

# QUINTON TOWNSHIP PLANNING BOARD

APRIL 13TH, 2010

## MINUTES

The regular meeting of the Planning Board was called to order at 7:05 p.m. at the Quinton Township Municipal Building by the Chairperson: Margaret Maxwell-Mood.

Flag salute was held and it was determined that the meeting was posted in a public place and advertised in the two official newspapers.

**ROLL CALL:** Amy Bradway, James Kates, Margaret Maxwell-Mood, Joanne Nacucchio, Carl Schrier, Margaret Sperry, Jane Turner, Doug Tzaden

Andrew Hogg, Engineer and Laurence M. Divietro, Planner, Adam I. Telsey, Solicitor and Bonita Bell, Secretary

**ABSENT:** Donna Bradway and Zach Patterson

It was determined that Mrs. Jane Bell had officially resigned as an Alternate Member of the Quinton Township Planning Board. **CHRISTOPHER DONELSON** was introduced as the Alternate Member to fill that vacant seat.

**APPROVAL OF MARCH 9th, 2010 MINUTES:** Motion made by Doug Tzaden to approve the March 9th, 2010 minutes [submitted by Mrs. Jane Bell] and Joanne Nacucchio seconded the motion. Motion carried.

**APPROVAL OF MARCH 31st, 2010 MINUTES:** Motion made by Joanne Nacucchio to approve the March 31st, 2010 Special Meeting Minutes and seconded by Jane Turner. Motion carried.

**CORRESPONDENCE: Threaston E. Warren, Jr. and Marjorie K. Warren** – Block 35, Lots 54, 63, 64, 66 & 67 - Solicitor Telsey explained the Warren correspondence and that the Applicant had met all the requirements. No further Board action would be required.

**RESOLUTION 10-8 (WARREN) RESOLUTION GRANTING AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL AND CONDITION USE APPROVAL** – Discussion was held

regarding the resolution and some questions came up. Chairperson Margaret Maxwell-Mood did not feel comfortable signing the Resolution with the questions that arose and suggested that the Resolution be tabled until the next meeting. Jane Turner made a motion to table the Resolution until the next meeting and Joanne Nacucchio seconded the motion. Amy Bradway abstained, motion carried.

**COMPLETENESS HEARING – (MATTHEWS) 10-5 – GLENN AND NELLIE MATTHEWS  
19 WATERWORKS ROAD, BLOCK 33, LOT 4**

The Board agreed to waive the requirement of the 6' diameter of the trees for the Matthews. The completeness hearing was deemed complete. Amy Bradway made a motion to approve the hearing for completeness and Jane Turner seconded the motion. All agreed, no abstentions.

**COMPLETENESS HEARING –(HENGELI) 10-6 – KEVIN HENGELI  
8 HEMPLE ROAD, BLOCK 2, LOT 22**

It was determined that the utility companies were not noticed in the Hengeli matter so the Board could only hold a completeness hearing at this meeting. The hearing was deemed complete. Solicitor Telsey confirmed that everyone did not need to be re-noticed, only the utility companies advising of the May 11th, 2010 meeting.

James Kates made a motion to approve the hearing as complete and Amy Bradway seconded the motion. All were in favor. No abstentions.

**PLAQUES: JANE BELL and ROSS LEVITSKY**

Chairperson Margaret Maxwell-Mood asked for a progress report on the plaque for Mrs. Jane Bell. It was also suggested that we get a plaque for Ross Levitsky to honor his dedicated service as well. James Kates said it would be an honor and that he would take care of getting the plaque for both Mrs. Jane Bell and Ross Levitsky.

**NEW BUSINESS: LOT SIZE**

A discussion was held regarding changing the lot size from 3 acres to 1 ½ acres. The 3 acre requirement was instituted in 2007. James Kates explained the percolation test requirement which determines how much ground is needed to perc. Adam Telsey and Laurence M. Divietro will do some research into the matter of lot size. There were pros and cons discussed by all the Board members.

**PUBLIC SECTION:**

**Mrs. Ellen Sickler** questioned whether members can vote on the applications if they had not picked up their packages prior to the meeting.

**Mr. Michael Gibson** brought up the matter of Performance Bonds. Solicitor Telsey responded that he would need to call the Township Clerk and inquire. Chairperson Maxwell-Mood and Mayor Kates will look into it. Mr. Gibson had a question of Solicitor Telsey regarding the sand wash and the voting process. Solicitor Telsey responded that the voting process was proper. Mr. Gibson then wanted to thank the Board and would love to hear the reasons for their votes. Solicitor Telsey said that the Resolution will outline and answer all of Mr. Gibson's questions and Chairperson Margaret Maxwell-Mood will read the Resolution at the next meeting. Mr. Gibson said that the new jobs created by the mine would only be for miners. He did not see any miners and that everyone in the public who spoke at the meeting were against it.

**Mr. Edward Saunderlin** spoke about the lot size and the perc test to indicate what size the lots should be. His has a small lot and he always has problems with it.

**Mr. Joseph Hanagan** brought up the matter of members missing so many meetings. He has a concern that the members miss some important testimony regarding the applications, etc. and they need to be present to hear these discussions and to have their vote count.

**SOLICITOR SUGGESTIONS:** Solicitor Telsey made some suggestions as to the procedure for applications:

As the applications come in there is a process to be followed.

Solicitor Telsey made some suggestion as to - Advertise for first possible meeting or - do both the same night. Having it the same night would move the process along more quickly.

Separating the meetings for the Board is cleaner allowing the members to concentrate on one process for each applicant at a meeting rather than two processes. Requiring applicants to advertise, do completeness then on to application.

Also suggested that the members drive by to look at the location which would give a better understanding of the application and relief requested.

A waiver request sometime creates problems in the process.

Holding both the completeness and application processes simultaneously is Solicitor Telsey's recommendation.

Applications right now need to be received within 10 days of the hearing, no less than 14 days prior to the hearing is Solicitor Telsey's request. This would allow more review time for the Engineer, Planner,

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Solicitor and Members to go over the applications to better understand what the applicants are requesting and for the members to come up with any questions they may have for the experts at the meeting.

Once an application is received it has to be heard within 45 days of filing.

Solicitor Telsey made these suggestions as to set up internal procedures.

Solicitor Telsey also requests to have the notices emailed to him for review prior to publication for completeness. Prior to the meeting he would like to see the Proof of Publication to make sure everything has been completed and the application is ready to be heard so as to not hold up or delay applications.

A motion was made by Amy Bradway to adjourn; Doug Tzaden seconded the motion. All were in favor. Meeting concluded at 8:17 p.m.

Bonnie Bell  
Secretary