

**TOWNSHIP OF QUINTON  
COUNTY OF SALEM  
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP APPROVING  
THE MINOR SUBDIVISION APPLICATION OF JAMES REILLEY  
RESOLUTION NO. 2015 - 08**

**WHEREAS**, James Reilley made an application to Quinton Township Planning Board for approval of a minor subdivision of land located on Waterworks Drive also known as Block 35, Lots 2.01 and 2.07 on the Municipal Tax Map of Quinton Township (the “property”); and

**WHEREAS**, the applicant is the current owner of Lot 2.07 and Margaret T. Danner is the current owner of Lot 2.01; and

**WHEREAS**, the applicant proposes to convey 12.43 acres of Block 35, Lot 2.07 to Block 35, Lot 2.01; and

**WHEREAS**, the applicant submitted information in regard to said application as follows:

- a. Quinton Township Planning Board Application Cover Sheet.
- b. Planning Board Application Form.
- c. Checklist, Schedule A- General Requirements.
- d. Checklist, Schedule C – Land Subdivision, Plat Details and Information Requirements.
- e. Plan of Proposed Minor Subdivision prepared by Henry V. Engel Surveyor, dated June 22, 2015; and

**WHEREAS**, the Board’s professionals Lawrence m. DiVietro, Jr., P.L.S., P.P., A.I.C.P. and Andrew Hogg, P.E., issued a letter report dated July 6, 2015 which report is incorporated herein by reference thereto; and

**WHEREAS**, the applicant as well as Margaret T. Danner appeared before the Planning Board on July 14, 2015 and were sworn in; and

**WHEREAS**, the Board initially reviewed the application for completeness and determined that the real estate taxes had been paid and that an aerial photograph was provided; and

**WHEREAS**, the Board reviewed additional items on checklist Schedule C – Land Subdivision, Plat Details and Information Requirements and determined that since no new construction was proposed, that the requirement for showing trees more than 5 inches in diameter and the topography of the subdivided portion could be waived; and

**WHEREAS**, the Board further determined that percolation tests were not required nor was a Preliminary Environmental Impact Statement needed nor a Concept Landscape Plan; and

**WHEREAS**, the Board with a unanimous vote determined that the aforesaid items could be waived thereby determining that the application was complete; and

**WHEREAS**, the Board proceeded to consider the application for technical review and made the following findings of fact and reached the following conclusions of law:

1. The property is located in the PB-R zone and the subdivided lots are in compliance with the area and the bulk requirements.
2. Block 35, Lot 2.01 would be increased from 1.1 acres to 13.53 acres.
3. Block 35, Lot 2.07 would be reduced from 45.42 acres to 32.99 acres.
4. Access to Lot 2.01 (as well as other lots bordering the Elkinton Lake area) has access by means of a 40 foot wide right of way leading from Waterworks Road. The right of way is shown on the tax map of Quinton Township but it appears that it is not a dedicated municipal road and functions as a private cross easement between the bordering properties.
5. A copy of the right of way/cross easement is to be furnished to the Board attorney and Board engineer for review prior to the signing of the new deeds to ensure the proposed subdivision is consistent with the specific terms of the document granting the easement.

**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 below:

- A. A copy of the right of way/cross easement shall be furnished to Board attorney and Board engineer for review to determine that the within minor subdivision is consistent with the specific terms of the document.
- B. The proposed legal descriptions and deeds shall be provided to the Board engineer and attorney for review which deeds shall include the right of way/easement therein.
- C. Compliance with any representations made at the hearing as well as the compliance with the terms of the documents submitted.
- D. Salem County Planning Board approval.
- E. Any other agency approval as may be deemed necessary.
- F. Settlement of any outstanding escrow balances prior to the release of the deeds to the applicant.

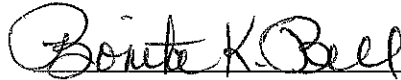
Dated: September 24, 2015

ATTEST: Bonita K Bell  
Bonita 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 Township Committee of Quinton Township at a regular meeting held on September 8<sup>th</sup>, 2015 in the Quinton Township Municipal Building.

  
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Bonita Bell, Secretary