

Hamlet at Hidden meadow  
1998

**TOWNSHIP OF UNION  
PLANNING BOARD RESOLUTION  
RESOLUTION # 1-97**

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*Application for Final Major Subdivision Approval*

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**Applicant:** *Arthur Raymond Ronquist*

**Owner:** *Arthur Raymond Ronquist  
6 Hibbler Road  
Lebanon, New Jersey 08833*

**Property:** *Main Street and Finn Road  
Block 28, Lot 19*

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**WHEREAS**, the applicant, Arthur Raymond Ronquist, is the owner of property located on Main Street and Finn Road in the Township of Union, County of Hunterdon, State of New Jersey and known as Block 28, Lot 19 on the Tax Map of the Township of Union and which property is located in the "CR" Zone; and

**WHEREAS**, the applicant has filed the necessary application for final major subdivision approval together with the appropriate filing fee with the Administrative Officer; and

**WHEREAS**, the Township of Union Planning Board granted preliminary major subdivision approval, together with variances/waivers to the applicant on July 24, 1997, which approval was memorialized by Resolution of the Planning Board on September 25, 1998; and

**WHEREAS**, the applicant has submitted a plan entitled "Final Plat for the Hamlet at Hidden Meadow" dated July 1, 1998, and which plan was prepared by James M. Hansen, PLS; and

**WHEREAS**, on behalf of the Township of Union and its Planning Board, the Township's professional consultants have reviewed the final plat and testimony presented to the Planning Board, and Robert Bogart, P.E., the Town's engineer, submitted his written report of July 16, 1998 and also a verbal report to the Planning Board at a public hearing held on July 23, 1998, and testified at such time that the majority of the changes required by his prior report of July 16, 1998 have now been incorporated on the maps with the exception of some minor technical map items; and

**WHEREAS**, the Planning Board has reviewed the application for final major subdivision approval, and the written and verbal reports of its consultants and other agencies having jurisdiction over the application, and considered the testimony of the applicant, Arthur Ronquist, and as presented through their Attorney, Walter Wilson, Esq. at a meeting conducted on July 23, 1998, and based thereon, has made the following findings of fact:

1. The applicant submitted a proper application for final major subdivision approval with the Administrative Office, which application as to form (not contents) and the required documentation was deemed complete by the Administrative Office.
2. All application fees have been paid and the taxes on the said property are current.
3. The Board reviewed the application and related documents and the recommendation of the Board's Engineer and based thereon deemed as complete the application for final major subdivision approval.
4. The Board considered the written report of its Engineer, Robert Bogart, P.E. dated July 16, 1998, together with his additional comments offered on the project at the public hearing, and his recommendation that final approval can be granted subject to the minor, technical map items being reflected on the final plat and such other conditions as deemed appropriate by the Board.
5. Discussion took place regarding the Board's concern for the maintenance and responsibility for the maintenance of the detention basin. It was recommended that a homeowner's association be formed, which homeowner's association would be responsible for the said maintenance of the detention basin. It was decided that the applicant shall meet with the Board Professionals (Board Engineer, Robert C. Bogart, and Board Attorney, Joseph S. Novak, Esq.) to discuss the formation and responsibility of the homeowner's association.
6. The application was open to the public and supporting comments were offered by one neighboring property owner.
7. The Board concluded that the requirements of the Township of Union Development Regulations for final major subdivision approval have generally been satisfied and can be approved subject to conditions.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Union, Hunterdon County, New Jersey on the July 23, 1998 that conditional, final major subdivision approval be granted as hereinafter set forth:

In its deliberations and conditional approval, the Planning Board relied upon and gave specific consideration to the representations made by the applicant and the statements made in the application for final major subdivision approval and the subdivision plat presented to the Board, and upon the agreement by the applicant that it would accept and incorporate as conditions of this approval, all commitments made in the application, plan and associated documents and testimony before the Board and which are hereby made a condition of this approval as follows:

