

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2026-16

RESOLUTION APPROVING MINOR SUBDIVISION WITH “C2” VARIANCES

RE: APPLICATION # 2025-04

Name of Applicants: Raymond Graeff and Joann and William Scull, III (the “Applicants”)

Type of Application: Minor Subdivision and C-2 Variances

Property: Block 32, Lots 11, 11.03, and 15, 59 and 63 Quinton-Alloway Road (the “Property”)

I. INTRODUCTION

The Property is situated in the residential R-1 zoning district. As presented, the proposal is to consolidate the three (3) existing lots (Lots 11, 11.03 and 15) and re-divide the property into two (2) lots containing the two (2) existing dwellings. As presented, the application is for the redivision of the lands and not for the proposed development of a new residential building. Accordingly, the application is for a minor subdivision including two “C2” type variances for setback dimensions to the existing garage and sheds. The proposed subdivision is to eliminate Block 32, Lot 11.03 and convey the designated portions of the lot area to the existing dwelling, Lot 11, and the existing dwelling, Lot 15.

The application consists of the following materials:

- Cover letter and application prepared by Kenneth Miller Jr., Esq.
- Checklist Schedule A General Requirements
- Checklist Schedule C Lands Subdivision Plat Details
- List of Schedule C Lands Subdivision Checklist waivers
- List of the requested variances as part of the application
- Plan of Minor Subdivision prepared by Land Engineering, LLC dated August 12, 2024

The application was previously deemed complete on January 13, 2026.

II. APRIL 14, 2026 HEARING

This matter came before the Planning Board for a hearing on April 14, 2026. The Applicants’ attorney, Ken Miller, appeared and presented the application. Raymond Graeff and William Scull III both of Quinton Alloway Rd. were sworn as witnesses. Raymond Graeff explained that the lot in the middle of his and Mr. Scull’s property was owned by a third person who sold the lot to both Mr. Graeff and Mr. Scull. At this time the Applicants would like to divide that lot in the middle and equally distribute to the adjoining lots on each side. There are variances

needed because of two existing garages and shed on the property that are too close to the property line. Both have been on the property since 1959.

The Board's Planner, Larry DiVietro of Land Dimensions, explained the current and new dimensions of each lot. The Board's professionals see no issues with the application. Mr. DiVietro was satisfied that the Applicants have met the positive and negative criteria for the C2 variances as they are pre-existing conditions which are not being caused or expanded by the proposed subdivision.

A motion was made by Peter Mattiace to open to the public and seconded by Todd Boker. All were in favor. No comments from the public. A motion to close the public portion was made by Todd Boker and seconded by Kiel Winkels. All were in favor.

III. MOTION AND STATEMENT OF REASONS FOR APPROVAL

A motion to approve was made by William Remster and seconded by Todd Boker. A roll call vote was held and the application was approved unanimous vote with the following relief and conditions.

Based on the application materials, testimony of the Applicants, and the findings of the Board's professionals, the Board determined that the Applicants satisfied the requirements for minor subdivision approval and the C2 variances requested. The requested variances are suitable for the Property and justified on the grounds of hardship and the dimensions of the Property and the adjoining properties. They represent pre-existing conditions which are not being created or increased by the subdivision. The variances 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. The variances will not adversely impact any neighbors or the character of the neighborhood and in fact will be consistent with the existing character of the neighborhood. Finally, the Applicants have satisfied all questions and concerns of the Board and its professionals concerning the requested subdivision and variances.

IV. RESOLUTION OF APPROVAL

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

1. Minor subdivision approval to consolidate the three (3) existing lots (Lots 11, 11.03 and 15) and re-divide the property into two (2) lots containing the two (2) existing dwellings. The Subdivision eliminates Block 32, Lot 11.03 and conveys the designated portions of the lot area to the existing dwelling, Lot 11, and the existing dwelling, Lot 15, all as depicted in the Plan of Minor Subdivision prepared by Land Engineering, LLC dated August 12, 2024; and
2. Lot 11 Variances: Garage exists with 1.2 ft. side yard setback vs. required 10 ft.; existing shed exists with 9.6 ft. side yard vs. required 10 ft.; and 21.9 rear yard vs. required 30 ft.; and existing second shed exists with 6.1 ft. rear yard vs. required 30 ft.; and
3. Lot 15 Variance: Existing shed exists with 11.8 ft. rear yard setback vs. required 30 ft.

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


1. The Applicants shall comply with all plans, documents, and surveys submitted with the application; and
2. The Applicants shall comply with all representations made on the record at the hearing; and
3. The Applicants shall obtain all outside agency approvals which may be necessary, including state, county and local approvals or permits; and
4. The Applicants 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