

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2024-13

RESOLUTION CERTIFYING COMPLETENESS/INCOMPLETENESS

RE: APPLICATION # 2024-01

Block 13, Lots 4, 4.01 and 4.03

Name of Applicant: **Rodney Dare**

Type of Application: **Minor Subdivision**

The above referenced application is hereby certified to be:

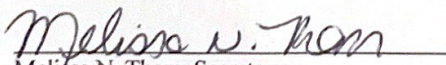
☐ ~~Complete, with submission waivers granted as set forth below. The applicant is requested to contact the Planning Board Secretary to schedule the application for hearing at a regular Planning Board meeting.~~

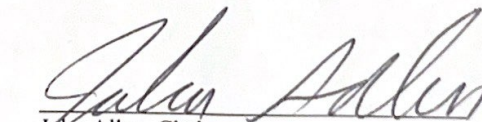
☒ Incomplete, with the following requirements to be satisfied before the application will be certified as complete:

1. The plan must be revised as necessary in the Board Planner's and Engineer's opinion to show the existing and proposed lots.
2. The application and plan must be supplemented as necessary to confirm whether Cream Ridge Road is an "improved" and "approved" street. If it is not, then a variance would be required from Code Section 170-41.J., which requires that "Every principal building shall be built upon a lot with the minimum lot width fronting upon an improved and approved street in accordance with the road standards established by the Township or on a private road shown on an approved site plan."
3. The application and plan must be supplemented to show that the proposed subdivision and all reconfigured lots are subject to, and will conform with, all P-BR bulk and area requirements as set forth in Code Section 170-24.A. through F. (i.e., minimum 3-acre lot size, etc.) as noted in the Board Planner's/Engineer's July 8, 2024 completeness review correspondence, or to include supportable variance requests for any proposed noncompliance. (The reduced bulk and area requirements that are set forth in the "grandfathering" provisions of Code Section 170-24.G. and H. do not apply to proposed reconfigured lots, but rather only to certain existing undersized lots that will remain unchanged, and on which residential development is proposed.)
4. Submission waivers are hereby granted for Checklist Items 3 (isolated trees/topography); 4 (owners of properties across existing streets); 10 (preliminary environmental impact statement); and 12 (conceptual landscape plan) as noted in the Board Planner's/Engineer's correspondence.

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 July 9, 2024.

Attest:


Melissa N. Thom, Secretary
Quinton Township Planning Board


John Allen, Chair
Quinton Township Planning Board