

TOWNSHIP OF QUINTON PLANNING BOARD

APRIL 8TH, 2014

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.

Gary Salber, Esq. swore in Ms. Debra Emel.

ROLL CALL: Edward Counsellor, Debra Emel, Kevin Hengeli, Margaret Maxwell-Mood, Raymond Owens, and Edna Schermerhorn

Absent: Frank Green, James Kates and Marjorie Sperry

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

APPROVAL OF FEBRUARY 11TH, 2014 MEETING: Motion was made by Edna Schermerhorn to approve the Minutes and Kevin Hengeli seconded the Motion. Minutes were so approved.

2014-01 - CONCEPTUAL CONFERENCE - HAAF - BRADWAY FARM MARKET

Gary Salber, Esq. swore in John I. Haaf who came in front of the Planning Board to discuss his plans to purchase the Bradway property and his request to reaffirm variances previously granted to Mr. and Mrs. Bradway in 1998 and 2000. Mr. Haaf's son, Ed and his wife, Lisa, are interested in operating a consignment shop (antiques mall) and possibly reopening the restaurant, no changes or additions are proposed.

Mr. Haaf stated that it would not be a flea market, the consignment business will have contracts with vendors and Lisa who lives at 23 Jericho Road will be in control of the merchandise that is sold. Ed operates a store in Woodstown. It carries country items and the business in Woodstown will be relocated to this location. The Haafs intend to do some cleaning up around the property and maybe some landscaping in front of the building and along the highway. There are no plans for a fence. There may be a garden center, the greenhouse will be a growing center, not like Mr. Bradway had, not a nursery.

Mr. Salber will present a short resolution to memorialize what was represented at the meeting, not taking away any prior approvals other than the approval for

ammunition. Mr. Haaf consents to the removal of ammunition variance, he would like to keep the restaurant use in case someone who wants to operate the restaurant.

Motion was made by Edward Counsellor and seconded by Edna Schermerhorn to grant the reaffirmation of the variances requested with a stipulation to reconfigure the access point of Jericho Road. All were in favor. Motion so carried.

OLD BUSINESS:

- a. Solar Ordinance - Commercial portion of the Solar Ordinance was tabled to next month.
- b. Lot Size - It was decided to table this matter for the May 13th, 2014 meeting.

NEW BUSINESS:

Upgrading Application and Schedules - Discussion was held regarding the outdated Applications and Schedules.

Motion was made by Raymond Owens and seconded by Kevin Hengeli to approve upgrading the Application and Schedules and to authorize the professionals to streamline the Application and Schedules. Larry DeVietro, P.E. and Andrew Hogg, P.E. will work on these documents and present to the Board.

Moving Due Date for Applications - discussion was held and it was suggested that the Applications should be presented 30 days prior to the meeting. This will allow our professionals time to review and prepare their findings.

Motion was made by Raymond Owens and seconded by Kevin Hengeli to approve the due date change to 30 days prior to the meeting for submission of Applications from the existing 10 days. All were in favor. Motion so carried.

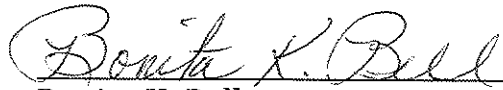
Motion was made by Edward Counsellor to open the meeting to the public. Kevin Hengeli seconded the motion.

Paul Coblentz - Mr. Coblentz wanted to know about catching up his escrow so he could move forward with his application. Mr. Coblentz was directed to contact the Township Chief Municipal Financial Officer.

At this time Edna Schermerhorn made a motion to close the public portion of the meeting. Kevin Hengeli seconded the motion and the public portion was closed.

Motion was made by Edward Counsellor to adjourn. Raymond Owens seconded the motion. All were in favor. The meeting was adjourned at 7:41 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: May 13, 2014