

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2021-17

QUINTON BOARD OF EDUCATION

MINOR SITE PLAN APPROVAL

Re: Block 28, Lot 1 (8 Robinson Street)

WHEREAS, an application was made to the Quinton Township Planning Board by QUINTON BOARD OF EDUCATION, having an address of 8 Robinson Street, Quinton, New Jersey 08072, for minor site plan approval for a 2,400 square foot storage and maintenance building on the applicant's property located at 8 Robinson Street in Quinton Township, designated as Tax Map Block 28, Lot 1, and depicted and described in the following documents:

- Township of Quinton Planning Board Application Cover Sheet, Application Form, and Submission Checklist Schedules;
- Plan entitled "Garage/Storage Pole Barn Installation – Quinton Elementary School – 33 – 4280 – 21 – 4000," prepared by Remington & Vernick Engineers, dated March 19, 2021 (one page);
- Drawings entitled "Proposed Pole Barn for Green Hill Construction, 4382 New Holland Road, Mohnton, Pennsylvania 19540," prepared by Joseph S. Benedetto, Architect (two pages);

all of which are hereby incorporated by reference herein; and

WHEREAS, the Board has granted all necessary submission waivers and certified the application complete; and

WHEREAS, at its June 8, 2021 meeting the Board heard testimony and representations from the applicant's representatives and the Board's professionals, and provided an opportunity for interested persons to make statements and ask questions about the application; and

WHEREAS, the applicant's plan was indicates that it was approved by the New Jersey Department of Education but the project was not submitted to the Quinton Planning Board for a 45-day capital project review pursuant to *N.J.S.A. 40:5D-31*, and the applicant now needs to begin construction as soon as possible and has sought a municipal zoning permit;

WHEREAS, the applicant's project meets the definitional requirements and applicable substantive requirements of a "minor site plan" under Chapter 170 "Land Use" of the Quinton Township Code; and

WHEREAS, the proposed storage and maintenance building is a conditionally permitted structure and use in the P-BR zoning district in which the property is located, and the proposed building and the property on which it will be located conform to all conditional use requirements, and all applicable bulk, area, and dimensional requirements;

WHEREAS, after hearing the applicant's testimony and representations, reviewing all application materials and exhibits, and considering the comments and recommendations of the Board's professional consultants the Board determined that the application should be approved as presented;

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that for the reasons set forth above, the applicant's minor site plan application to construct and use the storage and maintenance building at the property as depicted and described in the applicant's application materials and plans is hereby granted, and the applicant's proposal is thus recommended in conjunction with the Quinton Township Master Plan, subject to the following conditions:

- A. The applicant must pay any and all required fees and escrow replenishment amounts that are due or may become due to the Township within seven (7) days' notice thereof.
- B. The applicant must comply with all representations made through any representative during the course of the applicant's presentation to the Board and in all documents filed with the application.
- C. The Planning Board Secretary shall mail a copy of this resolution to the applicant within ten (10) days following the date of its adoption.
- D. The Planning Board Secretary shall cause the following form of notice to be published in *The South Jersey Times* as soon as practicable following the adoption of this resolution:

QUINTON TOWNSHIP PLANNING BOARD

NOTICE OF DECISION


TAKE NOTICE that on June 8, 2021, the Quinton Township Planning Board adopted Resolution 2021-17 to memorialize its June 8, 2021 grant of minor site plan approval to the Quinton Board of Education for a 2,400 square foot storage and maintenance building at the school's property located at 8 Robinson Street in Quinton Township, designated as Block 28, Lot 1 on the municipal tax map. The resolution and copies of the application, plans, and related materials are currently on file at the office of the Quinton Township Planning Board Secretary, 10 Cottage Avenue, Quinton, New Jersey 08072, and are available for public inspection by appointment only by contacting Bonita K. Bell, Planning Board Secretary, at (856) 935-8404, or by writing to her by mail at Quinton Township Planning Board, 10 Cottage Avenue, P.O. Box 227, Quinton, New Jersey 08072, or by email at planning@quintonnj.com.

The undersigned Chairperson of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution adopted by said Board on **June 8, 2021** to memorialize action taken on **June 8, 2021**.

Attest:



Bonita K. Bell, Secretary
Quinton Township Planning Board



John Allen, Chairperson
Quinton Township Planning Board