

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: THOMAS AND LYNN RITCHIE
APPLICATION NO. 880-07
EXTENSION OF PRELIMINARY MAJOR SUBDIVISION APPROVAL

R E S O L U T I O N

Mr. Shortmeyer offered the following Resolution and moved its adoption which was seconded by Mr. Cook :

WHEREAS, Thomas and Lynn Ritchie, hereinafter referred to as the "Applicants" are the owners of Lot 33.01 in Block 69.01 as shown on the Tax Map of the Township of Freehold and located on Route 33 and Wemrock Road; and

WHEREAS, the Applicant previously received amended preliminary major subdivision approval from the Freehold Township Planning Board on September 18, 2008; and

WHEREAS, pursuant to N.J. Rev. Stat. 40:55D-49, the Applicants have applied to the Freehold Township Planning Board for an extension of said approval for a period of one year ending on September 17, 2015; and

WHEREAS, the Planning Board has determined that the Applicants have satisfied the statutory criteria and that a one year extension should be granted.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the preliminary major subdivision approval granted by the Planning Board on September 18, 2008, is hereby extended for a period of one year expiring September 17, 2015, subject, however, to the following:

1. The within extension is subject to all unsatisfied conditions contained in the resolution of preliminary major subdivision plan approval previously adopted by the Board.

2. The Applicant shall comply with any revisions of the Design Standards set forth in the Freehold Township Land Use Ordinance since the date of the original approval granted by the Board.
3. It is a condition of the approval granted by the Planning Board that the Applicant shall pay any additional escrow fees required under section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the application. Therefore, the Applicant shall not receive a signed subdivision plat, Deed of Subdivision, signed site plan, construction permit or Certificate of Occupancy for the Development described herein, as the case may be, unless and until the chief financial officer of the Township is satisfied that sufficient funds remain in the escrow account to pay the aforesaid expenses.
4. Applicant shall post such performance guarantees and enter such developer's agreements as shall be required by the Freehold Township Engineer and Freehold Township Committee. Further, Applicant shall bring the application current to conform with Freehold Township requirements.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten (10) days of today's date, to the Applicant herein. Further, notice of this decision shall be published in accordance with the requirements of the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL:

YES: Mr. Cook; Mr. Gatto; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk;

NO: - - - - -

ABSENT: Mayor Salkin; Mr. Bazzurro; Ms. Howley; Mr. Boutote;

ABSTAINED: _ _ _ _ _

DISQUALIFIED: - - - - -

DATED: December 4, 2014

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by
the Freehold Township Planning Board at its meeting held on December 4, 2014.



ROBERT H. SHORTMEYER
Secretary