

TOWNSHIP OF QUINTON PLANNING BOARD
OCTOBER 9TH, 2012
REGULAR MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:02 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, Joseph Donelson, James Kates, Margaret Maxwell-Mood, Zachary Patterson, Carl Schrier, Marjorie Sperry and William Wentzell

Absent: Debra Emel and Robin Harmon

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

Discussion was held regarding the recent emails from Mr. Eisenhower of Natural Lands Trust. Chairwoman Margaret Maxwell-Mood stated that Mr. Salber reviewed all the emails and recommended that the emails should be forwarded to the Board members and the applicant's attorney. Through discussion it was decided by all the members that the emails submitted by Mr. Eisenhower for the Board Members are to be invalid and stricken from the record. Motion was made by Joseph Donelson to disregard the emails in the last month and to not send the Board members any emails which could be influential. James Kates seconded the motion. All were in favor. Motion carried. The emails from Mr. Eisenhower will be removed from the file and stricken from the record.

APPROVAL OF SEPTEMBER 11TH, 2012 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Edward Counsellor seconded the Motion. Margaret Maxwell-Mood abstained. Minutes were approved.

RESOLUTIONS:

None

APPLICATIONS:

**2013-03 THREASTON E. WARREN, JR. AND MARJORIE K. WARREN
APPLICATION FOR AMENDED PRELIMINARY MAJOR SITE PLAN APPROVAL,
AMENDED FINAL MAJOR SITE PLAN APPROVAL AND CONDITIONAL USE
APPROVAL
BLOCK 35, LOTS 54, 63, 64, 66 AND 67
REPRESENTED BY CLINT B. ALLEN, ESQ.**

Clint B. Allen, Esq. spoke on behalf of the Warren application. Mr. Allen stated that lot 54 is owned by Mr. Griscom but Mr. Warren has cross over rights. The actual address of the property is 358 Route 49.

Mr. DeVietro went over the Completeness Review portion (page 4) of the October 2, 2012 review letter which he prepared for the Warren application.

“1.A.(3) A preliminary plan at a scale of 1 inch equals 50 feet, or larger – applicant requested a submission waiver from providing plans at a scale of 1” =50’; plans have been provided at a scale of 1”=50”.”

Motion made by Joseph Donelson to grant a submission waiver for the specifics required for the plans at a scale of 1”=50’. Zachary Patterson seconded the motion. All in favor. So approved.

In 1.A.(3)e A Tree Inventory Exhibit Plan was provided. Applicant “is requesting a submission waiver from specifically locating and identifying all trees of five (5) inches or over in caliper.” Mr. Allen presented testimony that he had checked out the trees.

A motion was made by Zachary Patterson to grant a submission waiver for locating and identifying all trees five (5) inches or over in caliper. Joseph Donelson seconded the motion. All were in favor. So approved.

After discussion of the points of completeness Amy Bradway made a motion to deem the application complete with a stipulation that any approval granted shall be subject to submission of the items noted as part of the Site Plan Review. Zachary Patterson seconded the motion. All were in favor. Application was deemed complete.

Solicitor Salber swore in Andrew Raichle, P.E., William Reimer, L.L.A., Eric Ballou, P.E. of Birdsall Services Group and Ron Curcio, P.E. of Adams, Rehmann & Hegan. The

professionals were all qualified to give testimony. Threaston E. Warren, Jr., Applicant and Michael Foglietta of Continental Aggregate Corp. LLC were sworn in.

Exhibit A1 – Aerial Photograph of Site Plan Overlay 200 Acres, Exhibit A2 – Site Plan Rendering, Exhibit A3 – Excavation Cross Sections and A4 – Restoration were presented into the record. Mr. Ballou explained what the applicant was proposing for the site and how they would accomplish their goals. They would be transporting the soils off site through lot 54 to Route 49. The applicant will be providing natural vegetation buffers and will restore the land with different types of clusters of trees (no new species – a listing will be provided) and vegetation thereby kick starting the natural course and will become reforested. No excavation will be done on Lot 54. That is the access to Route 49. There will be a small office building on Lot 54. Two times a year the water will be sampled and there will be a schedule of restoration.

