

TOWNSHIP OF QUINTON PLANNING BOARD

JANUARY 8TH, 2013

REORGANIZATION MEETING MINUTES

The Reorganization meeting of the Planning Board was called to order at 7:00 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 newly combined official newspapers - Today's Sunbeam and the Bridgeton Evening News n/k/a the South Jersey Times.

OPEN PUBLIC MEETING STATEMENT was read by Chairwoman Margaret Maxwell-Mood.

Gary Salber, Esq. swore in the reappointment members: James Kates, Carl Schrier, Marjorie Sperry and Debra Emel.

Gary Salber, Esq. swore in the new members: Edna Schermerhorn, Frank Green and Kevin Hengeli.

Gary Salber, Esq. explained the responsibilities for the members and the requirement to attend class within the allotted time period. Mr. Salber explained the need to review the applications prior to the meeting.

Nominations were requested for the position of Chairperson:

James Kates nominated Margaret Maxwell-Mood. Debra Emel seconded the nomination. James Kates made a motion to close the nominations which was seconded by Debra Emel. Nominations were closed.

James Kates made a motion to appoint Margaret Maxwell-Mood as Chairperson. Debra Emel seconded the motion. All were in favor. Motion so carried. Margaret Maxwell-Mood was appointed as Chairperson.

Nominations were requested for the position of Vice-Chairperson:

James Kates nominated Marjorie Sperry as Vice-Chairperson. Amy Bradway seconded the nomination. James Kates made a motion to close the nominations. Amy Bradway seconded the motion. Nominations were closed.

James Kates made a motion to appoint Marjorie Sperry as Vice-Chairperson. Amy Bradway seconded the motion. All were in favor. Motion so carried. Marjorie Sperry was appointed as Vice-Chairperson.

Roll Call:

Amy Bradway, Debra Emel, Frank Green, Kevin Hengeli, James Kates, Margaret Maxwell-Mood, Edna Schermerhorn, Carl Schrier and Marjorie Sperry.

Absent: Edward Counsellor and Zachery Patterson

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

Summary of Responsibilities:

Gary Salber, Esq. went over the responsibilities of the Board Attorney.

Lawrence M. DiVietro, Jr., PLS gave a brief description of the responsibilities of a Board Planner.

Andrew Hogg, P.E. gave a brief description of the responsibilities of the Board Engineer.

Margaret Maxwell-Mood gave a description of the responsibilities of the Board Secretary.

Approval of the December 11th, 2012 Minutes.

Amy Bradway made a motion to approve the December 11th, 2012 Minutes. Marjorie Sperry seconded the motion. The three new members abstained from voting. The rest of the members were in favor. Motion so carried. Minutes were approved.

Nominations for Secretary:

Marjorie Sperry made a motion to appoint Bonita Bell. Amy Bradway seconded the motion. All were in favor. Motion so carried. Bonita Bell was appointed as the Board Secretary.

Nominations for Solicitor:

Gary Salber, Esq. submitted his proposal for Board Solicitor through the Fair and Open process.

Chairwoman Margaret Maxwell-Mood brought out that the fees in the proposal from Mr. Salber would be the same as last year.

Frank Green made a motion to appoint Gary Salber, Esq. as the Board Attorney. Marjorie Sperry seconded the motion. All were in favor. Motion so carried. Gary Salber, Esq. was appointed as Board Attorney.

Nominations for Engineer:

Fair and Open proposals were received from Land Dimensions Engineering and Fralinger Engineering PA.

Amy Bradway made a motion to appoint Land Dimensions Engineering, Andrew Hogg, P.E. as the Board Engineer. Marjorie Sperry seconded the motion. All were in favor. Motion so carried. Land Dimensions Engineering, Andrew Hogg, P.E. was appointed as Board Engineer.

A Fair and Open proposal was received from Land Dimensions Engineering, Lawrence M. DiVietro, Jr., PLS for the position of Board Planner.

Marjorie Sperry made a motion to appoint Land Dimensions Engineering, Lawrence M. DiVietro, Jr., PLS as the Board Planner. Kevin Hengeli seconded the motion. All were in favor. Motion so carried. Land Dimensions Engineering, Lawrence M. DiVietro, Jr., PLS was appointed as the Board Planner.

Resolutions:

2013-01 A RESOLUTION RE-ADOPTING THE RULES AND REGULATIONS OF THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2013

Motion was made by Marjorie Sperry to approve Resolution 2013-01. Amy Bradway seconded the motion. All were in favor. Resolution 2013-01 was approved.

2013-02 A RESOLUTION DESIGNATING TIME, DATE AND PLACE OF THE MEETINGS OF THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2013

Discussion was held regarding moving the Planning Board meetings to the second Wednesday of the month or keeping it on the second Tuesday of the month. It was determined that the professionals were all okay with a move to the second Wednesday of the month.

James Kates made a motion to move the meeting to the second Wednesday of the month.

Roll Call:

Amy Bradway	No
Debra Emel	Yes
Frank Green	Yes
Kevin Hengeli	Yes
James Kates	Yes
Margaret Maxwell-Mood	Yes
Edna Schermerhorn	Either is fine
Carl Schrier	No
Marjorie Sperry	Yes

No's - two, Yes' - six - Either - one. Motion so carried. It was voted to move the Planning Board meetings to the second Wednesday of the month.

2013-03 A RESOLUTION APPOINTING GARY SALBER, ESQ. AS SOLICITOR AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2013

Motion was made by Marjorie Sperry to approve Resolution 2013-03. Debra Emel seconded the motion. All were in favor. Motion so carried. Resolution 2013-03 was approved.

