

**TOWNSHIP OF QUINTON PLANNING BOARD
NOVEMBER 11TH, 2014
REGULAR MEETING MINUTES**

The regular meeting of the Planning Board was called to order at 7:11 p.m. (due to a delay in having a quorum) at the Township of Quinton Municipal Building by Vice-Chairwoman Marjorie Sperry.

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, James Kates, Edna Schermerhorn and Marjorie Sperry

Absent: Donald Brown, Frank Green, Kevin Hengeli, Margaret Maxwell-Mood and Raymond Owens

Also present: Andrew Hogg, PE, Lawrence M. DiVietro, PE, PLS and Bonita Bell

Vice-Chairwoman Marjorie Sperry requested that the Board members review the Minutes. A motion was made by Edward Counsellor to accept the Minutes, Edna Schermerhorn seconded the motion. All were in favor with the exception of James Kates who abstained from voting. Motion so carried. The Minutes were approved.

**APPLICATION 2014-05 ASHRAF W. RABI
MINOR SUBDIVISION
533 JERICHO ROAD, BLOCK 54, LOT 5
REPRESENTED BY HOWARD MELNICOVE, ESQ.**

Mr. Melnicove explained the application submitted by Ashraf W. Rabi to request approval for a minor subdivision. This minor subdivision would also involve acquiring and transferring property to and from James H. Dilks and Loretta E. Dilks.

Larry DiVietro, PE went over the completeness portion of the review letter dated November 4th, 2014 and explained the requests for variances, etc.

Edward Counsellor made a motion to deem the application complete. Edna Schermerhorn seconded the motion. All were in favor. Motion so carried and the application was deemed complete with approvals for waivers for Section II. Completeness Review, B. Items 3, 8, 10, 12 and 13.

Roll Call

Edward Counsellor	Yes
Debra Emel	Yes
James Kates	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes

All were in favor. Motion so carried and the application was deemed complete with approvals for waivers for Section II. Completeness Review, B. Items 3, 8, 10, 12 and 13.

Mr. and Mrs. Dilks were sworn in by Gary Salber, Esq. Mr. and Mrs. Dilks answered questions directed to them by Howard Melnicove, Esq.

Testimony was given that a portion of the land is in Lower Alloways Creek Township and a portion is in Quinton Township therefor all approvals will be based on the approval in Lower Alloways Creek Township.

Mr. Walid Rabi appeared for Ashraf Rabi through his power of attorney designation and provided testimony on his behalf.

Mr. Rabi is in the process of acquiring a portion of land from Mr. and Mrs. Dilks so that the buildings he uses will be on the same property as his residential dwelling. Mr. Rabi would then transfer a portion of property to Mr. and Mrs. Dilks.

Marjorie Sperry asked about the driveway that is on the property. Mrs. Dilks explained that the driveway is only a dirt driveway. Mr. Dilks stated that anything north of that driveway is swamp.

James Kates, having knowledge of this property, explained to the board members the type of land and layout of the parcels to get a better idea of what was being requested.

Mr. Rabi uses the land as a horse farm. The person living in the house takes care of the horses and uses the shed, barn and greenhouse that are on the portion that Mr. Rabi is requesting to obtain ownership of from Mr. and Mrs. Dilks.

The transfer of the Rabi portion to Mr. and Mrs. Dilks will make the division of the property conform more with the law.

The meeting was opened to the public at 7:59 p.m. There were no comments from the public and the meeting was closed to the public at 8:00 p.m.

Edward Counsellor made a motion to approve the application. Edna Schermerhorn seconded the motion.

Roll Call

Edward Counsellor	Yes
Debra Emel	Yes
James Kates	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes

All were in favor. Motion so carried and the application was approved subject to the conditions outlined on page 5 of the November 4th, 2014 Review/Technical Review letter prepared by Land Dimensions Engineering.

OLD BUSINESS

(a) It was decided to table the Application Form review to the December meeting.

(b) Quinton, LLC - Dollar General - Andrew explained the two letters from Mr. Tuvel and stated that the applicant will need to hook up to the sewer, there will be a connection fee and the fee will be calculated back to when the sewer lines were installed up to the day they are going to hook in.

NEW BUSINESS

A motion was made by Edward Counsellor to approve the Fair and Open Process Notice for publication to accept the proposals submitted. Edna Schermerhorn seconded the motion. All were in favor. Motion so carried. The Fair and Open Process was approved and the Notice will be published.

The meeting was opened to the public at 8:05 p.m. There were no comments from the public and the meeting was closed to the public at 8:06 p.m.

A motion was made by Edward Counsellor to adjourn the meeting. Edna Schermerhorn seconded the motion. All were in favor. The meeting was adjourned at 8:06 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: December 9th, 2014