

QUINTON TOWNSHIP PLANNING BOARD

FEBRUARY 8TH, 2011 MEETING

MINUTES

The regular meeting of the Planning Board was called to order at 7:03 p.m. at the Quinton Township Municipal Building by Vice-Chairwoman, Marjorie Sperry.

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, Christopher Donelson, James Kates, Joanne Nacucchio, Carl Schrier, Marjorie Sperry and Doug Tzaden

Absent: Robin Harmon, Margaret Maxwell-Mood, Zach Patterson

Others present: Gary M. Salber, Esq., Lawrence DiVietro, PE, Andrew Hogg, PE and Bonita Bell, Secretary

OATH OF OFFICE: Edward Counsellor was sworn in by Vice-Chairwoman, Marjorie Sperry.

APPROVAL OF JANUARY 11TH, 2011 REORGANIZATION MINUTES: Motion was made by Amy Bradway to accept the minutes as written and Doug Tzaden seconded the motion. All were in favor. Motion carried.

APPLICATION – 2011-01 – THOMAS AND BETH SEDEYN

USE AND BULK VARIANCES – 570 SALEM-QUINTON ROAD

BLOCK 5, LOT 3 – RESIDENTIAL APARTMENT IN EXISTING AIRPLANE HANGER

7:08 p.m. Jim Kates and Carl Schrier excused themselves from the meeting as they could not vote on the D Variance as they are Committee members.

George G. Rosenberger, Jr., Esq. of 18 North Main Street, Woodstown, NJ 08098 appeared on behalf of the Applicants, Thomas and Beth Sedeyn.

The Applicants, Thomas and Beth Sedeyn were sworn in by Gary Salber, Esq.

Thomas Sedeyn of 24 Edgewood Avenue, Cedarville, NJ 08311 gave testimony regarding the project. Mr. DiVietro offered the aerial photo of the subject property his firm was in possession of for use during the hearing and which was placed on a stand. Mr. Mayhem and Elmer Grieves are the surrounding neighbors. Mr. Sedeyn answered the questions asked by Mr. Rosenberger regarding the buildings surrounding the property. The property size is approximately 50 acres and is used as an airport. Mr. Sedeyn uses his plane for crop dusting services. There are 3 hangars occupied by 3 tenants. The field is a private field and only authorized pilots can use the field, it is not opened to the public. The Sedeyns want to live on location for convenience purposes and security purposes. Mr. Elmer lives in the house next to the hangar and would prefer that the Sedeyns live there as well. Attached to the end of the hanger building is an old office space which is an old paneled room with one bathroom. There was a septic design which indicates it is located between the driveway and the hangar area. The office area will be removed once the apartment area is finished. The well is located at the rear of the body shop and fence area. Parking will be around the back side of the building where a one car garage is located. Parking has already been established by driving around to the back. A driveway will be in the same place. The crop duster will be located in the same building as the airplane. The section that the airplane is stored in is a finished off garage building. The other part of the building is an unfinished building with three floors. There is available space so the Applicants would like to build in there instead of building a new house. There has not been any negative feedback from neighbors received by the Applicants. Setback is 150' away from all the buildings with the exception of the back of the Diner. The 4,000 gallon fuel tank is stored in a contained area on the site. There is a concrete pad to the right where you pull the airplane up to and do the mixing of the chemicals. The fuel tank is probably about 150' or more from the building. There are inspections every year and licenses are obtained every year. There has never been any problem. The nozzle to the fuel tank is always locked. The fuel tank area will be fenced in once they move in. They will also be adding an office area adjacent to the apartment. The building is a self-supporting structure and does not need any support in the center. They will not be expanding to any other tenants than the three they already have. There have never been any problems with the State regarding their inspections. The airport has existed since the 1940's. Mr. Sedeyn wants to keep the airport private. They are not looking to expand. There has been a couple of instances with security issues. The owners occupied in prior years and the Ordinance does allow for occupancy. There is a septic tank, but it is not in use. Mr. and Mrs. Sedeyn bought the property about five years ago. The adjacent parcel was acquired at a tax sale. Once the tenants leave he has no intentions of replacing them. He feels that crop dusting is a dying business because there is not as much demand for aerial spraying now.

Mr. Counsellor asked about being properly bermed around the tank for spillage or runoff. There is a creek nearby and there have been some concerns. There is no retaining wall at this time.

The septic tank is the same tank that was there when the property was purchased. The Board inquired about the Sedeyns utilizing the new septic system. The Sedeyns advised that they explored the possibility of tying into Quinton's system and the State would not allow them to tie in. If they wanted to tie in to the system they would have to go to the State DEP for approval and it could take 4 to 6 months to get approval, if the State even approved at all. There is some sort of a septic tank on the property, but they do not know where it is. They went to the Health Department to see if they had any information and were advised that they did not.

Mr. Rosenberger testified that the use is consistent with Quinton's Zoning Ordinances wherein they are putting in an owner occupancy. The property was previously owner occupied. The property is a 50 acre parcel. The parking area has been the same for many years, everyone parks in the driveway. Bill Mayhan has been there 35 years and he knows the property has a septic system on it. The Sedeyns also bought the adjacent property from a tax sale.

Lawrence M. DiVietro, Jr., PE gave a review of his findings as outlined in his review letter. The Waiver of Site plan will be an interior modification of an existing airplane hangar. They have requested a Waiver of Survey of existing conditions, the current existing conditions and what may be affected or developed with the site plan. The airplane hangar building is further back from the road than the Diner and other buildings located along the road. There will be no substantial detriment to the Master Plan. Board needs to review the basic criteria for granting a use variance and the benefits outweigh the negatives.

The conditions outlined by Solicitor Salber are to keep it private, fence in the fuel area, keep it limited to three tenants, waive site plan and waive survey.

Roll call was held and each member voted:

Amy Bradway – Abstained (within 200' of the property)

Edward Counsellor - yes

Christopher Donelson – yes

Joanne Nacucchio - yes

Marjorie Sperry - yes

Doug Tzaden – yes

All were in favor. Motion carried.

Mr. Rosenberger asked Solicitor Salber if the Sedeyns could obtain the permit prior to the Resolution being adopted at the next meeting. Mr. Salber stated that Mr. Sedeyn would have to check with the Construction Code Official and that he would run the risk if he proceeded prior to the approval of the Resolution, but Mr. Salber did not see any reason that he could not proceed.

RESOLUTIONS:

There were no resolutions for consideration.

OLD BUSINESS:

Fees – review of escrow and application fees – the reports were received about a half an hour before the meeting so we had to table the fees until the next meeting. Amy Bradway made a motion to table the fees until next meeting and Marjorie Sperry seconded the motion. All were in favor. Motion carried.

NEW BUSINESS:

No new business

PUBLIC SECTION:

There were no comments from the public.

No further business. Motion to adjourn was made by Amy Bradway and seconded by Doug Tzaden. All were in favor and the meeting was concluded at 7:45 p.m.

Submitted by:



Bonita K. Bell, Secretary

Approved: March 8th, 2011