

TOWNSHIP OF QUINTON PLANNING BOARD

MAY 13TH, 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: Edward Counsellor, Debra Emel, Frank Green, Kevin Hengeli, Margaret Maxwell-Mood, Raymond Owens, Edna Schermerhorn and Marjorie Sperry

Absent: James Kates

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

APPROVAL OF APRIL 8TH, 2014 MEETING MINUTES: Motion was made by Edward Counsellor to approve the Minutes and Edna Schermerhorn seconded the Motion. Marjorie Sperry and Frank Green abstained. Minutes were so approved.

RESOLUTION 2014-09 - APPROVING THE PROPOSAL OF THE APPLICANT, JOHN I. HAAF - Motion was made by Raymond Owens to approve Resolution 2014-09. Kevin Hengeli seconded the motion. Marjorie Sperry and Frank Green abstained.

**APPLICATION 2014-02 - SALEM-QUINTON LLC
BLOCK 5, LOT 10 - 500 SALEM QUINTON ROAD
PRELIMINARY AND FINAL MAJOR SITE PLAN WITH BULK VARIANCES
COMPLETENESS HEARING**

Jason R. Tuvel, Esq. appeared for the Applicants and gave a quick overview of the project. Mr. Tuvel stated that the Dollar General will be more on the line of Walgreens, but without a pharmacy.

Lawrence M. DiVietro, Jr., PLS discussed the information in the Completeness Letter dated May 7th, 2013 provided by Andrew Hogg, P.E. of Land Dimensions Engineering.

Mr. Tuvel stated that they are no longer asking for a waiver for landscaping as they will add it to the Site Plan.

They are asking for a waiver for parking. The amount required is excessive and they have proposed to decrease the amount of parking stalls and add more green space on the site if required.

The property has grass behind the building now which will be maintained. A Wetland Delineation professional was hired for this project. Mr. Tuvel stated that the client purchased the property two weeks before the Application was filed to answer the question of ownership.

The Applicant stated that the taxes and sewer fees are current.

The Board members had concerns about the parking and the issue of trucks turning into the gas station next door. Mr. Tuvel stated that no one can drive from the Dollar General across into the gas station property without accessing the highway.

Mr. Tuvel stated that everything in the Completeness Letter will be provided for in the revised plans.

A motion was made for Completeness, subject to the provisions in the Completeness Letter of May 7th, 2014, by Edward Counsellor. Kevin Hengeli seconded the Motion. All were in favor. Motion so carried.

OLD BUSINESS:

Solar Ordinance - A motion was made by Edward Counsellor to send the Ordinance to the Quinton Township Committee for consideration. Edna Schermerhorn seconded the motion. Raymond Owens abstained.

Roll Call Vote:

Edward Counsellor - yes
Debra Emel - yes
Frank Green - yes
Kevin Hengeli - yes
Margaret Maxwell-Mood - yes
Raymond Owens - Abstained
Edna Schermerhorn - yes
Marjorie Sperry - yes

Motion so carried. The Solar Ordinance will be sent on to the Quinton Township Committee for consideration.

Lot Size - Discussion was held regarding the lot size. Motion was made by Edward Counsellor to table and leave it exactly as it is. Raymond Owens seconded the Motion. All were in favor. Motion so carried.

NEW BUSINESS:

Upgrading Application and Schedules - Land Dimensions personnel are working on making the Application and Schedules more concise and user friendly.

Motion was made by Edward Counsellor to open the meeting to the public. Marjorie Sperry seconded the motion. All were in favor. The public portion of the meeting was opened at 8:02 p.m.

There were no comments from the public.

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 at 8:03 p.m.

Motion was made by Edward Counsellor to adjourn. Raymond Owens seconded the motion. All were in favor. The meeting was adjourned at 8:04 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: June 10th, 2014