

**TOWNSHIP OF QUINTON PLANNING BOARD**  
**AUGUST 12<sup>TH</sup>, 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.

**ROLL CALL:** Donald Brown, Edward Counsellor, Frank Green, Kevin Hengeli, Margaret Maxwell-Mood, Raymond Owens, Edna Schermerhorn and Marjorie Sperry

Absent: Debra Emel and James Kates

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

**APPROVAL OF JULY 8<sup>TH</sup>, 2014 MEETING MINUTES:** Motion was made by Edward Counsellor to approve the Minutes and Donald Brown seconded the Motion. Frank Green abstained. Minutes were so approved.

**OLD BUSINESS**

a. **Karen Atanasio** - Discussion was held regarding this application wherein it was pointed out by the professionals that there was nothing in this application that has been provided to the Board, or through various conversations with the application, that the Board has any jurisdiction to make any decision on this application. Therefore, it was decided that Mr. Salber would send a letter to Ms. Atanasio setting forth the decision to close the matter before the Board as there was no action required by the Board.

b. **Salem Quinton, LLC** - Letter of July 18<sup>th</sup>, 2014 was a public notice confirmation for the file.

**APPLICATION 2014-04 - A&R FARMS, LLC**  
**AGRICULTURAL DIVISION OF LAND - BLOCK 3, LOT 37**  
**RICHARD W. RIDGWAY AND WAYDE ALLEN**  
**REVIEW LETTER TO BE PROVIDED BY LAND DIMENSIONS ENGINEERING**

Mr. DiVietro gave his findings on this application as contained in the review letter date August 12<sup>th</sup>, 2014. Mr. DiVietro pointed out that the applicant is requesting to move the line and change the configuration of the lot. This is not

a subdivision. The property is an existing farm and is designated as agricultural.

Mr. Salber wore in Wayde Allen who stated that the whole farm is farmland preserved and owned by A&R Farms, LLC. Their intent is to continue farming and that no new roads are proposed. Two farmers own the farm and want to divide, plain and simple.

Katie B. Coleman, Esq., attorney for applicant, inquired about the return of the fees. Mr. DiVietro stated that there would be some fees incurred as the professionals have invested time in the review of the application and that there would be a minimal amount of fees incurred to review the Deeds, once they have been presented.

The Board members were asked to give their thoughts on the return of the fees, minus the professional's fees and the Board members stated that the fees should be returned.

The action that the Board needs to vote on regarding hearing the testimony of the applicants, it is an agricultural which meets the criteria for an agricultural subdivision.

Motion to approve the application was made by Edna Schermerhorn and seconded by Kevin Hengeli. All were in favor. Motion for approval so granted.

### NEW BUSINESS

Regarding the Freshwater Wetlands Application Checklist provided by Robert Smith for Block 58, Lot 27, 550 Quinton-Marlboro Road, Mr. DiVietro explained that this letter was being provided as standard operating procedure.

Motion was made to open to the public by Edna Schermerhorn, seconded by Kevin Hengeli. All were in favor. The meeting was opened to the public.

With no public comments a motion was made by Edward Counsellor to close the public portion of the meeting which was seconded by Marjorie Sperry. All were in favor. The meeting was closed to the public.

Chairwoman Margaret Maxwell-Mood asked if there were any procedural questions and the Board members stated that they did not have any at this time.

Motion was made to adjourn the meeting by Marjorie Sperry and seconded by Raymond Owens. All were in favor. The meeting was adjourned at 7:21 p.m.

Respectfully submitted by:

  
Bonita K. Bell

Approved: September 9<sup>th</sup>, 2014