

**QUINTON TOWNSHIP PLANNING BOARD**

**RESOLUTION NO.:** 2022-15

**MECOUCH FARMS, LLC**

**REAFFIRMATION OF MINOR SUBDIVISION APPROVAL**

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

WHEREAS, on September 14, 2021, the Quinton Township Planning Board (the “Board”) adopted Resolution No. 2021-22 (the “original resolution”) granting minor subdivision approval to MECOUCH FARMS, LLC, whose address is c/o Cliff Mecouch, 80 Lighthouse Road, Pennsville, New Jersey 08070, relating to 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 plans and other materials that were filed in connection with the application; and

WHEREAS, the applicant has not met the conditions set forth in the original resolution within the time required by *N.J.S.A.* 40:55D-47.d., pursuant to which the applicant’s approval expired on or about March 23, 2022; and

WHEREAS, the applicant’s representatives have requested a reaffirmation of the minor subdivision approval; and

WHEREAS, by correspondence dated April 21, 2022, John T. Butler, PLS, of Land Dimensions Engineering, who reviewed and approved the proposed lot descriptions that are to be included in the applicant’s minor subdivision deeds, raised questions about vehicular access to the proposed large farm lot in the event of disparate ownership of the two proposed lots, as it appears that all access driveways to the proposed large farm lot currently traverse the proposed smaller homestead lot; and

WHEREAS, at its October 11, 2022 meeting the Board heard testimony and representations from the applicant’s representatives and the Board’s professional consultants, and provided an opportunity for interested members of the public to make statements or ask questions regarding the application; and

WHEREAS, after hearing the above testimony and representations, the Board concluded that sufficient unobstructed road frontage exists along Waterworks Road to provide vehicular access to the proposed large farm lot via driveways from the road in the event of disparate ownership of the two proposed lots; that neither the applicable zoning ordinance requirements nor the facts and circumstances the Board considered in granting the approval have changed in a manner that would affect the approval since the date the Board adopted the original resolution; and that the approval should be reaffirmed;

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that the minor subdivision approval memorialized by Resolution No. 2021-22 is hereby reaffirmed subject to the following conditions:

1. The applicant must comply with conditions A through I of the original resolution, provided that the requirements of conditions F and I are hereby replaced with the requirements of conditions 2 and 3, below.
2. 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 by Resolution 2021-22, dated September 14, 2021. Said approval was thereafter reaffirmed by said Board on October 11, 2022, as memorialized by Resolution [insert resolution number] dated October 11, 2022.” This language must be followed by signature lines for John Allen, Planning Board Chairperson, and Bonita K. Bell, Planning Board Secretary.
3. The applicant must record the approved minor subdivision deeds with the Salem County Clerk, and file the deeds with the Township Engineer and Tax Assessor, on or before the 190<sup>th</sup> day following the date of this reaffirming resolution.
4. The Planning Board Secretary shall mail a copy of this resolution to the applicant within ten (10) days following the date of its adoption.
5. 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 October 11 2022, the Quinton Township Planning Board adopted Resolution [insert resolution number] to memorialize its October 11, 2022 reaffirmation of the minor subdivision approval previously granted 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](mailto: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 **October 11, 2022** to memorialize action taken on that date.

*Attest:*

  
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 Bonita K. Bell, Secretary  
 Quinton Township Planning Board

  
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 John Allen, Chairperson  
 Quinton Township Planning Board