape plan; and

**WHEREAS**, the Board Professional Planner Lawrence M. DiVietro, PLS, PP, AICP of Land Dimensions Engineering issued a completeness review letter dated December 10, 2013 and a technical review letter dated January 8, 2014 which letters are incorporated herein by reference thereto; and

**WHEREAS**, the Planning Board considered the content of these letters and voted to grant the aforementioned waivers requested by the applicant and voted to deem the application complete; and

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

A. The new Lot 2 would consist of 51.5 +/- acres and the new Lot 3 would consist of 103.0 +/- acres. A dwelling is under construction on Lot 3.

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

C. The applicant proposes no new development as part of this application with the use remaining agricultural.

D. The subdivision would be memorialized by Deeds which would be reviewed by the Planning Board Engineer and Attorney.

**NOW THEREFORE BE IT RESOLVED** by the Quinton Township Planning Board that the application for Minor Subdivision be and hereby is granted subject to the following conditions:

A. 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.

B. Submission of metes and bounds legal descriptions with closure for approval

C. Approval by the Salem County Planning Board

D. Submission of deed of modified lots for signature.

E. Other applicable governing authorities as may be related to proposed use of property.

F. The signed deeds not be released to the applicant until such time as the escrow account is replenished, if necessary, to pay the Board's Professionals.

Dated: February 11<sup>th</sup>, 2014

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

Margaret E. 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 February 11, 2014 in the Quinton Township Municipal Building.

Bonita K. Bell  
Bonita K. Bell, Secretary