

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2026-15

RESOLUTION APPROVING MINOR SUBDIVISION

RE: APPLICATION # 2026-01

Name of Applicant: Riggs Holdings, LLC (the “Applicant”)

Type of Application: Minor Subdivision

Property: Block 61, Lots 1 and 2, 121 Cohansey Road (the “Property”)

I. INTRODUCTION

The Property is situated in the PB-R zoning district. The Applicant is requesting approval for a minor subdivision to create four individual lots by reconfiguring two (2) lots on the Property. As presented, the proposed use will be for residential use and the farming activities that currently exist.

The application consists of the following materials:

- 1) Application cover sheet
- 2) Planning Board Application
- 3) Letter requesting waiver from Schedule C Land Subdivision Checklist
 - a. Item A10 - Preliminary Environmental Impact Statement
 - b. Item A12 - Landscape Plan
- 4) Quinton Township receipt of taxes
- 5) Schedule A General Requirement Checklist
- 6) Schedule C Land Subdivision Checklist
- 7) Aerial photograph of site
- 8) Plan of Minor Subdivision for Riggs Holdings, LLC prepared by Land Engineering, LLC, dated November 4, 2025

The application was previously deemed complete on February 10, 2026.

II. APRIL 14, 2026 HEARING

This matter came before the Planning Board for a hearing on April 14, 2026. The application was presented by the attorney for the Applicant, Ken Miller. The principal of the Applicant, Dale Riggs of Mullica Hill, was sworn in. Mr. Riggs explained that the application is fairly basic and for a minor subdivision. Mr. Riggs stated his neighbor of the property 121 Cohansey Rd. approached him asking to acquire some of his land to expand their own and create additional

lots for family. Bill Remster to clarify stated that lot 1 would be increased by three acres as well as 2.01 and 2.02 would be three acres. At which time lot 2 would be reduced to 93 acres.

The Board's Planner, Larry DiVietro of Land Dimensions, explained that the Property is approximately 102.4 total acres consisting of two existing lots. The Applicant is asking to make one lot larger and divide to make two additional three acre lots. The Board's professionals see no issues with the request. Two waivers are required for both environmental impact statements and landscape plan, which the professionals consider acceptable.

A motion to open to the public was made by Todd Boker and seconded by William Remster. All were in favor. No comments from the public. A motion to close was made by Todd Boker and seconded by James Smith. All were in favor.

III. MOTION AND STATEMENT OF REASONS FOR APPROVAL

A motion to approve the minor subdivision application and grant the two waivers was made by James Smith and seconded by Kiel Winkels. A roll call vote was held and the application is approved.

Based on the application materials, testimony of the Applicant, and the findings of the Board's professionals, the Board determined that the Applicants satisfied the requirements for minor subdivision approval. The reconfigured lots are compliant with the PBR zone district standards and no variances are requested or required. The subdivision can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and the zoning ordinance. Finally, the Applicant has satisfied all questions and concerns of the Board and its professionals concerning the requested subdivision.

IV. RESOLUTION OF APPROVAL

NOW THEREFORE BE IT RESOLVED, the Board hereby grants the following relief:

1. Minor subdivision approval to create four (4) individual lots by reconfiguring the two (2) existing lots as set forth in the Plan of Minor Subdivision prepared by Land Engineering LLC dated November 4, 2025; and
2. Waiver of the requirement for environmental impact statement; and
3. Waiver of the requirement for a landscape plan.

BE IT FURTHER RESOLVED, that the foregoing approvals are subject to all of the following CONDITIONS:

1. The Applicant shall comply with all plans, documents, and surveys submitted with the application; and
2. The Applicant shall comply with all representations made on the record at the hearing; and


3. The Applicant shall obtain all outside agency approvals which may be necessary, including state, county, and local approvals or permits; and
4. The Applicant must satisfy any and all remaining escrow obligations pertaining to the application.

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 May 12, 2026.

Attest:



Melissa N. Thom, Secretary
Quinton Township Planning Board



Larry Winkels, Sr., Chairperson
Quinton Township Planning Board