2013-04 A RESOLUTION APPOINTING THE FIRM OF LAND DIMENSIONS ENGINEERING AS THE QUINTON TOWNSHIP PLANNING BOARD ENGINEER AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2013

Motion was made by Marjorie Sperry to approve Resolution 2013-04. James Kates seconded the motion. All were in favor. Motion so carried. Resolution 2013-04 was approved.

2013-05 A RESOLUTION APPOINTING THE FIRM OF LAND DIMENSIONS ENGINEERING AS THE QUINTON TOWNSHIP PLANNING BOARD PLANNER AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2013

Motion was made by Marjorie Sperry to approve Resolution 2013-05. Frank Green seconded the motion. All were in favor. Motion so carried. Resolution 2013-05 was approved.

2013-06 A RESOLUTION APPOINTING BONITA K. BELL AS SECRETARY TO THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2013

Motion was made by Marjorie Sperry to approve Resolution 2013-06. James Kates seconded the motion. All were in favor. Resolution 2013-06 was approved.

2013-07 A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPER FOR THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2013

Discussion was held regarding appointing the South Jersey Times as the one official newspaper for the Planning Board. Motion was made by Marjorie Sperry to approve Resolution 2013-07. Kevin Hengeli seconded the motion. All were in favor. Resolution 2013-07 was approved.

2013-08 A RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP REGARDING ARTHUR PETERSON

Discussion was held regarding a question on the sewer hook-up for the Peterson property. It was determined that the Sewer Authority would make the decision on whether the Petersons would be able to connect.

It was pointed out for the new members that they are not eligible to vote.

Motion was made by James Kates to approve Resolution 2013-08. Amy Bradway seconded the motion. All were in favor. Motion so carried. Resolution 2013-08 was approved.

At this time James Kates and Carl Schrier left the meeting due to the D-Variance in the upcoming Application for Bonaccurso.

At this time Ross Levitsky, Esq. appeared for Application 2012-04 - Josephine E. Bonaccurso.

Mr. Levitsky went over the map pointing out the area where the Applicant wanted to take four lots and reduce to two lots.

Mr. Levitsky stated that only Zoning Boards could hear use variances. This property is not zoned for slaughter houses but is an existing structure which is grandfathered in. Slaughter house is a non-conforming use. They want to take a non-conforming use and reduce the size.

Bulk variance -around the slaughter house - all land around is farm land preserved. The reason for the application is the need to sell the ground to other farmers in the area. They need the money.

Gary Salber, Esq. swore in Samuel Bonaccurso, son of the applicant, Josephine Bonaccurso. Samuel has worked at this business for 18 years. Economy is the reason for the application. The property is farmland preserved. Nothing is planned as far as the slaughter house is concerned. Mr. Bonaccurso was questioned as to who the applicant would sell the property to. The farmland preserved property would only be sold to a farmer. The applicants have already received farmland preservation funds. Non-conforming uses are frowned upon in the Township.

At this point Lawrence DiVietro, Jr. PLS spoke about the application. Mr. DiVietro pointed out that Mr. Levitsky gave a good overview. Consolidation of lots and a Minor subdivision that would create two lots out the existing land.

The onsite cell tower is pre-existing and will remain. Access will always be there by a dirt and gravel lane. The business has operated since the early 1950's. It is a non-conforming use prior to any zoning and planning requirements.

The State of New Jersey took care of all of the paperwork for the farmland preservation and only carved out 3.4 acres around the slaughter house. The access road is not a dedicated road; it is just an access road, not a public right-of-way. The access is only restricted to this property and is not maintained by the Township. There is farmland all around them.

Mr. Levitsky stated that the farmland easement is already in place. The 3.4 acres is the slaughter house, it is not farmland preserved. The Applicants want to sell the farmland. Mr. Levitsky believes it meets regulations. It is not a slaughter house on a huge piece of property. The piece of property for the slaughter house is small and if it stops operation that small portion would not be able to be used as a slaughter house again, size cannot be increased.

Tape was stopped and a new tape was put in at 8:16 p.m.

Applicants have the area that he needs to continue his operations. The taxes are mostly on the business.

Amy Bradway made a motion to open the meeting to the public. Marjorie Sperry seconded the motion. All were in favor. The meeting was opened to the public.

With no comments from the public Amy Bradway made a motion to close the public portion. Marjorie Sperry seconded the motion. All were in favor. The meeting was now closed to the public.

Marjorie Sperry made a motion to approve the application as complete. Amy Bradway seconded the motion. All were in favor. Motion so carried. Application was deemed complete.

Amy Bradway made a motion to approve the use variance. Kevin Hengeli seconded the motion. Frank Green abstained. The remaining members were in favor. Motion so carried. Use variance was granted.

Solicitor Salber explained a bulk variance for the new members.

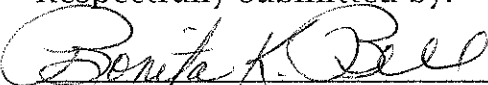
Marjorie Sperry made a motion to grant the bulk variance with the conditions requested. Kevin Hengeli seconded the motion. All were in favor. Motion so carried.

Amy Bradway made a motion to open the meeting to the public. Kevin Hengeli seconded the motion. All were in favor. The meeting was opened to the public.

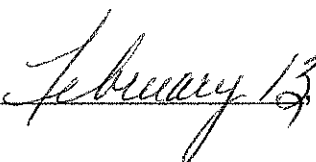
With no comments from the public Amy Bradway made a motion to close the meeting to the public. Marjorie Sperry seconded the motion. The meeting was closed to the public.

With no more business to discuss Marjorie Sperry made a motion to adjourn. Debra Emel seconded the motion. All were in favor. The meeting adjourned at 8:40 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved:  2013