

TOWNSHIP OF QUINTON PLANNING BOARD
AUGUST 14TH, 2012
REGULAR MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:05 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, Debra Emel, James Kates, Margaret Maxwell-Mood, Carl Schrier, Marjorie Sperry and William Wentzell – Joseph Donelson entered the meeting after roll call.

Absent: Edward Counsellor, Robin Harmon, and Zachary Patterson

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

APPROVAL OF JULY 10TH, 2012 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Marjorie Sperry seconded the Motion. All in favor, Minutes were approved.

At 7:10 p.m. James Kates excused himself from the meeting as he had a conflict.

APPLICATIONS:

2012-02 – Quinton Sand & Gravel, LLC
Clifford Mecouch and Mark T. Minniti, Owners
Preliminary and Final Site Plan Approval
Block 62, Lot 2 – Telegraph Road

Ann Pearl, Esq. appeared for Applicant Quinton Sand & Gravel, LLC.

Lawrence M. DiVietro, Jr., PLS of Land Dimensions Engineering discussed each item on the review letter prepared for Quinton Sand & Gravel.

Marjorie Sperry brought up the waiver of wetlands the applicant has requested. The applicant had not provided a formal Letter of Interpretation from the NJDEP at the time

of the meeting. The Board members all discussed their concerns about the waiver. It was determined that the Applicant needs to provide the NJDEP formal Letter of Interpretation. Since this letter could take up to four months from the State it could be a condition of approval, prior to the Applicants digging on the site. The information submitted by the Applicants came from the NJDEP's GeoWeb site and is a preliminary baseline of information used for planning purposes and therefore the Board would like the formal letter from NJDEP.

Applicant's Engineer, Clifton W. Quay of Stantec Consulting Services Inc. and Ann C. Pearl, Esq., Attorney for Applicants, were sworn in by Solicitor Gary Salber.

Discussion of the wetlands determination was addressed and Ms. Pearl agreed that the NJDEP determination can be a condition of approval.

Amy Bradway made a motion to deem the Application complete, subject to no waiver being granted for the LOI that was not presented and to supply the other outstanding conditions. Marjorie Sperry seconded the motion.

Roll Call vote:

Amy Bradway	-	Yes
Joseph Donelson	-	Yes
Debra Emel	-	Yes
Margaret Maxwell-Mood	-	Yes
Carl Schrier	-	Yes
William Wentzell	-	Yes

All were in favor. Motion so carried.

Mr. Quay stated that Sara Run is where the wetland area is on the property. Mr. DiVietro's concern with the applicant's soil extraction is ultra-sensitive, it is near Stow Creek which is a major byway. An expert analysis from the NJDEP is needed so that everyone is comfortable with not disturbing the wetlands. Mr. Quay is amenable to satisfy those conditions. Mr. Mccouch has owned the property for over 10 years and stated that the anticipated work to be done is not in that area.

Discussion was held by the Board members regarding the neighbors. The neighbors are owed some type of plan by the Applicants. Landscaping, what roads would be utilized for transporting the dirt. No soil from other properties would be brought in. Update the buffers as work moves to other areas of the property. At present there are two buffers

adjacent to the homes. Buffers need to be in place when the equipment is used. Applicants offered that there is mostly excavating, no sand washing. It is conventional equipment operating at the noise level imposed by the Ordinance.

There are children living in this area so fencing will be required. This is for the protection of the neighbors, as well as for the owners. The Applicants will work with the Engineers on the fencing. Applicants have agreed to this even though the Ordinance does not require it at this time. The Bond may also increase, but it will be gradual.

At 8:25 p.m. William Wentzell made a motion to open the meeting to the public. Marjorie Sperry seconded the motion. All in favor.

Mr. Russell Massey of 22 Telegraph Road brought up the issue of water runoff.

Clifford Mccouch was sworn in by Solicitor Salber. Mr. Mccouch said that contouring would be done to direct the water flow away from the neighbors.

