

RESOLUTION NO. 2024 -07

**RESOLUTION OF THE TOWNSHIP OF ELK
PLANNING/ZONING BOARD OF ADJUSTMENT
APPROVING MINOR SUBDIVISION FOR THE
ESTATE OF AMY MARPLE FOR 496 & 502
BRIDGETON PIKE, MULLICA HILL, BLOCK 5,
LOTS 8, 9, AND 9.01.**

Application No. SD-24-01
Approval Minor Subdivision
Applicant: Estate of Amy Marple
496 & 502 Bridgeton Pike, Mullica Hill
Block 5, Lots 8, 9, and 9.01

BE IT RESOLVED, BE IT RESOLVED, on the 20th day of March, 2024,
by the Planning/Zoning Board of the Township of Elk that:

WHEREAS, the Applicant, the Estate of Amy Marple (“the Applicant”) filed
an application to the Board for the property known as 496 and 502 Bridgeton Pike,
Mullica Hill, New Jersey otherwise known as Block 5, Lots 8, 9, and 9.01 on the Tax
Map of the Township of Elk; and

WHEREAS, the Applicant provided the required public notice of this
application; and

WHEREAS, the application was subject to a public hearings on February 21,
2024; and

WHEREAS, the Applicant seeks approval for a lot line adjustment through
minor subdivision. The property and Proposed Lots all fully conform with the zone
requirements under the Code of the Township of Elk; and

WHEREAS, the Applicant was represented by Matthew Robinson, Esq.; and

WHEREAS, the Applicant owns three (3) contiguous lots on the westerly side
of Bridgeton Pike between Moods Road and Ewan Road. The Applicant proposes
combining Existing Lot 8 with a portion of Existing Lot 9 to create Proposed Lot 8.

The Applicant further proposes combining Existing Lot 9.01 with the remainder of Existing Lot 9 to create Proposed Lot 9. The property is located in the LD Low Density Residential District and is within the Neighborhood Commercial Overlay area; and

WHEREAS, the Planning/Zoning Board of the Township of Elk deemed the application complete on February 21, 2024; and

WHEREAS, Deborah Marple-Weiberg, executor for the Estate of Amy Marple, testified the Proposed Lot 9 will consist of current farmland fields. The Proposed Lot 8 will consist of a single-family home and surrounding lands currently situated on the property. The lot line adjustment will create two (2) lots which better reflect the actual conditions of the property configuration.

Mr. Marple-Weiberg agreed, as a condition of approval, to submit perfected plans to the Planning/Zoning Board Planner for approval. Ms. Marple-Weiberg further agreed, as a condition of approval, to install a vegetated agricultural buffer between Proposed Lot 8 and Proposed Lot 9; and

WHEREAS, the application was opened to public comment and no members of the public testified.

NOW THEREFORE BE IT RESOLVED that the Board specifically adopts the preamble of this Resolution as its findings of fact, and conclusions of law, and has relied upon these findings in the decision rendered by the Board; and

BE IT THEREFORE FURTHER RESOLVED by the Planning/Zoning Board of the Township of Elk on this **20th day of March 2024**, that the Board hereby grants the application of the Estate of Amy Marple subject to the following conditions:

1. The Applicant shall comply with the recommendations of the Township Planner and/or Township Engineer contained in reports submitted to the Board to the

extent that the reports do not conflict with any other conditions contained herein, and shall submit revised plans, if necessary, in accordance with reports.

2. The Applicant shall comply with all representations made by or on behalf of the Applicants during the public hearing.

3. The Applicant shall pay all taxes, fees and required escrows deposits which may be due and owing.

4. The Applicant shall secure any and all other approvals, licenses and permits required by any of the Board, Agency, or entity having jurisdiction over the subject application or over the subject property.

5. The Applicant shall install a vegetated agricultural buffer along the property line between Proposed Lot 8 and Proposed Lot 9.

BE IT FURTHER RESOLVED that all representations, commitments and agreements made by the Applicant or its representatives at the hearing in this matter or contained in any document, plat, sketch or submission delivered to the Board at any time prior to this approval, including notes contained in the original or revised submissions will be considered as conditions of approval of this application for the development and are hereby incorporated into this resolution by reference.

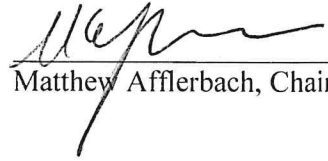
ADOPTED at a meeting of the Township of Elk Planning/Zoning Board of Adjustment held on March 20, 2024.

Those voting in favor were:

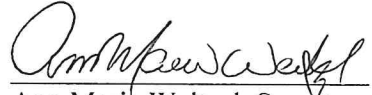
Goetsch, Hughes, Lucas, McKeever, Nicholson,

Richardson, Wheeler, Wolf, and Afflerbach

Those voting in opposition were: None


Matthew Afflerbach, Chairman

Attest:


Ann Marie Weitzel, Secretary

Dated: 3/20/2024