

TOWNSHIP OF QUINTON PLANNING BOARD
JULY 10TH, 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, James Kates, Margaret Maxwell-Mood, Carl Schrier, Marjorie Sperry and William Wentzell

Absent: Edward Counsellor, Joseph Donelson, Debra Emel, Robin Harmon, and Zachary Patterson

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

APPROVAL OF MAY 8TH, 2012 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Marjorie Sperry seconded the Motion. James Kates abstained. Remaining members were in favor, Minutes were approved.

At 7:07 p.m. James Kates excused himself from the meeting as he had a conflict.

APPLICATIONS:

2012-02 – Quinton Sand & Gravel, LLC
Minor Site Plan Approval
Block 62, Lot 2 – Telegraph Road
Land Dimensions Completeness Review Letter

Ann Pearl, Esq. appeared for Applicant Quinton Sand & Gravel, LLC. After a short discussion it was decided that the Applicant would send out a notice for the residents within 200' of the subject property and appear at the August meeting for completeness and site plan approval.

Review will be completed by our Engineer, Andrew Hogg of Land Dimensions and the review letters will be issued.

Motion was made by Amy Bradway to declare this application incomplete. Motion was seconded by Marjorie Sperry. All were in favor. Motion so carried.

At 7:18 p.m. James Kates re-entered the meeting.

At this time the Draft Proposed Ordinance Regulating Solar Installations As Accessory Uses prepared by Louis C. Joyce, PP, AICP, Director of the Salem County Department of Planning & Agriculture was discussed.

Discussion was held by the Board Members, Engineers and Attorney regarding the requirements as outlined in this first draft of the Solar Ordinance. It was decided that the language needs to be cleared up, simplified and defined a little more before adoption.

A meeting will be held by the experts and another draft will be presented for discussion by the Board regarding the Solar Ordinance.

The Master Plan Goals recommendations dated May 8th, 2012 submitted by Mr. Joyce were discussed.

Motion to approve these recommendations and send to the Township Committee was made by Amy Bradway. Marjorie Sperry seconded the motion. All were in favor with James Kates and Carl Schrier abstaining. Motion so carried.

Amy Bradway made a motion to open the meeting to the public at 7:55 p.m.

Paul Coblenz addressed the Board Members regarding his property located on Route 49 known as Niblock's Pork Store and his proposal for expansion. Mr. Coblenz would like to enclose a porch area in the back of the store. The area where he wants to expand was a patio that was put in around 1942. This space will be used for the coolers and some retail space.

Mr. Kates brought up the parking area. Mr. Coblenz stated that there is addition space on either side of the building.

This property has existed for 70 years and is grandfathered in as a pre-existing structure.

Mr. Kates stated that Mr. Coblenz will need to put the application into the Board and that the discussion tonight is only an informal review.

Amy Bradway made a motion to close the public portion of the meeting. Marge Sperry seconded the motion. All were in favor. The public portion was closed at 8:07 p.m.

With no more business to discuss Amy Bradway made a motion to adjourn the meeting. Marge Sperry seconded the motion. All were in favor. The meeting was adjourned at 8:08 p.m.

Respectfully submitted by:



Bonita K. Bell
Bonita K. Bell

Approved: August 14th, 2012