Ms. Kelly Forsstrom of 28 Telegraph Road also wanted to have the drainage problems fixed. Mr. Mccouch will also address the drainage problem she has on her property.

Jill Elwell of Sickler Street thanked the Board for addressing the bond issues. Mrs. Elwell wanted the professionals to look at the Ordinance, she believed the bond amount was approximately \$8,000.00 per acre.

At 8:35 p.m. Amy Bradway made a motion to close the public portion of the meeting. Marjorie Sperry seconded the motion. All were in favor.

Discussion was held regarding the NJDEP waiver, fencing to be erected at the time they hit the water table, increasing the bond and coming back to look at those conditions at that time.

When building on the site they will incorporate some diversion and how to elevate the flooding on the neighbors' property.

The Applicants will follow through with the professionals.

Motion was made by Carl Schrier to approve the Preliminary Site Plan Approval, subject to multiple conditions and outside approvals. Joseph Donelson seconded the motion.

Roll Call vote:

Amy Bradway	-	Yes
Joseph Donelson	-	Yes
Debra Emel	-	Yes
Margaret Maxwell-Mood	-	Yes
Carl Schrier	-	Yes
William Wentzell	-	Yes

All were in favor. Motion so carried.

OLD BUSINESS

The Environmental Impact Statement will be tabled until next month.

Amy Bradway stated that the professionals should explain what the members are voting on. Solicitor Salber will provide a summary.

Joseph Donelson made a motion to open the meeting to the public. Amy Bradway seconded the motion. The meeting was opened to the public at 8:55 p.m.

PUBLIC COMMENTS

Stacy Pennington – Salem County Watchdog – Wanted to know if this was an existing business why they would need to go through all of this regarding digging below the water table with NJDEP. Wouldn't they already have that approval? Mr. DiVietro stated that the applicant was changing their site plan. Ms. Pennington added that our meeting was a well-organized meeting.

Jill Elwell – Fencing around the pond – are you going to incorporate the fencing requirement in the Ordinance? This is a safety issue which was not discussed before. The lawsuit opened up. How would that offset the land mining? Mrs. Elwell stated that other applicants do not keep their escrows up to date.

Chairwoman Margaret Maxwell-Mood stated that she sends out collection letters. There is a two month lapse in processing bills. We are making small changes and we communicate with the CFO regularly.

Joseph Elwell – Quinton Sand & Gravel are good, but the horse place across the street – needs to cut the weeds – KC Stables – they could make it look better by cutting the grass. Mowing and landscaping needs to be maintained.

Quinton Sand and Gravel's plans show the whole site encompassed with new work. In the next five years they need to show us how they can improve before they move to next site. They have to come back with revised plans. You need to maintain what you have.

Motion was made by Amy Bradway to close the public portion. Marjorie Sperry seconded the motion. All were in favor. Motion so carried. Public portion was closed at 9:04 p.m.

NEW BUSINESS

Planning Board Secretary Certification – Discussion was held regarding these classes and found to be beneficial.

Motion was made by Marjorie Sperry to approve the Secretary attending Rutgers for the Planning Board Certification classes. William Wentzell seconded the motion. All were in favor. Motion so carried.

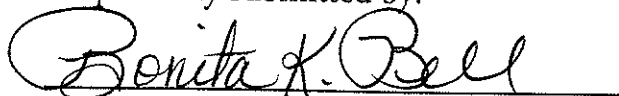
The discussion of the Planning Board Schedules were tabled to the next meeting.

Freshwater Wetlands Application Checklist by Bushman Bros. II LLC was approved for filing.

Solicitor Salber brought up the request made by Clint B. Allen, Esq. for a special meeting on August 28th, 2012 for the Warren Application. It was determined that there were not enough members available to hold a meeting on that night. Solicitor Salber would take care of sending an email to Mr. Allen advising of the shortage of available members.

With no more business to discuss Joseph Donelson made a motion to adjourn the meeting. Marge Sperry seconded the motion. All were in favor. The meeting was adjourned at 9:08 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: , 2012

