

**QUINTON TOWNSHIP PLANNING BOARD**

**RESOLUTION NO.: 2018-09**

**REPORT ON 2017 VARIANCE DECISIONS**

WHEREAS, the Quinton Township Planning Board exercises the powers of a zoning board of adjustment pursuant to *N.J.S.A. 40:55D-25.c.(1)*; and

WHEREAS, *N.J.S.A. 40:55D-70.1* therefore requires the Quinton Township Planning Board annually (1) to review its decisions on applications and appeals for variances; (2) to prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests; (3) to include its recommendations for zoning ordinance amendments or revisions, if any; and (4) to send copies of the report and resolution to the Quinton Township Committee; and

WHEREAS, the Board has prepared the attached Quinton Township Planning Board Report on 2017 Variance Decisions for distribution to the Quinton Township Committee in order to satisfy the above requirements;


NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, in the County of Salem and State of New Jersey, that the attached Quinton Township Report on 2107 Variance Decision (the "Report") is hereby adopted pursuant to *N.J.S.A. 40:55D-70.1*; and

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby directed to send a copy of this resolution, with the signed Report attached, to the Quinton Township Committee within ten (10) business days following the date of this resolution, and retain the originals in the Planning Board's files.

The undersigned Chair of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution adopted by said Board on **January 9, 2018**.

*Attest:*

  
Bonita K. Bell, Secretary  
Quinton Township Planning Board

  
Suzanne Van Sciver, Vice Chairperson  
Quinton Township Planning Board

## QUINTON TOWNSHIP PLANNING BOARD

### REPORT ON 2017 VARIANCE DECISIONS

During 2017 the Quinton Township Planning Board decided the following applications for development that involved variance requests:

**Applicant 1:** THE GRASSHOPPER SHOPPE, L.L.C.

**Property:** Block 39, Lot 35 (485 Quinton Marlboro Road – N.J.S.H. Route 49)

**Application:** Use/bulk variances/site plan waiver for retail shop in P-BR district

#### **Ordinance Requirements:**

1. Retail businesses are not permitted in the P-BR zoning district; applicant requested use variance relief pursuant to *N.J.S.A. 40:55D-70.d.* to permit operation of retail business at the property in addition to ongoing residential use.
2. Applicant requested bulk variance relief pursuant to *N.J.S.A. 40:55D-70.c.(1)* to permit the following non-compliant aspects of the property:
  - a. Front yard setback for two-story dwelling (50 feet minimum required; 30.4 feet existing/proposed);
  - b. Front yard setback for metal garage (50 feet minimum required; 25.4 feet existing/proposed);
  - c. Side yard setback for east frame garage (50 feet minimum required; 28.7 feet existing/proposed); and
  - d. Side yard setback for west frame garage (50 feet minimum required; 28.1 feet existing/proposed).


**Disposition:** Approved on January 10, 2017 for reasons set forth in Resolution 2017-08 dated February 14, 2017.

**Recommendations for zoning ordinance amendments or revisions:** [None]

This report was approved by the Quinton Township Planning Board on **January 9, 2018** by **Resolution 2018-09**.

*Attest:*

  
Bonita K. Bell, Secretary  
Quinton Township Planning Board

  
Suzanne A. Van Sciver, Vice Chairperson  
Quinton Township Planning Board