

TOWNSHIP OF QUINTON PLANNING BOARD

AUGUST 13TH, 2013

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 official newspaper.

ROLL CALL: Edward Counsellor, Frank Green, Kevin Hengeli, James Kates, Carl Schrier, Marjorie Sperry and Edna Schermerhorn

Absent: Amy Bradway, Debra Emel and Zachary Patterson

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

Mr. Kates brought up the fact that the Applicant had purchased this land from him and wanted to know if it was a conflict for him to vote. Mr. Salber determined that Mr. Kates did not have a conflict with voting on this Application.

APPROVAL OF JULY 9TH, 2013 MINUTES: Motion was made by Edward Counsellor to approve the Minutes and Edna Schermerhorn seconded the Motion. Margaret Maxwell-Mood abstained. Minutes were so approved.

Application: 2012-02 - Quinton Sand and Gravel

Final Site Plan Approval
Block 62, Lot 2
Telegraph Road
Owners: Clifford Mecouch and Mark Minniti
Represented by: Ann C. Pearl, Esq.
Engineer: Stantec Consulting Services, Inc.

Ms. Ann Pearl appeared for the Applicants. Mr. Salber swore in the Applicants and Clifton W. Quay, P.E., P.P. of Stantec.

Mr. Hogg asked for a summarization of the application from Mr. Quay.

The main item they needed to do was to get an interpretation from NJDEP showing exactly where the wetlands were.

The boundary needed to be established. NJDEP officials came out and the delineation is now in place to comply with the buffers set up.

All comments were addressed from the previous approval.

The matter of the drainage issues for the neighbors was brought up. Mr. Mecouch stated that there is an access road between the properties and this matter was addressed by a gravel type mixture road. His neighbor, Mr. Massey was there with him while this matter was being taken care of. The gravel is impacted and the area is 10' wide. If the roadway is ever washed out the Quinton Township Zoning Officer can send out a letter and enforce that the roadway be repaired. There is a berm along the road for controlling the water.

The Environmental Commission will provide a letter to Mr. Quay as part of the outstanding conditions.

There was a discussion on fencing. It was determined that a farm type fence is acceptable and the details will be on the final plan. The location of the fence will be 50' beyond the last property lines.

The Fire Chief will have sufficient gravel road to access the property, if needed. The road goes down to the site and all around the property. The road will hold a 4 wheel drive pickup truck with no problem.

Mr. Hogg stated that Applicant has received preliminary approval last August. They have addressed all the conditions for the most part and have agreed to comply with any outstanding conditions. The final plans will include the details of the fencing.

Motion was made by Jim Kates to open the meeting to the public. Kevin Hengeli seconded the motion. All were in favor. The meeting was opened to the public at 7:35 p.m.

Motion was made by Jim Kates to close the public portion of the meeting as no comments were made at this time in relation to the Application. Marge Sperry seconded the motion. All were in favor. The meeting was closed to the public at 7:36 p.m.

A motion was made to approve the Application contingent upon amending the Final Site Plan by Marjorie Sperry and seconded by Kevin Hengeli. All were in favor. Application was approved.

The escrow fees were briefly discussed. They need to be simplified and increased. A straight percentage increase will not work due to the complexity of some applications. Mr. DiVietro will bring in some suggestions for the next meeting.

Motion was made by James Kates to open the meeting to the public. Frank Green seconded the motion. All were in favor. The public portion was opened.

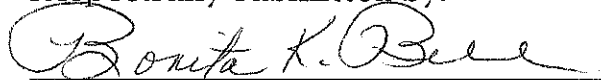
Bill Ayars of Cool Run Road wanted to know about any low income housing projects coming in to the Township. Mr. Kates addressed his concerns. At this time there are no low income housing projects before the Board. Mr. Kates explained that we already are in compliance and have enough low income properties to meet the requirements set forth by COAH.

Motion was made by James Kates to close the public portion of the meeting. Frank Green seconded the motion. All were in favor the public portion of the meeting was closed.

Mr. Kates stated that an addition to the Agenda for next month could be the size of the lots. The Ordinance has a requirement of 3 acres as of this time. The size could be discussed to bring it down to 1 acre for residential. Any major subdivision could remain at 3 acres. The septic system is the determining factor for the size of the individual lots, unless you are in the designated sewer area.

Motion was made by Marjorie Sperry to adjourn. Frank Green seconded the motion. All were in favor. The meeting was adjourned at 8:04 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: October 8th, 2013