

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION 10-14

A RESOLUTION RECOMMENDING CHANGES TO CHAPTER 85, “COMMUNICATIONS FACILITIES, WIRELESS” OF THE CODE OF THE TOWNSHIP OF QUINTON

WHEREAS, the Quinton Township Planning Board has reviewed various provisions of Chapter 85 of the Code of the Township of Quinton with the Board’s Engineer, Planner and Solicitor; and

WHEREAS, the Board has determined that Chapter 85 of the Code should be amended to include the corrections, clarifications and revisions that are set forth below in this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that the Board recommends that the Quinton Township Committee amend the Quinton Township Code as follows:

1. §85-4(A) Applications for special use permits shall be submitted to the Township Clerk and approved by the Township Committee. Special use permits will be classified and processed in one of the following categories depending on the characterization of the proposed installation:
2. §85-13 The title shall be changed to state “**Pre-existing nonconforming uses.**”

The first two sentences shall be changed to state, “Any wireless telecommunications facility in existence on the date of enactment of this chapter, which does not comply in all respects with the provisions of this chapter, shall be deemed a pre-existing nonconforming use. Such pre-existing nonconforming use may not be increased in height without complying with the provisions of this chapter.”

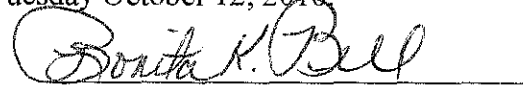
3. §85-14(A) The second sentence shall be changed to state, “The application shall also include a copy of a resolution of approval from the Planning Board for Site Plan Approval, Use Variance Approval or Bulk Variance Approval, if applicable. Following Planning Board approval and upon submission of all items required by the Chapter for a special use permit, a public hearing shall be conducted before the Township Committee before any decision is made to grant or deny an application.”

4. §85-19 The first sentence shall be changed to state, “No special permit shall be approved for a telecommunications tower, increase in tower height or increase in height of an alternative structure, unless the applicant has received Site Plan Approval, Use Variance Approval and Bulk Variance approval, if applicable, based, at least in part on, the design standards of this section.”

5. §85-27 The second sentence of this section shall be changed to state, "Applications for minor modifications shall require Site Plan Approval and Bulk Variance Approval, if applicable. The applicant shall not be required to obtain a Use Variance for a minor modification and the prior Use Variance Approval received for the structure or any modifications thereto shall extend to the approved minor modification. Minor modifications shall be processed in accordance with the provisions of Article II or Article III of this chapter for new wireless telecommunications facilities or telecommunications towers, as appropriate."


Margaret Maxell-Mood, Chairman

I hereby certify the above to be a true copy of a resolution adopted by the Quinton Township Planning Board at a meeting held on Tuesday October 12, 2010.


Bonita Bell, Secretary