

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2021-22

MECOUCH FARMS, LLC

MINOR SUBDIVISION APPROVAL

Re: Block 33, Lot 7 (35 Waterworks Road)

WHEREAS, an application was made to the Quinton Township Planning Board by MECOUCH FARMS, LLC, whose address is c/o Cliff Mecouch, 80 Lighthouse Road, Pennsville, New Jersey 08070, for minor subdivision approval to subdivide the applicant's property located at 35 Waterworks Road in Quinton Township, designated as Tax Map Block 33, Lot 7, to create two lots as depicted and described in the following documents:

- Township of Quinton Planning Board Application Cover Sheet, Application Form, and Submission Checklist Schedules A (general requirements) and C (land subdivision);
- Certification of Ownership;
- Letter outlining requested submission waivers: drawing scale of 1-inch equals 120 feet; topography of existing site (due to no proposed construction); percolation tests (due to no proposed construction at this time); preliminary and final environmental impact statement (due to no proposed construction); conceptual landscape plan (due to no clearing being proposed with the application);
- Aerial view exhibit of the property; and
- Plan entitled "Minor Subdivision Plan for: Mecouch Farms, LLC – Sheet 8, Block 33, Lot 7 – Quinton Township, Salem County, New Jersey," prepared by James A. Clancy, P.L.S., N.J. Lic. No. 33998, of Land Engineering, L.L.C., 84 E. Grant Street, Suite 1, Woodstown, New Jersey 08098, dated June 1, 2021 (one page);

all of which are hereby incorporated by reference herein; and

WHEREAS, the Board voted to grant all of the aforesaid submission waivers and determined that no hearing notice is required because no variance relief is being requested; accordingly, the Board determined that it has jurisdiction to hear the application, and that the application is complete and in conformity with the Quinton Township Land Use Ordinance and the New Jersey Municipal Land Use Law except for any matters which will be resolved as conditions of this approval; and

WHEREAS, at its August 10, 2021 meeting the Board heard testimony and representations from Cliff Mecouch of Mecouch Farms, LLC (the applicant); considered the July 29, 2021 completeness and technical review report of Lawrence M. DiVietro, Jr., PLS, PP, AICP, and Andrew Hogg, PE (the Board's professional planner and engineer); discussed the application with the Planning Board's Planner, Engineer and Solicitor; and provided an opportunity for interested members of the public to make statements or ask questions regarding the application; and

WHEREAS, after reviewing the application materials and hearing the above testimony and representations, the Board made the following findings:

1. The property which is the subject of this application consists of approximately 141.50 acres of mostly undeveloped farmland and woods with a frame dwelling, barn, garage, sheds, driveways, and related improvements. The property is designated as Block 33, Lot 7 on the Quinton Township Tax Map. The applicant proposes to subdivide the property to create a 9.22-acre lot that will contain all of the aforesaid buildings (to be designated as Lot 7) and a 132.28-acre remainder lot containing farmland and woods (to be designated as Lot 7.01). The applicant's proposal is properly classified as a minor subdivision.
2. Both of the applicant's proposed lots and the structures and other improvements thereon will, in all respects, conform to applicable zoning requirements for the P-BR zoning district in which the property is located.
3. The property is currently used only for single-family residential and agricultural purposes in conformance with P-BR zoning district requirements, and no new or changed structures or uses are being proposed at this time.
4. The Board's engineer and professional planner expressed no technical concerns about approving the application subject to the conditions set forth below.
5. No interested persons appeared with respect to the application.

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that minor subdivision approval is hereby granted for the division depicted in the aforementioned plan subject to the following conditions that must be satisfied by the applicant:

- 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. The applicant must contact the Quinton Township Planning Board Secretary to settle any outstanding review escrow accounts prior to signature of the applicant's minor subdivision deeds.
- B. The applicant must comply with all representations made, either personally or through any representative, during the course of the applicant's presentation to the Planning Board and in all documents filed with the application.
- C. The applicant must obtain the Quinton Township Tax Assessor's approval of both proposed lot designations.
- D. The applicant must obtain approvals or submit letters of non-applicability from any governmental or regulatory body having proper jurisdiction, including but not limited to approval by the Salem County Planning Board.
- E. The applicant must submit to the Planning Board Engineer, for his review and approval, the metes and bounds descriptions to be included in the two (2) deeds that will effectuate the subdivision (one for new Lot 7 and one for remainder Lot 7.01), which descriptions must be based upon an actual field survey.
- F. The applicant must submit to the Planning Board Solicitor, for his review and approval as to form,

the two (2) deeds that will effectuate the subdivision. The minor subdivision deeds must contain the statement “Minor subdivision approval of the premises described herein was granted by the Quinton Township Planning Board at its August 10, 2021 regular meeting, as memorialized in Resolution [insert resolution number], dated September 14, 2021.” This language must be followed by signature lines for John Allen, Planning Board Chairperson, and Bonita K. Bell, Planning Board Secretary.

- G. The applicant must submit the minor subdivision deeds to the Planning Board for signature by the Chairman and Secretary after approval by the Planning Board Engineer and Solicitor.
- H. The applicant must comply with above **conditions A. through G.** prior to signature of the minor subdivision deeds by the Planning Board Chairman and Secretary.
- I. The applicant must record the minor subdivision deeds with the Salem County Clerk, and file the deeds with the Township Engineer and Tax Assessor, within 190 days of the date of this resolution.
- J. The Planning Board Secretary shall mail a copy of this resolution to the applicant within ten (10) days following the date of its adoption.
- K. 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

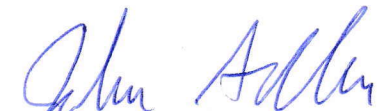
TAKE NOTICE that on September 14, 2021, the Quinton Township Planning Board adopted Resolution [insert resolution number] to memorialize its August 10, 2021 grant of minor subdivision approval to Mecouch Farms, LLC, to subdivide its property located at 35 Waterworks Road in Quinton Township (Block 33, Lot 7) to create two lots. 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 **September 14, 2021** to memorialize action taken on **August 10, 2021**.

Attest:



Bonita K. Bell, Secretary
Quinton Township Planning Board



John Allen, Chairperson
Quinton Township Planning Board