At this point Andrew Hogg, PE explained the Technical Review portion of the October 2, 2012 review letter.

Soil removal – the soils will leave via Route 49. The direction will be determined by the demand for the product. The State highway will be the primary route. The Ordinance says State highways are to be used for transportation. Hours of operation will be 7:00 a.m. to 5:30 p.m. Monday through Friday, half a day on Saturday. No Saturday afternoons or Sunday operations.

All the necessary permits and approvals will be in hand before starting the work. The Applicant will have to meet certain requirements and people will be monitoring the site all the time.

It was discussed that it makes sense to get the LOI for the conditions at the time for the new phase as conditions will change. Notices will have to be sent to the Township on the progress of their work. A letter will be needed from the Environmental Commission as a condition of approval. Fresh soil borings of one for every 25 acres will be needed. Soil borings will be done now which will give a composite of what is in the soil at this time and throughout. A minimum of three borings which shall extend to a point at least ten feet below the lowest proposed point of excavation will be performed and the results of the test borings shall be witnessed and certified by a licensed professional engineer and will be submitted with the application (see page 8 of the October 2, 2012 Land Dimensions Review Letter).

Ronald Curcio, P.E. gave testimony regarding the Additional Requirements section K.(8)(a) (page 10 of the Land Dimensions October 2, 2012 Review Letter).

The experts provided testimony and answered all questions by the Board Members during the presentation of the application.

With no more questions by the Board Members Joseph Donelson made a motion to open the meeting to the public. Zachary Patterson seconded the motion. The public portion of the meeting commenced.

Steve Eisenhauer of Natural Lands Trust was sworn in by Solicitor Salber.

Mr. Eisenhauer stated he saw some really good changes and commended the Applicant and Experts on those changes. He was impressed.

Joseph Donelson made a motion to close the public portion. James Kates seconded the motion. Motion so carried. The public portion of the meeting was closed.

Chairwoman Margaret Maxwell-Mood asked if there were any more questions by the Board Members, everyone was satisfied, the changes were significant, landscaping and buffering was well done.

Motion to grant Amended Preliminary Site Plan Approval, Amended Final Site Plan Approval and Conditional Use Approval was made by Zachary Patterson. Marjorie Sperry seconded the motion.

Roll Call vote:

Amy Bradway	-	Yes
Edward Counsellor	-	Yes
Joseph Donelson	-	Yes
James Kates	-	Yes
Margaret Maxwell-Mood	-	Yes
Zachary Patterson	-	Yes
Carl Schrier	-	Yes
Marjorie Sperry	-	Yes
William Wentzell	-	Yes

Motion so carried. Application approved.

OLD BUSINESS

- a. Environmental Impact Statement – Lawrence DiVietro and Marjorie Sperry have been over the Environmental Impact Statement and have determined that what is in the Ordinance is fine. The Checklist can be presented for adoption at the next meeting.
- b. Solar Ordinance – The Solar Ordinance can be submitted to the Township Committee for adoption. The Commercial Solar Ordinance will be finalized by Lou Joyce, P.E.

NEW BUSINESS

- a. Board procedural questions – there were no questions at this time.
- b. Meeting Days – all Board Members were in favor of keeping the meeting dates to the second Tuesday of the month.

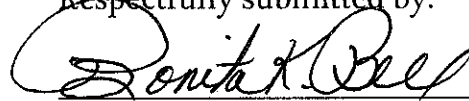
Zachary Patterson made a motion to open the meeting to the public. Edward Counsellor seconded the motion. Motion so carried. All were in favor. The meeting was opened to the public.

There were no more comments from the public.

Zachary Patterson made a motion to close the public portion of the meeting. Edward Counsellor seconded the motion. Motion so carried. All were in favor. The public portion was closed.

With no more business to discuss Zachary Patterson made a motion to adjourn the meeting. Edward Counsellor seconded the motion. All were in favor. The meeting was adjourned at 8:55 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: November 13, 2012