

TOWNSHIP OF QUINTON PLANNING BOARD
APRIL 10TH, 2012
REGULAR MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:00 p.m. at the Township of Quinton 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: Edward Counsellor, Joseph Donelson, Debra Emel, Robin Harmon, James Kates, Zachary Patterson, Carl Schrier and Marjorie Sperry

Absent: Amy Bradway, Margaret Maxwell-Mood, and William Wentzell

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

APPROVAL OF MARCH 13TH, 2012 MEETING MINUTES: Motion was made by James Kates to approve the Minutes and Joseph Donelson seconded the Motion. Edward Counsellor, Robin Harmon and Zachary Patterson abstained. Remaining members were in favor, Minutes were approved.

At 7:05 p.m. James Kates and Carl Schrier left the meeting due to a conflict.

APPLICATION 2012-01

KENNETH FONES – MINOR SUBDIVISION
BLOCK 24 LOT 8 – 22 MAIN STREET
OWNER: JAMES KATES
SURVEYOR: HENRY V. ENGEL, III, PLS

Kenneth Fones was sworn in by Solicitor Salber. Mr. Fones went over his proposal for the property. The project will consist of a duplex with off-street parking. There will be a private well and the project will tie into the sewer system. The only utility will be electricity. The property will be kept neat and clean. They will take care of the lawn and snow removal. Mr. Kates has signed and provided an Affidavit of Ownership.

There is road frontage on both Main Street and East Avenue. The duplex will be facing East Avenue. The regulations say that on a corner lot you can use either side.

At this time our Planner, Lawrence M. DiVietro of Land Dimensions Engineering went over the April 5th, 2012 review letter his office prepared.

For completeness – Mr. Fones is requesting a waiver on topography, preliminary environmental impact statement and the concept landscape plan.

Mr. Patterson asked a question regarding the landscaping waiver.

Ms. Emel inquired about how the property would be maintained and if there would be a fence between the two properties. The home next door is about the same level as this one.

Mr. Fones stated that there will be a silt fence put up between the two properties. Mr. Fones will also check into the well and septic system to see if they still exist from the previous house that burned down sometime around 1963.

At this time a motion was made by Edward Counsellor to deem the Application complete, granting the waivers requested. Zachery Patterson seconded the motion.

Roll Call

Edward Counsellor – yes

Joseph Donelson – yes

Debra Emel – no

Robin Harmon – yes

Zachary Patterson – yes

Marjorie Sperry – yes

Motion for completeness was granted.

Lawrence M. DiVietro, Jr., PLS went over the technical review portion of the review letter. Regarding the parking for the project there will be a minimum of 3 parking spaces that will need to be accounted for. Driveway will need to be 50' back from the corner.

Mr. Fones had no objection.

Lawrence M. DiVietro, Jr., PLS stated that there needs to be a sidewalk along the frontage of Main Street.

Mr. Fones had no objection.

Marjorie Sperry inquired as to who would be taking care of the snow removal and grass cutting.

Mr. Fones said that he takes care of all of that.

With no further questions by the Board Members the meeting was opened to the public at 7:29 p.m.

Mr. Bill Remster said that this property used to belong to his Grandfather and there was one well and two fish ponds on the property.

Mr. Joseph Elwell inquired as to the firewall separating the two apartments. Does this firewall go all the way to the top?

Mr. Fones said that it is OSB Board. The Shaft wall comes to the top of the trust and ends directly underneath where plywood is positioned.

Joseph Donelson made a motion to close the public portion of the meeting. Edward Counsellor seconded the motion. The public portion was closed at 7:31 p.m.

At this time motion was made by Joseph Donelson to approve the application. Edward Counsellor seconded the motion.

Roll Call

Edward Counsellor – yes

Joseph Donelson – yes

Debra Emel – no

Robin Harmon – yes

Zachary Patterson – yes

Marjorie Sperry – yes

Motion to approve the application was granted.

OLD BUSINESS

There was not any old business.

NEW BUSINESS

The Township's JIF carrier has provided a DVD entitled: No Tolerance to be viewed by the members. At 7:36 p.m. the Board members (and the public) viewed the DVD.

Edward Counsellor made a motion to close the public portion of the meeting. Joseph Donelson seconded the motion. All were in favor. The public portion was closed at 8:01 p.m.

With no more business to discuss Joseph Donelson made a motion to adjourn the meeting. Edward Counsellor seconded the motion. All were in favor. The meeting was adjourned at 8:02 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: May 8th, 2012