

**RESOLUTION NO. 2022-09  
PILESGROVE TOWNSHIP PLANNING BOARD  
RESOLUTION MEMORIALIZING THE GRANT  
OF MINOR SUBDIVISION APPROVAL  
APPLICATION NO. 2021-021  
JOHN ROBINSON  
(BLOCK 87, LOT 7 & 7.01)**

**Approved: January 19, 2022  
Memorialized: February 16, 2022**

**WHEREAS**, an Application was filed by JOHN ROBINSON (Applicant), whose mailing address is 528 Commissioners Pike, Pilesgrove, New Jersey 08098, for a minor subdivision approval for property known as Block 87, Lot 7 & 7.01 on the Pilesgrove Township Tax Map (Property) being located in a AR Agricultural Retention Zoning District. The subdivision being depicted on a certain Minor Subdivision Plan, prepared by Fralinger Engineering, PA and dated December 9, 2021, 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 an Engineer's Review Letter thereon dated January 13, 2022 (Engineer's Letter); and,

**WHEREAS**, the Application was deemed complete at a regularly scheduled Pilesgrove Township Planning Board Meeting, with waivers requested; and

**WHEREAS**, no notice to the Public was 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 proceeded with a Public Hearing on the Application on the regular meeting of the Pilesgrove Township Planning Board convened on January 19, 2022; and,

**WHEREAS**, the Board heard testimony by the Applicant, John Robinson; 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 located in an AR Agricultural Retention Zoning District.
2. The Applicant is requesting a minor subdivision to the Property.
3. The existing Lot 7 is shown as 23.3 acres in size and contains an existing two-story framed dwelling, asphalt driveway, above ground pool with masonry landscape wall and metal deck, open space and wooded areas.
4. The existing Lot 7.01 is one acre in size and contains an existing one-story framed dwelling, stone driveway and framed canopy.
5. The Applicant is proposing to eliminate Lot 7.01 and create new lot lines surrounding the existing dwelling.
6. The existing Lot 7.01 is to be merged into Lot 7 and the new lot is to be removed from Lot 7.
7. The proposed new Lot 7 is to become 22.3 acres in size and the new lot to be created is to be 2.0 acres in size.
8. A 100-foot-wide agricultural buffer is proposed around the perimeter of Lot 7 where a 150-foot-wide buffer is required.
9. The Applicant is proposing no construction improvements with this Application.
10. The Applicant agreed to move the property line 13.5 feet from the current pool on the newly proposed lot so it could come into compliance with the side yard requirement.
11. The Applicant also requested a waiver of the agricultural buffer requirement.
12. There is currently one (1) preexisting, nonconforming condition where the side yard on proposed Lot 7 is 19.1 feet where 40 feet is required.
13. The Board next reviewed the Engineer's Review Letter. The Applicant agreed to comply with all comments and requirements contained in the Engineer's Letter subject to Engineer's approval.

**BE IT THEREFORE RESOLVED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 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. The Applicant shall move the rear lot line for the newly proposed lot an additional 13.5 feet.
2. 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.
3. 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.
4. 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.
5. The Applicant is granted an Agricultural Buffer waiver as requested.
6. Applicant shall comply with all representations made during the course of the hearing and in all filed documents.
7. 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.
8. 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, John Robinson, 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: \_\_\_\_\_  
John Robinson

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