

TOWNSHIP OF QUINTON PLANNING BOARD
OCTOBER 11TH, 2011
MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:15 p.m. at the Township of Quinton 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, Carl Schrier and Marjorie Sperry

Absent: Robin Harmon, Joanne Nacucchio and Zachary Patterson

Leave of Absence: Doug Tjaden

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

APPROVAL OF SEPTEMBER 13TH, 2011 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Marjorie Sperry seconded the Motion. All were in favor and the Minutes were approved.

NEW BUSINESS:

It was determined that no action is needed regarding the letter submitted by InvEnergy, LLC regarding the Freshwater Wetlands Application and the letter will be placed in the file.

The application forms will be updated to align with the Code Book.

OLD BUSINESS:

The two Deeds submitted by Randy and Edna Dare were approved for signature by the Board for Block 10, Lots 11 and 11.02 that were prepared by John G. Hoffman, Esq.

The meeting was stopped at 7:20 p.m. because another Board member was needed, as James Kates and Carl Schrier were not able to vote on the use variances.

At this time James Kates and Carl Schrier left the meeting room.

Gary Salber, Esq. pointed out that the applicants would need 5 affirmative votes for the use variance. John Alice, Esq. stated that he would like to proceed.

Robin Harmon arrived at the meeting at 7:29 p.m. and the meeting was restarted at 7:30 p.m.

Gary Salber, Esq. swore in the professionals for the Midflare Application 2011-07.

Christian Warren and Mark Randall
Clay Rager
Michele Young
Tim Kernan

APPLICATION

**2011-07 – MIDFLARE CORPORATION
MARK RANDALL AND CHRISTIAN WARREN, OWNERS
FINAL SITE PLAN APPROVAL AND USE VARIANCE
QUINTON ALLOWAY ROAD, BLOCK 32, LOT 11.01
APPLICANT'S ATTORNEY: JOHN ALICE, ESQ.
APPLICANT'S ENGINEER: CLAY RAGER, PE
APPLICANT'S PLANNING CONSULTANT: TIM KERNAN
APPLICANT'S EXPERT: DR. REGINALD PARKER**

This application is for a development of a photovoltaic solar energy field to generate renewable energy.

Tim Kernan, PE gave details of the project and also presented an aerial photograph of the subject property. Various questions were asked by the Board members and experts and answered by the Applicant's experts for the project.

Andrew Hogg, P.E. went over the October 6th, 2011 letter provided by Land Dimensions Engineering. The Applicants agreed to provide any outstanding information requested as outlined in that letter.

The meeting was opened to the public at 8:12 p.m.

Gary Salber, Esq. swore in Rodney Owens of Quinton-Alloway Road.

Mr. Owens spoke on the topic of run off and stated that it needs to be addressed. You will need to increase the pipeline size so it can handle the flow.

Mr. Edward Saunderlin Jr. of Quinton-Alloway Road was sworn in by Mr. Salber. Mr. Saunderlin stated that the ground in that location is clay.

Mr. Larry Finney of 53 Quinton-Alloway Road was sworn in. Mr. Finney inquired if the project would decrease the property value for the neighbors. Chairwoman Margaret Maxwell-Mood advised that a bond would be required. Mr. Finney also inquired about emergency notifications for neighbors.

Mr. Mike O'Connor of 39 Quinton-Alloway Road was sworn in. Mr. O'Connor asked if there would be a fence around the project so that the children in the neighborhood would not be able to wonder on the property.

Mr. Rodney Owens brought up the fact that the property is farmland assessed right now. He inquired if the property will be re-zoned and if it will be taxed differently. The Board offered that the tax assessor will be the one that will be handling that matter.

The meeting was closed to the public at 8:29 p.m.

A motion was made by Christopher Donelson to approve the Use Variance and Edward Counsellor seconded the motion.

Roll Call:

Amy Bradway	Yes
Edward Counsellor	Yes
Christopher Donelson	Yes
Robin Harmon	Yes
Margaret Maxwell-Mood	Yes
Marjorie Sperry	Yes

All approved. The motion was so carried.

Discussion was held regarding the Preliminary and Final Site Plan Approval.

Amy Bradway inquired as to any additional poles going onto the property and was told everything would be going underground. Regarding the field tile Ms. Bradway was assured that there would be an investigation into the matter and if needed the Applicants would improve the system.

There will be an address sign only, no business sign to interfere with the neighbors. The grass will be "no mow" and will be mowed until established or as needed, even in the area leading up to the area of the solar farm.

There will not be any need to do any repairs at night. These panels are stationary and can wait until the following day to fix in daylight.

At 8:57 p.m. the meeting was opened to the public.

There were no questions from the public and the meeting was again closed to the public at 8:59 p.m.

Solicitor Salber read over the conditions imposed on the Applicants as outlined in the Land Dimensions October 6th, 2011 letter.

Marjorie Sperry made a motion to approve the Preliminary and Final Site Plan. Ed Counsellor seconded the motion.

Roll Call:

Amy Bradway	Yes
Edward Counsellor	Yes
Christopher Donelson	yes
Robin Harmon	Yes
Margaret Maxwell-Mood	Yes
Marjorie Sperry	Yes

All approved. The motion was so carried.

Meeting was stopped at 9:05 p.m.

Meeting was restarted at 9:12 p.m.

APPLICATION

2011-06 – ERDNER REAL ESTATE HOLDINGS, LLC
MARTIN ERDNER
BLOCK 3, LOTS 17.01 AND 18 / 583 SALEM-QUINTON ROAD
ATTORNEY: JOHN FORD EVANS, JR., ESQ.

