

TOWNSHIP OF QUINTON
COUNTY OF SALEM
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP APPROVING
THE HARDSHIP APPLICATION OF THOMAS LAWLER
RESOLUTION NO. 2016 - 09

WHEREAS, Thomas Lawler made an application to the Quinton Township Planning Board for a hardship variance in regard to property located at Cross Road and Gill Drive also known as Block 29.01 Lot 20 on the Municipal Tax Map of Quinton Township (the "property"); and

WHEREAS, it appears that the property is owned jointly by Thomas Lawler and Joan Lawler; and

WHEREAS, Thomas and Joan Lawler appeared before the Quinton Township Planning Board on June 14, 2016 seeking approval for the construction of a single family dwelling on said property with the applicant being duly sworn and having testified as to his intentions concerning the property; and

WHEREAS, in addition to the application, the applicant also submitted a variance plan prepared by Engel Land Surveying dated February 1, 2016; and

WHEREAS, the Board engineering firm, Land Dimensions issued a review letter dated May 3, 2016 signed by Lawrence M. DiVietro, Jr., P.L.S., P.P., A.I.C.P. and Andrew Hogg, P.E., which letter is incorporated herein by reference thereto; and

WHEREAS, proper notice of the meeting was given by the applicant; and

WHEREAS, the area of the lot is 1.01 +/- acres and was in existence on June 19, 2007 thereby being of sufficient size in a P-BR Zoning District for the construction of a single family home; and

WHEREAS, the Board deemed the application complete; and

WHEREAS, the Board considered the testimony of the applicant and the input from the Board members and Board professionals and made the following findings of fact and reached the following conclusions of law:

1. The applicant does not require a variance for the size of the lot.
2. Due to the existence of wetlands to the rear of the property, there is insufficient room to the front of the property to meet the 50-foot front yard setback requirement.

3. The proposed home and garage would have at least a 50-foot setback from Cross Road. The 25-foot setback would be from Gill Drive which is an unimproved dirt road.

4. The proposed dwelling would have access off of Gill Drive. The applicant anticipates having a driveway entrance approximately 10 feet from the entrance to Gill Drive to the dwelling.

5. No one from the public appeared to speak either for or against the proposed variance.

6. The applicant would require a building permit and approval of a septic system prior to commencing construction.

7. The property, with the wetlands, is a unique piece of property which without the grant of a variance would make it of little use.

NOW THEREFORE BE IT RESOLVED BY the Planning Board of Quinton Township that the application for a hardship variance for a front yard setback permitting a 25-foot setback rather than a 50-foot setback be and hereby is granted with the finding that the grant of said variance would not impair the intent and purpose of the Quinton Township Land Use Ordinance and said approval being subject to the following conditions:

A. Approvals would be required for the construction of the proposed dwelling including approval of a septic system.

B. The applicant shall comply with the documents submitted as well as the testimony provided at the hearing.

C. The applicant shall replenish the escrow account as necessary to compensate the Board professionals.

Dated: July 12, 2016

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 July 12, 2016 in the Quinton Township Municipal Building.

Bonita K. Bell
Bonita K. Bell, Secretary