1. All of the information as shown on the application and plat as submitted and as may be required to be amended in accordance with this Resolution and the Planning Board Engineer's requirements are adopted by reference as though the complete application and plans were set forth herein and the same are made a part hereof. The commitments made by the applicant and its representatives in their recorded testimony as set forth in the previous findings of fact shall be satisfied.
2. The approval herein memorialized shall not constitute, nor be construed to constitute, any approval, direct or indirect, of any aspect of the final plan or the improvements to be installed, which are subject to third party jurisdiction and which require approvals by any third party agencies. This Resolution of approval is specifically conditioned upon the applicant securing the approval and permits of all other agencies having jurisdiction of any aspects of the proposed development.
3. The applicant shall comply with all items contained in the Planning Board Engineer's review report of July 16, 1998 and which items are hereby made a condition of this final approval.
4. The Fair Share, Affordable Housing Contribution fee as approved by C.O.A.H. and as set forth in the Township of Union Ordinance, shall be paid by the developer.
5. Final approval by the Hunterdon County Planning Board.
6. The applicant shall create a homeowner's association for the purpose of assuming the responsibility for the maintenance of the detention basin. The applicant shall meet with the Planning Board Engineer and Attorney to discuss the details of same. The final homeowner association documents shall be submitted to the said Planning Board Attorney and Engineer for their final review and approval.
7. All easements associated with the preliminary approval shall be submitted to the Planning Board Attorney and Engineer for their review and approval, and thereafter, proof shall be provided as to the recording of each of the said easements and the original documents distributed to the Grantees therein.

8. The Township Engineer shall monitor all soil conservation matters to insure proper treatment of disturbed areas; and the Planning Board shall continue jurisdiction of this application to insure strict compliance with the approved plans.
9. During construction, the applicant shall comply with all requirements of the Development Regulations of the Township of Union, this conditional approval and the Developers Agreement entered into with the Township of Union. Such compliance shall also be binding upon the applicant's agents, servants, successors and assigns.
10. Final major subdivision approval shall in no way be construed as acceptance of any street, drainage system or other improvement required by the Planning Board, nor shall such approval obligate the Township in any way to repair, exercise jurisdiction over any street, drainage system or other improvement prior to acceptance of the improvement by the governing body.
11. The Township of Union Planning Board reserves the right to revoke and withdraw any approval granted in the event that there is any deviation from or alteration of the plan hereby approved, unless prior written approval for such deviation or alteration has been obtained from the Planning Board. Minor deviations and field changes may be authorized in writing by the Township Engineer.
12. The applicant shall secure final approval by the Hunterdon County Planning Board and all other bodies with jurisdiction over the application including Hunterdon County Soil Conservation District and the New Jersey Department of Transportation; the Township Board of Health and the County Board of Health, and the N.J.D.E.P.
13. The applicant shall post such additional inspection and review fees as required by the Township of Union, in addition to the execution and posting of the applicable Performance/Maintenance Bonds and Agreements as approved by the Township Attorney.
14. There is hereby incorporated and made a part of this conditional approval, all of the conditions of the previously granted preliminary major subdivision approval.
15. In the event this developer sells or otherwise transfers all or part of this development to any other developer, assignee, person or entity, the escrow accounts, fees and Bonds posted by the developer herein, shall not be released in whole or in part, until the successor developer, assignee, person or entity has posted sufficient review and inspection escrows and Bonds as determined by the Township Attorney and Chief Financial Officer.

A Motion to grant final major subdivision approval was made by Rossi and seconded by Strube.

<u>VOTE ON DECISION</u>	<u>BOARD MEMBER</u>	<u>VOTE ON RESOLUTION</u>
<u>Y</u>	Hess	<u>Y</u>
<u>N</u>	Rossi	<u>----</u>
<u>N</u>	Haynes	<u>----</u>
<u>Y</u>	Strube	<u>----</u>
<u>Y</u>	Carlbon	<u>Y</u>
<u>----</u>	Dean	<u>----</u>
<u>Y</u>	Martin	<u>Y</u>
<u>Y</u>	Panzarino	<u>Y</u>
<u>----</u>	Ricker	<u>----</u>
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<u>N</u>	Carten (1 <sup>st</sup> . Alt)	<u>Y</u>
<u>Y</u>	Gallagher (2 <sup>nd</sup> Alt)	<u>----</u>

The foregoing Resolution memorializing the actions taken by the Township of Union Planning Board was duly adopted by the Planning Board by a vote of a majority of the aforesaid members at its regular meeting held on September 24, 1998.

  
 Grace Kocher, Board Secretary  
 Union Township Planning Board

  
 Richard Hess, Chairman  
 Union Township Planning Board