

**FLORENCE TOWNSHIP PLANNING BOARD**

**RESOLUTION NO. P.B.-2020-04**

*Application PB#2020-01*

**RESOLUTION OF MEMORIALIZATION  
APPLICATION OF  
GARY and JOYCE CAPRITTI  
FOR BLOCK 160.01, LOTS 16, 12.01 and 12.02  
AGR- AGRICULTURAL ZONING DISTRICT  
MINOR SUBDIVISION  
(LOT LINE ADJUSTMENT)  
w/ BULK VARIANCE  
EXTENSION APPROVAL**

**Decided: February 25, 2020**  
**Resolution Memorialized: February 25, 2020**

WHEREAS, by way of its Resolution 2019-13 dated June 25, 2019, the Florence Township Planning Board granted minor subdivision (lot line adjustment) approval to Gary and Joyce Capritti to reconfigure Lots 16, 12.01 and 12.02 of Block 160.01, located at 1016 and 1014 Cedar Lane, to consolidate Lots 16 and 12.01 (to be known as Lot 16) and to convey 1000 sq. ft. from Lot 12.02 to be attached to the newly consolidated Lot 16;

WHEREAS, by statute (NJSA 40:55D-47), such minor subdivisions must be perfected by filing of subdivision deeds or a subdivision plat signed by Planning Board Chair and Secretary in the Office of the County Clerk, the municipal engineer and the tax assessor within 190 days of the approval, and through misunderstanding and misadventure, Mr. Boudwin (who had prosecuted the application pro se) did not file the proper deeds within the prescribed time;

WHEREAS, the applicants are represented by Jonas Singer, Esquire;

**WHEREAS**, the relevant statute also authorizes the Planning Board to grant extensions of time for filing of subdivision deeds and plats, and by letter of counsel dated January 13, 2020 the Caprittis have requested such an extension from the Board;

**WHEREAS**, upon a finding by the Board that the applicant had mailed and published proper notices of hearing, and that jurisdiction was therefore proper in the Board, the Board opened a public hearing on the application at it February 25, 2020 regular meeting, and Mr. Singer and offered his and representations in support of the extension request;

**WHEREAS**, there have been no changes in the applicable development regulations since the Board grant of approval under its Resolution 2019-13;

**WHEREAS**, no public comment was offered on the application.

**NOW, THEREFORE, BE IT RESOLVED** by the Florence Township Planning Board in the County of Burlington and State of New Jersey that the application of Gary and Joyce Capritti to reconfigure Lots 16, 12.01 and 12.02 of Block 160.01, located at 1016 and 1014 Cedar Lane, to consolidate Lots 16 and 12.01 (to be known as Lot 16) and to convey 1000 sq. ft. from Lot 12.02 to be attached to the newly consolidated Lot 16, be and hereby is, **GRANTED**, subject to the following conditions:

1. All conditions of the approval granted under resolution 2019-13 shall remain in full force and effect except as expressly modified herein;
2. The extension of time for perfection of the minor subdivision approval hereby granted shall run for 190 days from the date hereof.
3. All taxes and escrow fees for professional review must be paid current and in full.
4. Compliance with all federal, state, county and local laws, rules, regulations and any other governmental approvals which may be required in implementation of this development, including but not limited to: Burlington County Planning Board. Copies of all applications, permits and certifications related to such approvals shall be filed with this Board.

5. If another governmental agency grants a waiver or variance of a regulation, affecting this approval or the conditions attached to it, then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify or amend the same.
6. The applicant shall pursue with good faith and due diligence any and all additional approvals as may be required and shall provide the Board with copies of all reports and approvals for same, including copies of any and all applications filed.
7. Perfection of this approval shall be by filing of appropriate deeds. The applicant shall submit the legal descriptions to the Board Engineer, and the deeds to the Board Solicitor for their review and approval.
8. Publication of a brief notice of this decision in the official newspaper of the municipality within 10 days of the date hereof.

The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees. In the event that the applicant does not perfect this approval within 190 days of the date hereof (or such extended date as may be provided by statute or Board action), this approval shall be void, unless, for good cause shown, the applicant seeks extension thereof.

**MOTION TO APPROVE:**

Moved by : Mayor Wilkie  
Seconded by : Councilman Garganio  
In Favor : Mayor Wilkie, Councilman Garganio, Mr. Montgomery,  
Mr. Morris, Mr. Pagano, Ms. Wiese, Chair Hamilton-Wood  
Opposed : None  
Abstained : None  
Recused : None  
Absent : Mr. Mattson

**MOTION TO ADOPT RESOLUTION:**

Moved by : Mayor Wilkie  
Seconded by : Councilman Garganio  
In Favor : Mayor Wilkie, Councilman Garganio, Mr. Montgomery,  
Mr. Morris, Mr. Pagano, Ms. Wiese, Chair Hamilton Wood  
Opposed : None  
Abstained : None  
Absent : Mr. Mattson

**FLORENCE TOWNSHIP PLANNING BOARD**

Dated: 2/25/2020 Mildred Hamilton-Wood  
Mildred Hamilton-Wood, Chair

**CERTIFICATION**

**BE IT REMEMBERED** that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on February 25, 2020 and memorializes a decision taken by the Board on February 25, 2020.

Dated: 2/25/20 Wayne Morris  
Wayne Morris, Secretary