Solicitor Salber swore in Martin Erdner of 84 Hiles Avenue, Salem, NJ 08079

Mr. Erdner explained that the use variance is needed due to the fact that the building is too large for the area that he plans to build in. Mr. Erdner explained that he needs this size building due to the fact that everything he sells is large, it is furniture. Mr. Erdner also explained that one supplier that he deals with requires that he display a certain amount of furniture with 36" space between the pieces of furniture for walking space.

Solicitor Salber asked Mr. Erdner if he was able to acquire any more property and Mr. Erdner answered no. The property that was purchased belonged to a family for a long time. He was able to acquire some drainage property from Mr. Bobbitt. 140'x50'. Everything is the same as it was in August.

Mr. Erdner explained that more display area is needed and that the proposed meets the criteria that it is a hardship and it is a reasonable request.

Marjorie Sperry asked why Mr. Erdner did not want to go up instead of spreading out. Mr. Erdner explained that customers want to walk in and see everything. They do not want to go upstairs and look around. They will not go up there. The handicap laws also come in to the picture.

At this time the meeting was opened to the public 9:24 p.m.

Mr. Rodney Owens stated that he would like to see this business come to Quinton.

Mr. Edward Saunderlin also stated that he would also like to see the furniture store come to Quinton.

At this time the meeting was closed to the public. 9:25 p.m.

Christopher Donelson made a motion to approve the D-Variance as requested. Edward Counsellor seconded the motion.

Roll Call:

Amy Bradway	Yes
Edward Counsellor	Yes
Christopher Donelson	yes
Robin Harmon	Yes
Margaret Maxwell-Mood	Yes
Marjorie Sperry	Yes

All were in favor. Motion so carried.

Solicitor Salber swore in Mr. John Bobbitt of 15 Clancy Road, Salem, NJ 08079 and Jim Clancy of Woodstown.

John Ford Evans gave a speech on the basic of the Application.

Mr. Evans asked Mr. Bobbitt if there is an agreement in place for the transfer and swap of property with Mr. Erdner. Mr. Bobbitt stated that yes, he signed the application and it is an accurate agreement. There is a mortgage on the property and it is being negotiated with the Lender wherein the property will be swapped for the new property on the mortgage. Mr. Bobbitt will get a deed and will give a deed. This will increase the display area for his automobiles. Mr. Erdner will have extra drainage area which will help his application.

There will be a lot line adjustment – 300' frontage is required by the Ordinance and this swap makes his property over 300'.

Lawrence DiVietro, PE explained the variance for a minor subdivision.

The meeting was opened to the public at 9:40 p.m.

There were no comments from the public and the meeting was closed at 9:41 p.m.

A motion was made by Marjorie Sperry to approve the variance. Edward Counsellor seconded the motion.

Roll Call:

Amy Bradway	Yes
Edward Counsellor	Yes
Christopher Donelson	yes
Robin Harmon	Yes

Margaret Maxwell-Mood Yes

Marjorie Sperry Yes

All were in favor. Motion so carried.

James Kates and Carl Schrier re-entered the meeting.

Lawrence DiVietro, PE explained the C or Bulk Variances.

John Ford Evans gave an overview of the building plans. The Applicant received a permit from NJDOP. NJDOP approved prior to the swap and so Mr. Evans will contact NJDOP and get approval with the swap of property as well.

1 parking space will be lost. There is generally no more than three people in the store at one time so 12 parking spaces will be adequate. Delivery occurs between the hours of 11:00 p.m. and 3:00 a.m. which is while there are not any customers in the store. Mr. Erdner has this schedule set up now at the store in Salem.

James Kates stated that this Applicant is trying to meet the requirements of an Ordinance that calls for five acres.

Mr. Clancy said that the building will be a natural color, having a professional appearance. There will be double doors on the front with 6' sidewalks.

A waiver is being requested in case the applicant cannot fully comply with the footage requirement across the front. There will be sufficient lighting provided for pulling into the driveway and there is street lighting on Rt. 49 now.

There is 80' from the entrance to warehouse to the road for the deliveries so the truck will not be near the highway while unloading.

Mr. Clancy will contact the NJDOT to see if they have to reapply. The driveways will stay where they are.

The signs proposed would be changeable to spell out sales, special events, etc. Applicant will meet the Ordinance requirements. Applicant would like to have Hitchner's Furniture painted on the building, if that does not comply with the Ordinance they will come back before the Board.

The trash will be a dumpster provided by Red Oak. There is a lot of cardboard and Quinton would get the recycling credits for the cardboard.

The asphalt will be sloped so that everything will go to the drain bed.

The meeting was opened to the public at 10:15 p.m.

With no comments from the public the meeting was closed to the public at 10:15 p.m.

Mr. Erdner said that they would like to start as soon as the building gets delivered and should be up by Christmas. Mr. Erdner would like to be in by Spring.

Christopher Donelson made a motion to approve the Preliminary and Final Site Plan Approval. Marjorie Sperry seconded the motion.

Roll Call:

Amy Bradway	Yes
Edward Counsellor	Yes
Christopher Donelson	yes
Robin Harmon	Yes
James Kates	Yes
Margaret Maxwell-Mood	Yes
Carl Schrier	Yes
Marjorie Sperry	Yes

All were in favor. Motion so carried.

John Ford Evans, Esq. said that a Letter of Credit will be given.

Amy Bradway made a motion to adjourn. James Kates seconded the motion.

The meeting was concluded at 10:21 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: Dr. J. H., 2011