

**QUINTON TOWNSHIP PLANNING BOARD  
AUGUST 9<sup>TH</sup>, 2011 MEETING  
MINUTES**

The regular meeting of the Planning Board was called to order at 7:00 p.m. at the Quinton Township Municipal Building by Chairwoman, 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, Edward Counsellor, Christopher Donelson, James Kates, Margaret Maxwell-Mood, Joanne Nacucchio, Zachary Patterson and Carl Schrier

Absent: Robin Harmon and Marge Sperry

Leave of Absence: Doug Tjaden

Also present: Gary M. Salber, Esq., Lawrence DiVietro, Andrew Hogg and Bonita Bell.

APPROVAL OF JULY 12<sup>TH</sup>, 2011 REGULAR MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and James Kates seconded the Motion. All were in favor and the Regular Minutes were approved.

APPROVAL OF JULY 12<sup>TH</sup>, CLOSED SESSION MEETING MINUTES: Motion was made by Amy Bradway to approve the Closed Session Meeting Minutes and Chris Donelson seconded the Motion. All were in favor and the Closed Session Minutes were approved.

RESOLUTIONS:

RESOLUTION NO. 2011-14 – RESOLUTION MEMORIALIZING ACTION OF THE JULY 12<sup>TH</sup>, 2011 CLOSED SESSION MEETING

James Kates made a motion to adopt the Resolution and Christopher Donelson seconded the motion. All were in favor. Resolution was adopted.

APPLICATION

2011-05 – RANDY DARE – MINOR SUBDIVISION  
BLOCK 10, LOT 11 – 659 SALEM-QUINTON ROAD

Lawrence DiVietro, PE gave his review on completeness regarding the Dare application.

At 7:10 p.m. Marjorie Sperry entered the meeting.

Regarding the waiver for spot elevations at lot corners and topography - Motion was made to grant the subdivision only until such time as a construction plan is submitted for a building permit, by James Kates and seconded by Marjorie Sperry. All were in favor. So carried.

Waiver of sidewalks, curbs and gutters was requested due to the fact that there are no curbs or sidewalks in the vicinity of the site. Motion was made by James Kates and seconded by Marjorie Sperry to grant this waiver. All were in favor. Motion so carried.

Environmental Impact Statement waiver – this is a minor subdivision for the creation of a new lot. Motion was made by Zachary Patterson and seconded by Marjorie Sperry to grant the waiver of Environmental Impact Statement. All were in favor. Motion so carried.

Waiver of Concept Landscaping Plan – discussion was held regarding the question by Joanne Nacucchio if both lots would be in compliance with the Zoning Ordinance. It was determined that they would both be in compliance. Motion was made by Joanne Nacucchio and seconded by Marjorie Sperry to grant the waiver of Concept Landscaping Plan. All were in favor. Motion so carried.

It was determined that the lots will exceed the minimum square footage requirements and that they are compliant. Public sewer is also available.

The minimum yard setbacks are compliant with the zoning area and bulk requirements for the R-2 Zone and no variances are required.

This application is for subdivision of land only further construction or development would be subject to obtainment of other agency approvals relating to construction.

The topic of the 25' buffer was discussed by the Board members and the officials. The Ordinance, as it stands now, does not clearly address the issue. It was stated that when

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the residential Ordinance was originally drafted it was not the intent to have the burden fall on the residential owner. Discussion was held regarding amending the Ordinance so that the burden of the buffer is not on the residential owner.

Motion was made to deem completeness by Zachary Patterson and seconded by Carl Schrier. All were in favor. Motion so carried.

OLD BUSINESS

None

NEW BUSINESS

- a. State of New Jersey, Department of Transportation correspondence dated July 15<sup>th</sup>, 2011 regarding Thomas and Beth Sedeyn for property located at 570 Salem-Quinton Road and designated as Block 5, Lot 3, Quinton Township was discussed as this pertains to a driveway permit will be put in the file
- b. Review of Analyses of Master Plan and Land Use Code and Comprehensive Plan Amendments dated August 8<sup>th</sup>, 2011 by Randall E. Scheule, PP/AICP and consideration of tentative approval pending a public hearing. Motion to accept consideration was made by Edward Counsellor and seconded by Joanne Nacucchio. All were in favor and was so carried.

The Report is worthy of a hearing where we will hear from the professionals. Motion to have a special meeting was made by Christopher Donelson and Joanne Nacucchio. All were in favor. Motion so carried.

- c. July 27<sup>th</sup>, 2011 correspondence from Fralinger Engineering re NJDEP Treatment Works Approval Permit, Weldon Court Sanitary Sewer Extension, Quinton Township, Salem County, NJ Fralinger Comm. No. 26105.00 was for public notice only. No action required – for filing purposes only.

It was reported that Mr. Erdner has requested that his application be heard at the special meeting on August 22<sup>nd</sup>, 2011. The members discussed hearing the application for completeness only to accommodate the applicant's request. Zachary Patterson made a motion to hear the Erdner application for completeness at the special meeting on August 22<sup>nd</sup>, 2011. Carl Schrier seconded the motion. Amy Bradway abstained. All were in favor. Motion so carried.

QTPB: August 9<sup>th</sup>, 2011  
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At 7:54 p.m. the meeting was opened to the public.

With no questions from the public the meeting was again closed to the public at 7:55 p.m.

Amy Bradway made a motion to adjourn the meeting. Christopher Donelson seconded the motion. The meeting adjourned at 7:56 p.m.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Bonita K. Bell". The signature is written in black ink and is positioned above a horizontal line.

Bonita K. Bell

Approved: August 20, 2011