

QUINTON PLANNING BOARD
REORGANIZATIONAL MEETING – JANUARY 12, 2010

The acting chairman, Joe Hannagan, opened the reorganization meeting at seven o'clock. Proper notice of the meeting was advertised in the two official newspapers and posted in the Municipal Building.

ROLL CALL: Joanne Nacucchio, Jim Kates, Zach Patterson, Carol Schrier, Maggie Maxwell-Mood, Jane Turner, Charlie Ray, Donna Bradway, Amy Bradway, Doug Tjaden, Joe Hannagan, Planner, Sally Birdsall, Engineer, John Moore, Solicitor, Ross Levitsky

MINUTES:

The minutes of November 10, 2009 and December 8, 2009 were approved with correction on the November 10, 2009 minutes, page 2, under Quinton Sand and Gravel, should read "*want to decrease the depth...*" by motion of Donna Bradway and seconded by Jane Turner. All were in favor

REORGANIZATION:

The meeting was turned over to Ross Levitsky to swear in the new members and to nominate a chairman. The new members sworn in were: Maggie Maxwell-Mood, Joanne Nacucchio, Zach Patterson, Charlie Ray, Carl Schrier and Doug Tjaden.

NOMINATIONS FOR CHAIRMAN

Jim Kates nominated Maggie Maxwell-Mood as Chairman; Amy Bradway seconded the nomination. All were in favor.

VICE CHAIRMAN

Jim Kates nominated Charlie Ray as Vice Chair, Joanne Nacucchio seconded the nomination. All were in favor.

SOLICITOR

Amy Bradway made a motion to nominate Ross Levitsky, Jim Kates seconded the motion. All were in favor

PLANNER:

Jim Kates made a motion to go with shared services, Salem County Planning Board; Amy Bradway seconded the nomination.

Jane Turner nominated Sally Birdsall; Joanne Nacucchio seconded the nomination

5 votes for shared services; 3 votes for Sally Birdsall; 1 abstention

Shared services, Salem County Planning Board will be our planner

ENGINEER

Donna Bradway nominated John Moore; Jane Turner seconded the motion.

Jim Kates nominated Land Dimensions; Zachary Patterson seconded the nomination

Retain Land Dimensions for 90 days; at the end of the 90 days the Planning Board will decide on continuing with Land Dimensions or someone else. John Moore is to finish out with the applications on his desk.

SECRETARY

Jim Kates made a motion to hire Bonnie Bell as secretary; 2nd motion – none

Jane Turner made a motion to hire Jane Bell; Donna Bradway seconded the motion; All Board member voted yes with exception of Jim Kates who voted no.

Donna Bradway made a motion to Re-adopt the Rules and Regulations of the Planning Board; Joanne Nacucchio seconded the motion. All were in favor

Donna Bradway made a motion to hold the meetings the second Tuesday of the month at 7:00 p.m. on the following dates:

February 9th	June 8th	October 12th
March 9th	July 13th	November 9th
April 13th	August 10th	December 14th
May 11th	September 14th	January 11,2011 Reorganization

Jane Turner seconded the motion. All were in favor

Donna Bradway made a motion ; Zachary Patterson seconded the motion to hold the meetings in the Municipal Building. All were in favor

Donna Bradway made a motion to have TODAY'S SUNBEAM and THE BRIDGETON NEWS as the two official newspapers; Joanne Nacucchio seconded the motion. All were in favor

APPLICATION – QUINTON BAPTIST CHURCH

BLOCK 26 LOTS 6 AND 14

USE VARIANCE, BULK VARIANCES, MINOR SITE PLAN, MINOR SUBDIVISION

USE VARIANCE

Jim Kates and Carl Schrier stepped down because of being on Township Committee

William Horner – Attorney

Tom Tedesco – Professional Engineer

John Bradway – Chairman, Quinton Baptist Building Committee

48x90 foot addition on Northern side of building

PLANNER'S LETTER (ATTACHED)

1. Engineer will show wall mounted lights on site plan. Hour will stay the same as the current hours
2. Primary flow of pedestrian traffic will be between the connection of the two buildings. The two doors on the East and West side will be locked from the outside, will be able to exit from inside if necessary
3. Sidewalks will be placed and will be wheel chair accessible

