

RESOLUTION NO. PB95-11
WASHINGTON TOWNSHIP PLANNING BOARD
MERCER COUNTY, NEW JERSEY
RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL
WITH VARIANCES TO KENNETH H. REESE FOR PROPERTY
KNOWN AS LOTS 35.0 AND 35.01 IN BLOCK 44
ON THE TAX MAP OF THE TOWNSHIP OF WASHINGTON

WHEREAS, Kenneth H. Reese residing at 1809 Ludwell Drive, Maple Glen, PA has made application to the Planning Board of the Township of Washington for a minor subdivision approval with variances for property known as lots 35.0 and 35.01 in block 44 on the tax map of the Township of Washington; and

WHEREAS, the actual purpose of the application is to accomplish a lot line relocation for the subject properties by the transfer of 6.5 acres from the westerly portion of lot 35.0 to lot 35.01; and

WHEREAS, as a result of the lot line relocation, lot 35 as proposed will be 9.46 acres in lot area and lot 35.01 will consist of 26.30 acres; and

WHEREAS, the property was previously the subject of an agricultural subdivision granted by the Planning Board in March, 1983; and

WHEREAS, the applicant, as owner of one of the two parcels appeared before the Board at a public hearing on April 26, 1995 acting on his own behalf; and

WHEREAS, the adjacent parcel is owned by the applicant's brother, who has consented to the bringing of the within application; and

WHEREAS, the Board considered the memorandum submitted by Richard S. Cramer, Jr., the Township Planning Consultant dated April 4, 1995 and the memorandum submitted by John M. West, Township Engineer, dated March 7, 1995; and

WHEREAS, the Board made the following factual findings;

1. The subject lots which are located in the RR zone district were created as a result of an agricultural subdivision approved in March 1983.

2. Variances are requested for existing conditions which are not effected by the application for minimum lot frontage for both lots as 250 feet of frontage is required and no frontage is provided; for lot 35 for minimum sideyard setback for the principal structure whereas 50 feet is required and 36.9 feet is provided and for sideyard setback for an accessory building whereas 50 feet is required and 24.7 feet is provided.

3. The properties are serviced by an access easement created at the time of the initial subdivision which shall continue to service the properties.

4. An easement for ingress and egress of a 20 foot width is additionally proposed to access lot 35.

5. The applicant has requested a number of submission waivers as outlined in John M. West's memorandum, which waivers can be granted since the proposed subdivisions do not create any new developable lots and does not propose any land disturbance.

6. Following the approval of the subdivision the lot lines will be adjusted and as a result, lot 35 will have a net usable lot area of 4.185 acres and lot 35.01 will have a net usable lot area of 14.009 acres.

7. The applicant will be required to obtain Mercer County Planning Board approval or a waiver of same.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Washington that minor subdivision approval with the stated variances be and is hereby approved subject to the following terms and conditions:

1. The applicant shall comply with any and all outstanding items as set forth in Richard S. Cramer's memorandum dated April 4, 1995 and John M. West's memorandum dated March 7, 1995.

2. The applicant shall submit deed descriptions for the two new lots and the 20 foot wide ingress/egress easement for review and approval by the Township Engineer.

3. The applicant shall submit the proposed deed of easement for the ingress/egress easement for review and approval by the Township Engineer and Planning Board attorney.

4. The applicant shall obtain Mercer County Planning Board approval and such other approvals as may be required by any other State, County or local agencies.

This is a resolution of memorialization of an action taken by the Planning Board of the Township of Washington at a regular meeting held on April 26th, 1995.

MOTION: *R. Folsom*

SECOND: *M. James*

ROLL CALL

AYES: *M. James, Mayor Beebe, T. Harris, N. Tindall, J. Ken Nest, N. Rivers,*
R. Folsom, R. Scheideker

NAYES: *0*

ABSTAINED: *0*

CERTIFICATION

The above is a true copy of a Resolution duly adopted by the Planning Board of the Township of Washington at a regular meeting held on April 26, 1995.

Sidney Mudge

SIDNEY MUDGE, Planning Administrator