

**QUINTON TOWNSHIP PLANNING BOARD**  
**JUNE 14<sup>TH</sup>, 2011 MEETING**  
**MINUTES**

The regular meeting of the Planning Board was called to order at 7:04 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 and Carl Schrier

Absent: Robin Harmon, Zach Patterson, Marjorie Sperry and Doug Tjaden

Also present: Gary M. Salber, Esq., Lawrence M. DiVietro, Jr., PLS PP AICP, Andrew Hogg, P.E. and Bonita Bell.

APPROVAL OF MAY 10<sup>TH</sup>, 2011 MEETING MINUTES: Motion was made by James Kates to approve the Minutes and Edward Counsellor seconded the Motion. Amy Bradway abstained from voting. Motion carried and the Minutes were approved.

RESOLUTIONS:

**RESOLUTION NO. 2011-11 – RESOLUTION MEMORIALIZING ACTION OF THE APRIL 12<sup>TH</sup>, 2011 CLOSED SESSION MEETING**

Motion to approve Resolution 2011-11 was made by Edward Counsellor and seconded by Joanne Nacucchio. All in favor. Resolution 2011-11 was approved.

**RESOLUTION NO. 2011-12 – RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, USE VARIANCE, MINOR SUBDIVISION AND BULK VARIANCES TO QUINTON SOLAR POWER I, LLC**

BOARD MEMBERS	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
MAXWELL-MOOD			x			
SPERRY						x
KATES					x	
SCHRIER					x	
BRADWAY					x	
COUNSELLOR			x			
DONELSON	M		x			
HARMON						x
NACUCCHIO		S	x			
PATTERSON						x
TJADEN						x

Motion was made by Christopher Donelson to approve Resolution 2011-12 and seconded by Joanne Nacucchio. Four members voted yes; three abstained; four absent. Resolution 2011-12 was approved.

NEW BUSINESS

Brandt & Madison – Grandfather Clause

James Kates discussed the lots less than 3 acres. Grandfather is 1 acre, non-conforming. The Land Use Ordinance stands on its own. Solicitor Salber agreed. In accordance with Section 170-53 which deals with the Grandfather Clause it was determined that Brandt & Madison would not need to come before the Board or file an application.

Everything in the future that is 1-3 acres will be grandfathered in. Joanne Nacucchio asked about going forward and asked if we should we do something.

The standard is 3 acres. If less than that it is non-conforming. Planner Lawrence Divietro stated that new subdivision will have to be 3 acres. They have to have a PERC test.

James Kates stated that the non-conforming lots should be left alone. The septic systems will monitor the lots. The State controls the distance the wells will have to be from the septic system. If there is a non-conforming lot the conditions of the Ordinance will have to be met.

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Doug Tjaden has requested a short leave of absence for personal issues.

Discussion was opened to the Board. Amy Bradway made a motion to approve the leave of absence for Mr. Tjaden. James Kates seconded the motion. All were in favor. Motion so carried.

Meeting was opened to the public at 7:26 p.m.

Randy Dare of 20 Cream Ridge Road said that he wanted to subdivide his property into 2 lots. His property is located in the R-2 Zone.

Planner Larry DiVietro stated that the minimum lot size is 8,000 square feet so 200x167 ÷ 2 16,700 sq. ft. The lot size and dimensions conform. You will need a survey, locate all improvements existing; front yard setback, need survey plan.

Mr. Dare will need to fill out the Subdivision Application, conforming within the Zone. Do the existing improvements fall within the requirements for that zone, or do you need a variance. Then follow the checklist. In the R-2 Zone the minimum lot size 8,000 sq. ft. You'll easily meet that requirement, if all conforms. No variance, just application. Are you in the sewer area? Is there a manhole on the property? The sewer application is made to the Township, not the Planning Board. It will be a condition to hook up to the sewer system. For two houses you will need two sewer connections.

7:35 p.m. the meeting was closed to the public.

Planner Lawrence DiVietro wanted to confirm that the latest zoning map was the 1995 Fralinger map.

Lou Joyce was given a grant to review the Ordinances to make sure all conform. James Kates would like Lou Joyce to look at the LEO and requests that it is made friendlier for small businesses.

Chairwoman Margaret Maxwell-Mood will contact Lou Joyce to follow up.

Five acre lots are more than small businesses need. We do have one business coming into Quinton. Mr. Kates stated that we are trying to get new businesses here.

Joanne Nacucchio discussed the fees that she had worked on. Joanne stated that she had requested the historical information for the engineers and the attorneys, she had

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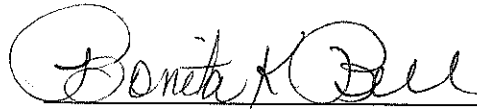
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received the dollar amounts, but had not received the information on how much they charged per hour.

Amy Bradway made a motion to adjourn the meeting. Edward Counsellor seconded the motion. The meeting adjourned at 7:47 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: July 15<sup>th</sup>, 2011