

**TOWNSHIP OF QUINTON PLANNING BOARD
MAY 14TH, 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 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 official newspaper.

Edward Counsellor was sworn in by Gary Salber, Esq.

ROLL CALL: Edward Counsellor, Debra Emel, Frank Green, James Kates, Margaret Maxwell-Mood, Edna Schermerhorn, Carl Schrier and Marjorie Sperry

Present but Excused: James Kates and Carl Schrier

Absent: Amy Bradway, Kevin Hengeli and Zachary Patterson

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

APPROVAL OF FEBRUARY 13TH, 2013 MINUTES: Motion was made by Frank Green to approve the Minutes and Edna Schermerhorn seconded the Motion. Edward Counsellor and Marjorie Sperry abstained. Minutes were so approved.

**APPLICANT: 2013-01 – COBLENTZ – NIBLOCK’S PORK STORE
PAUL COBLENTZ AND BOBBI JO COBLENTZ t/a NIBLOCK’S PORK STORE
PIQ: 94 QUINTON-MARLBORO ROAD, BLOCK 33, LOT 15
MINOR SITE PLAN; USE VARIANCE (D-2 EXPANSION)
ATTORNEY: HOWARD D. MELNICOVE, ESQ.
ENGINEER: GS ENGINEERING
ARCHITECT: TDJ ARCHITECTS
COMPLETENESS HEARING**

Howard Melnicove, Esq. appeared for the Applicants, Paul and Bobbi Jo Coblentz, t/a Niblock’s Pork Store. Mr. Coblentz was sworn in by Solicitor Salber.

Mr. Melnicove went over the Application and questioned Mr. Coblentz regarding the proposed improvements for the property located at Block 33, Lot 15.

Land Dimensions provided their findings and conclusions in the Completeness letter prepared by Andrew Hogg, P.E., dated May 14th, 2013. Waivers requested are listed on page 2 under B. 2. a. through d. on Page 2. Waivers requested are: Environmental Impact Statement; Landscape Plan and Associated Details; Adjacent Open Space and Traffic Signage Plan; and Utility Structures and Drainage Facilities.

Lawrence M. DiVietro, Jr., PLS discussed the May 14th, 2013 letter submitted by Andrew Hogg, P.E.

Discussion was held by the Board Members, experts and applicants regarding the completeness portion of the application.

It was moved by Marjorie Sperry to deem the application complete with waiver for the Environmental Impact Statement; Landscape Plan and Associated Details; Adjacent Open Space and Traffic Signage Plan and Utility Structure and Drainage Facilities. It was seconded by Edward Counsellor.

Roll Call:

Edward Counsellor	-	yes
Debra Emel	-	yes
Frank Green	-	yes
Margaret Maxwell-Mood	-	yes
Edna Schermerhorn	-	yes
Marjorie Sperry	-	yes

All were in favor. Motion so carried. The Application was deemed complete.

OLD BUSINESS:

- a. Escrow Fee Review: This topic was continued until a later date as Andrew Hogg, P.E. was not present at the meeting.
- b. Peterson - Lawrence DiVietro, P.E. explained the letter by Joseph E. Carels.
- c. Bonaccorso - Lawrence DiVietro, P.E. explained the letter by Joseph E. Carels.
- d. Warren - Lawrence DiVietro, P.E. explained that the request from Applicant's attorney, Clint B. Allen, Esq. was within the scope of changes of the Ordinance which was adopted by the Township. Now the applicant wants approval to dig deeper. The depth is substantial even though it is permitted. Mr. Salber suggests that a letter of explanation be submitted by the applicants for the next meeting. Applicant will not have to pay any fees, with the exception of the fees for the professionals' reviews.

NEW BUSINESS:

None

Mr. Salber stated that he has represented Mr. Coblentz in the past for other matters and that a conflict attorney would be needed for the next meeting.

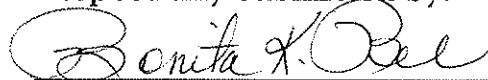
A motion was made by Marjorie Sperry and seconded by Frank Green for Chairperson, Margaret Maxwell-Mood to choose a conflict attorney to handle the meeting in June in Mr. Salber's place. All were in favor. Motion so carried.

Marjorie Sperry made a motion to open the meeting to the public. Debra Emel seconded the motion. Motion so carried. All were in favor. The meeting was opened to the public.

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

With no more business to discuss Edward Counsellor made a motion to adjourn the meeting. Marjorie Sperry seconded the motion. All were in favor. The meeting was adjourned.

Respectfully submitted by:



Bonita K. Bell

Approved: June 11th, 2013