4. Lot 6 -- Wetlands -- not planning on disturbing this area
5. Small basis -- will have quarterly annual inspection

ENGINEER'S LETTER (ATTACHED)

TECHNICAL REVIEW-MINOR SUBDIVISION

- a. *The location of the site is incorrectly indicated on the location map*
Applicant will address
- b. *The scale indicates for the location map appears to be incorrect*
Applicant will address
- c. *The inlet in Route 49, near the southwest corner of Lot 14, must be indicated on Sheet 2, along with the top of grate, sizes and invert elevations for all pipes.*
Applicant will address
- d. *The contour lines on Sheet 2 indicate that water flow in the swale, along the south property line of Lot 14, is from east to west. However, "Drainage" arrows, provided on the site plan, indicate that the flow is from west to east. This discrepancy must be resolved.*
Applicant will address

MINOR SITE PLAN

- a. *Storm Water Management:...*
Applicant will address
- b. *Lighting:...*
Applicant will address
- c. *Parking and Driveways:...*
Will revise plan

PUBLIC PORTION

Bill Ayars
73 Cool Run Road
Concerned with entrance being on Route 49

Motion was made to close public portion by Amy Bradway and seconded by Donna Bradway. All were in favor

USE VARIANCE(D2)

Coherently beneficial use Sunday School part and parcel of the church
Grant variance without doing substantial harm to the public good, and by granting it, will not do substantial harm to the zone plan

Amy Bradway made a motion to grant relief D2 Variance expanding a non-conforming use for the Quinton Baptist Church; Donna Bradway seconded the motion. All were in favor

BULK VARIANCE

Donna Bradway made a motion to grant the following bulk variances:

1. Front Yard Setback of 14.1 feet (existing) for single family dwelling to remain on proposed reconfigured Lot 6, where 25 feet minimum is required

2. Front Yard Setback of 19.7 feet (existing) for frame church building to remain on proposed reconfigured Lot 14, where 25 feet minimum is required
3. Front Yard Setback of 19.9 feet (existing) for frame single family dwelling (parsonage) to remain on proposed reconfigured Lot 14, where 25 feet minimum is required.
4. Front Yard Setback of 10.2 feet and other variance relief as necessary for the existing church sign to remain on proposed reconfigured Lot 14.

Zachary Patterson seconded the motion. All were in favor.

MINOR SUBDIVISION

WAIVERS

A motion was made to grant the following waivers by Zachary Patterson:

1. Checklist Item D-3, 170-117.C(2)- Key Map requirements for Minor Subdivision Plan
2. Checklist Item D-11, 170-117.C(3) – Existing structures/woods requirements for Minor Subdivision Plan
3. 170-117.C. (10): An Environmental Impact Statement (EIS)
4. 170-117.C. (12): A Conceptual Landscape Plan
5. 170-117.C. (13): An Aerial Photograph

Charlie Ray seconded the motion. All were in favor

MINOR SUBDIVISION

Donna Bradway made a motion to grant the minor subdivision; Amy Bradway seconded the motion. All were in favor

SITE PLAN

Amy Bradway made a motion to grant the site plan approval with the recommendations from the engineer be addressed by the applicant; Zachary Patterson seconded the motion. All were in favor.

APPLICATION FOR COMPLETENESS

LAKESIDE ASSOCIATES

133 COOL RUN ROAD

BLOCK 53 LOT 2.01

Seeking a Variance for a substandard lot

Amy Bradway made a motion to deem the application complete; Donna Bradway seconded the motion. All were in favor

PUBLIC PORTION

Mike Gibson

Albert Fisher

Jill Elwell

Ellen Sickler

The secretary informed the members that their packets will be ready the first Wednesday of each month and may be picked up from the table in the vestibule.

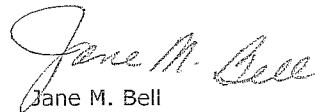
OLD BUSINESS

NONE

NEW BUSINESS

Jim Kates announced that along with the mandated training from the state he will have Ross Levitsky meet with the Planning Board members and go over procedures with the Board.

Donna Bradway made a motion to adjourn; Amy Bradway seconded the motion. All were in favor.

A handwritten signature in cursive script that reads "Jane M. Bell".

Jane M. Bell

Secretary