

**RESOLUTION NO. 2021-027
PILESGROVE TOWNSHIP PLANNING BOARD
RESOLUTION MEMORIALIZING THE GRANT
OF MINOR SUBDIVISION APPROVAL
APPLICATION NO. 2021-012
LAURA AND ZACHARY REEVES
(BLOCK 28, LOT 1)**

**Approved: July 21, 2021
Memorialized: August 18, 2021**

WHEREAS, an Application was filed by LAURA AND ZACHARY REEVES (Applicant), whose mailing address is 113 Isabella Drive, Glassboro, New Jersey 08028, for Minor Subdivision Approval for property known as Block 28, Lot 1 on the Pilesgrove Township Tax Map (Property) being located within an AR-1 – Agricultural Retention District. The subdivision being depicted on a certain Plan prepared by RANSOM, with an address of 12 W Mantua Avenue, Wenonah, NJ 08090, dated May 24, 2021, and signed and sealed by Scott D. Brown, Professional Engineer and Land Surveyor, N.J. License Number 24GB03825000, consisting of one (1) page; and,

WHEREAS, James H. McKelvie, P.E., CME, the Pilesgrove Township Planning Board engineer (Board Engineer), having reviewed the application rendered an Engineer's Letter, which includes both the Completeness Review and Technical Review dated July 20th, 2021 (Engineer's Letter); and,

WHEREAS, the Application was deemed complete by the Board on July 21, 2021 at the regular scheduled meeting of the Pilesgrove Township Planning Board; and

WHEREAS, the Board determined that after the finding of completeness that the application could be heard on the same night, moved forward with a public hearing on July 21st 2021; and

WHEREAS, notice to the public was required in accordance with the Township Ordinance and Municipal Land Use Law (MLUL) ; and

WHEREAS, the Applicant provided proper public notice in accordance with applicable MLUL and Township Ordinance; and

WHEREAS, the Board determined that it had jurisdiction to hear the Application and proceeded with a Public Hearing on the Application at the regular meeting of the

Pilesgrove Township Planning Board convened on July 21, 2021; and,

WHEREAS, no member of the public spoke on the Application; and,

WHEREAS, the Board heard testimony from Applicant's Engineer, Scott D. Brown, PE, PLS, the Applicant, Zachary Reeves; and,

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

1. The property is in an AR-1 – Agricultural Retention Zoning District as designated on the Township Zoning Map.
2. The Property is located on the southeast side of the intersection of Swedesboro Road, County Number 605 and Point Airy Road, County Route 660.
3. The Property is currently vacant farmland.
4. The Property consists of 15.73 acres.
5. The Applicant is proposing to subdivide the Property into three (3) lots for the purpose of constructing dwellings on two of the lots.
6. As proposed, Lot A would consist of 4.26 acres in size, proposed Lot B would be 8.46 acres in size, and proposed lot C would be 3.0 acres in size.
7. All lots shall comply with applicable bulk standards.
8. The board next reviewed the Engineer's Letter, Technical Review section. The applicant agreed to comply with all comments and requirements contained in the letter, subject to the Engineer's approval.

BE IT THEREFORE RESOLVED on this ____ day of _____, 2021 by the Pilesgrove Township Planning Board, the Minor Subdivision and waivers requested as further depicted on the Minor Subdivision Plan submitted is granted, and is subject to the following conditions:

1. The Board agreed to waive the tree requirements, as it was determined to be excessive, however the applicant shall submit a landscaping plan which shall be subject to the review and approval of the Board Engineer.

2. The subdivision shall be filed by deeds and recorded in the Office of the Clerk of Salem County. The deeds shall be approved by the Board Engineer and

Solicitor. The deeds shall be recorded not later than 190 days from the date of the Adoption of the Resolution.

3. The subdivision deed shall include "Right to Farm" language to be reviewed and approved by the Board Solicitor.

4. Applicant shall comply with all comments and requirements detailed in the Engineer's Letter.

5. Payment of any and all required fees which are due or may become due to the Township within seven (7) days.

6. 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 New Jersey Department of Environmental Protection pursuant to the Freshwater Wetlands Act, 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.

BE IT FURTHER RESOLVED, that in the event the above conditions are not satisfied within two (2) years from the date of the grant of approval, the relief granted herein shall be denied retroactively to said approval date.

BE IT FINALLY RESOLVED that the Applicant is hereby placed on notice that:

1. If he or his successors intend or desire to engage in a regulated activity upon the property as defined in N.J.S.A. 13:9B-3; and, if required, a Freshwater Wetlands Permit or exemption therefrom must be obtained.

2. Applicant shall comply with all representations made during the course of the hearing and in all filed documents.

3. 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, including any challenges to the notice requirements of the MLUL and Township Ordinance.

PILESGROVE TOWNSHIP PLANNING BOARD

BY: _____

JEFFREY STRING, Chairperson

ATTEST:

RITA SHADE, Secretary

ACKNOWLEDGMENT

We, Laura Reeves and Zachary Reeves, hereby certify we reviewed the within Resolution, and realize the Board has relied upon our representations as an essential element in granting this approval. We acknowledge we 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. We certify that the foregoing statements made by us are true. We are aware that if any of the foregoing statements made by us are willfully false, we are subject to punishment.

Dated: _____

Dated: _____

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