

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2024-16

RODNEY DARE

Application No. 2024-01

MINOR SUBDIVISION APPROVAL

Re: Block 13, Lots 4, 4.01 and 4.03 (14 and 20 Cream Ridge Road; 52 Acton Station Road)

WHEREAS, an application was made to the Quinton Township Planning Board by Rodney Dare, whose address is 52 Acton Station Road, Salem, New Jersey 08079, for minor subdivision approval to subdivide (reconfigure the lot lines of) three adjoining Quinton Township lots:

- Block 13, Lot 4, consisting of 21.48 acres (21.54 acres assessed) of farmland with agricultural structures and a single-family residence, having frontage on Cream Ridge Road, owned by Rodney A. Dare (the applicant) and Randall G. Dare (according to assessment records¹);
- Block 13, Lot 4.01, consisting of 6.77 acres (5.64 acres assessed) of farmland with agricultural structures, having frontage on Cream Ridge Road and Acton Station Road, owned by the applicant and Delise Dare (according to assessment records²); and
- Block 13, Lot 4.03, consisting of 2 acres of land with a single-family residence and related improvements, having frontage on Cream Ridge Road, owned by Randy Dare and Edna Mantooth (according to assessment records³),

for the purpose of enlarging Lots 4.01 and 4.03 with acreage from Lot 4, as depicted and described in the following documents:

- Township of Quinton Planning Board Application Cover Sheet, Application Form, and Submission Checklist Schedules (filed with transmittal correspondence from Henry V. Engel III, P.L.S., dated June 12, 2024); and
- Plan entitled “Plan of Lot Line Adjustment” prepared by Henry V. Engel III, P.L.S., of Engel Land Surveying, P.O. Box 563, Alloway, New Jersey 08001, dated May 19, 2024 and revised to July 13, 2024 (one page),

¹ A copy of a 1957 deed provided by the applicant’s surveyor indicates that Block 13, Lot 4 is/was owned by John Dare and Laird Y. Dare, husband and wife.

² A copy of a 1989 deed provided by the applicant’s surveyor indicates that Block 13, Lot 4.01 is/was owned by Rodney Dare.

³ A copy of a 1987 deed provided by the applicant’s surveyor indicates that Block 13, Lot 4.03 is/was owned by Randy Dare.

all of which are hereby incorporated by reference herein; and

WHEREAS, it appears that the Board has jurisdiction to hear the application and that it is complete and in conformity with the Quinton Township Land Use Ordinance and the New Jersey Municipal Land Use Law; and

WHEREAS, at its August 13, 2024 meeting, the Board heard testimony and representations from Rodney Dare and Delise Dare (the applicant and his wife) and Frank J. Hoerst, III, Esq. (the applicant's attorney); considered the July 29, 2024 technical review report of Lawrence M. DiVietro, Jr., PLS, PP, AICP and Andrew Hogg, P.E. of Land Dimensions Engineering (the Board's Professional Planner and Engineer); discussed the application with the 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 minor subdivision would increase the sizes of Quinton Township Block 13, Lots 4.01 and 4.03 with acreage from Lot 4, thus reducing the size of Quinton Township Block, 13, Lot 4, as depicted on the July 13, 2024 revision of the applicant's minor subdivision plan.
2. The Board Planner and Engineer confirmed that all three reconfigured lots would comply with all applicable P-BR zoning district bulk and area requirements, and that the applicant has satisfactorily confirmed that Cream Ridge Road is an approved, improved municipal street for purposes of compliance with Quinton Code § 170-41.J., which requires that "[e]very 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. Agricultural and single-family residential use of the subject parcels is permitted in the P-BR zoning district.
4. The applicant's minor subdivision plan indicates that the owners of existing/proposed Block 13, Lots 4 and 4.01 in Quinton Township also own abutting land in adjoining Mannington Township for which the applicant intends to obtain subdivision approval from the Mannington Township Planning Board. This Quinton Township Planning Board approval does not approve any division of land within Mannington Township.
5. No member of the public expressed concerns about the application.

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that minor subdivision approval is hereby granted for the division of land within Quinton Township as depicted in the applicant's minor subdivision plan, subject to the following conditions:

- A. The applicant must pay any and all required fees and review 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. Failure to pay required escrow replenishment amounts may be enforceable as a zoning violation.

- 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 approval or a letter of non-applicability from the Salem County Planning Board.
- D. The applicant must submit to the Planning Board Engineer, for his review and approval, the following metes and bounds descriptions to be included in the five (5) deeds that will effectuate the minor subdivision, which descriptions must be based upon an actual field survey:
 - 1. the portion of Lot 4 in Quinton Township Block 13 to be combined with Lot 4.01 in Quinton Township Block 13;
 - 2. the portion of Lot 4 in Quinton Township Block 13 to be combined with Lot 4.03 in Quinton Township Block 13;
 - 3. enlarged Lot 4.01 in Quinton Township Block 13;
 - 4. enlarged Lot 4.03 in Quinton Township Block 13; and
 - 5. reduced-in-size remainder Lot 4 in Quinton Township Block 13),
- E. The applicant must submit to the Planning Board Solicitor, for his review and approval as to form, the five (5) deeds that will effectuate the minor 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 13, 2024 regular meeting, as memorialized on September 10, 2024 by Resolution [insert resolution number]." This language must be followed by signature lines for John Allen, Planning Board Chairperson, and Melissa N. Thom, Planning Board Secretary.
- F. The applicant must submit the minor subdivision deeds to the Planning Board Secretary for signature by the Chairman and Secretary after approval by the Planning Board Engineer and Solicitor.
- G. The applicant must comply with above **conditions A. through F.** prior to signature of the minor subdivision deeds by the Planning Board Chairman and Secretary.
- H. 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.

- I. This approval is limited to the land in Quinton Township as shown on the applicant's minor subdivision plan. Any division of the land within Mannington Township as shown on the applicant's minor subdivision plan must be reviewed for approval by the Mannington Township Planning Board.
- 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:

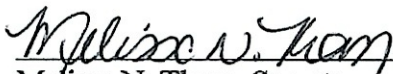
QUINTON TOWNSHIP PLANNING BOARD

NOTICE OF DECISION

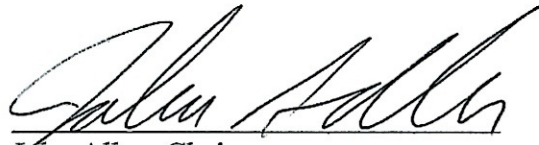
TAKE NOTICE that on September 10, 2024, the Quinton Township Planning Board adopted Resolution [insert resolution number] to memorialize its August 13, 2024 grant of minor subdivision approval to Rodney Dare, to reconfigure three lots of land located within Quinton Township which are designated as Block 13, Lots 4, 4.01 and 4.03 on the Quinton Township tax map. The minor subdivision will reduce the size of Lot 4 and enlarge Lots 4.01 and 4.03, and all three reconfigured lots will conform with all applicable requirements of the Quinton Township P-BR zoning district in which the land is located. The Quinton Township Planning Board's resolution and copies of the application and related materials are currently on file at the office of the Quinton Township Planning Board Secretary located at 10 Cottage Avenue in Quinton Township, New Jersey, and are available for inspection by appointment only, by contacting the Secretary at (856) 935-8404, or via 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 10, 2024** to memorialize action taken on **August 13, 2024**.

Attest:



Melissa N. Thom, Secretary
Quinton Township Planning Board



John Allen, Chairperson
Quinton Township Planning Board