

**RESOLUTION NO. 2020-015  
PILES GROVE TOWNSHIP PLANNING BOARD  
RESOLUTION MEMORIALIZING THE GRANT  
OF MINOR SUBDIVISION APPROVAL  
APPLICATION NO. 2020-013  
WILLIAM O'DONNELL  
(BLOCK 14, LOTS 3 & 3.01)**

**Approved: September 16, 2020  
Memorialized: October 21, 2020**

**WHEREAS**, an Application was filed by WILLIAM O'DONNELL (Applicant), whose mailing address is 446 Lincoln Road, Pilesgrove, New Jersey 08098, for a minor subdivision for a property known as Block 14, Lots 3 and 3.01 on the Pilesgrove Township Tax Map being located within a SR - Single Family Residential Zoning District. The subdivision being depicted on a certain Minor Subdivision Plan entitled: "*Minor Subdivision Plan for William O'Donnell*" The plan prepared by Land Engineering, L.L.C., who's mailing address is 85 East Grant Street, Suite 1, Woodstown, New Jersey, 08098 and signed by James A. Clancy, P.E., P.L.S. being constituted of one (1) sheet; and,

**WHEREAS**, James H. McKelvie, P.E., CME, the Pilesgrove Township Planning Board Engineer, having reviewed the Application and rendered a completeness review letter thereon dated August 19, 2020 ("Completeness Letter") and an Engineer's Letter on September 15, 2020 ("Technical Letter"); and,

**WHEREAS**, the Application was deemed complete, with waivers requested by the Board; and

**WHEREAS**, to the public was not required in accordance with the Township Ordinance and the Municipal Land Use Law (MLUL); and

**WHEREAS**, the Board determined that it had jurisdiction to hear the Application and proceed with a Public Hearing on the Application on the regularly scheduled meeting convened on September 16, 2020; and

**WHEREAS**, the Board heard testimony and representations made by the Applicant; and

**WHEREAS**, the Board provided an opportunity for interested members of the public to ask questions or make statements regarding the application and no members of the public spoke in support of or in opposition to the application; and

**WHEREAS**, after hearing the above testimony and representations, the Board made the following findings of fact:

1. The Property is in an SR-Single Family Residential Zoning District.
2. Block 14, Lot 3 contains 57.72 acres.
3. Block 14, Lot 3.01 contains 6.08 acres.
4. Lot 3.01 currently has a single-family dwelling.
5. Lot 3 is presently vacated farmland.
6. The intent of the Applicant is a lot line adjustment transferring 1.7 acres from Lot 3 to Lot 3.01.
7. With the proposed lot line adjustment both lots will continue to be conforming.
8. The Board next reviewed the Engineering review section of the Engineer's Letter. The Applicant agreed to comply with all comments and requirements contained in the Engineer's Letter subject to the Engineer's approval.

**BE IT THEREFORE RESOLVED** on this \_\_\_\_ day of \_\_\_\_\_, 2020 by the Pilesgrove Township Planning Board, the minor subdivision application further depicted on the Minor Subdivision Plan submitted is granted with the waivers requested, subject to the following conditions:

1. Payment of any and all required fees which are due or may become due to the Township within seven (7) days notice thereof, including, but not limited to, settlement of any outstanding review escrow accounts.
2. Obtaining any and all other approvals for the proposed revisions that may be required by any governmental/regulatory body including, but not limited to the Salem County Planning Board and/or the Salem County Soil Conservation District, New Jersey Department of Transportation, etc. Applicant's engineer shall certify that said approvals have been received.
3. The minor subdivision shall be filed by deeds in the Office of the Clerk of Salem County. The deeds shall be approved by the Board solicitor and shall contain legal descriptions that have been approved by the Board Engineer. The deeds shall be recorded not later than 190 days from the date of the adoption of the within resolution.

4. The Applicant agrees to comply with all comments and requirements contained in the Engineer's Letter, subject to the Engineer's approval.
5. Applicant shall comply with all representations made during the course of the hearing and in all filed documents.
6. Applicant shall indemnify and hold the Board harmless from any claim of any kind which may be made as a result of any deficiency in the Application.
7. The minor subdivision deeds shall include "Right to Farm" language to be reviewed and approved by the Board Solicitor.

**PILESGROVE TOWNSHIP PLANNING BOARD**

**BY: \_\_\_\_\_**  
**JEFFREY STRING, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**RITA SHADE, Secretary**

## ACKNOWLEDGMENT

I, William O'Donnell, the applicant, hereby certify I reviewed the within Resolution, and realize the Board has relied upon all representations as an essential element in granting this approval. I acknowledge I have the absolute right to request the rescission of this approval within 45 days of the adoption of the Resolution, subject to payment of any and all fees associated therewith. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are wilfully false, I am subject to punishment.

Dated: \_\_\_\_\_

\_\_\_\_\_  
William O'Donnell

<https://dinicola.sharepoint.com/sites/server/Shared Documents/My Documents/CLIENT FILES - PILESGROVE PLANNING BOARD/O'Donnell/Resolution O'Donnell.docq>