

# TOWNSHIP OF QUINTON PLANNING BOARD

## OCTOBER 14<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, Debra Emel, Frank Green, Kevin Hengeli, Margaret Maxwell-Mood, Edna Schermerhorn and Marjorie Sperry

Absent: Andrew Hogg, PE, James Kates, Raymond Owens and Gary Salber, Esq.

Also present: Kenneth Miller, Esq., Lawrence M. DiVietro, PE, PLS and Bonita Bell

Chairwoman Margaret Maxwell-Mood requested that the Board members review the Minutes. A motion was made by Edward Counsellor to accept the Minutes, Marjorie Sperry seconded the motion. All were in favor with the exception of Kevin Hengeli who abstained from voting. Motion so carried. The Minutes were approved.

#### **RESOLUTION 2014-12**

#### **RESOLUTION APPROVING THE MINOR SUBDIVISION APPLICATION OF GEORGE TINNEY**

Chairwoman Margaret Maxwell-Mood went over the conditions of the Resolution for George Tinney and stated that Mr. Tinney had worked diligently to get the requested changes taken care of.

Edna Schermerhorn made a motion to approve the Resolution. Donald Brown seconded the motion. All were in favor. Motion so carried. Resolution 2014-12 was approved.

#### **Roll Call Vote:**

Donald Brown	Yes
Edward Counsellor	Yes
Debra Emel	Yes
Frank Green	Yes
Margaret Maxwell-Mood	Yes

Edna Schermerhorn      Yes  
Marjorie Sperry         Yes

Kevin Hengeli abstained. All were in favor and the motion was so carried.

**INFORMAL CONCEPTUAL REVIEW – WALLACE V. WRIGHT, JR.**

Kenneth Miller, Esq. swore in Wallace V. Wright, Jr. and G. Philip Lewis, Esq.

It was also stated that the paperwork submitted incorrectly stated 628 Salem-Quinton Road. The correct house number is 682.

Lawrence M. DiVietro, Jr., PLS summarized his findings on the Wright conceptual.

Mr. Wright explained that he works a full time job and when he is home he has a grill and a tent and he prepares food to sell. He is thinking about preparing food year round in the back yard. Mr. Wright proposes to set up his grill and cook all day and to shut down before dark. The customers will pull into his driveway and will have room to turn around in his back yard so that they can pull out of his driveway onto Rt. 49 and not have to back out onto the highway. Mr. Wright has been preparing food for various functions and has inspection certifications from the required departments. The inspections are done once a year.

There are no fire hydrants near the property but Edward Counsellor offered that it would not be a problem for a fire truck to pull into the driveway if there were a fire. Mr. Wright stated that he has fire extinguishers on hand. The food is only available for take outs. There are no picnic tables for anyone to stay there and eat. They have to leave with their meals. Edward Counsellor also stated to the Board that Mr. Wright would be closed down if he was not in compliance. All of the wastes go to Gus' in Pennsville. He has a signed agreement with Gus to bring the products to be disposed of there. Mr. Wright also has the set up for washing down the equipment and that water waste will be put in containment tanks which are also accepted by Gus.

Mr. Wright is looking to run the business at least three to four days a week but is considering more days, including holidays. Mr. Wright said that he does not usually have any leftovers he generally makes deals at the end of the day so he does not have anything left over.

Margaret Maxwell-Mood stated that he should confirm with NJDOT to see if there are any regulations that they would require a change of use of the driveway before he officially applies to the Board for a use variance.

Since this was a conceptual review there was no vote required.

**OLD BUSINESS**

The Application Form review was tabled to the November meeting and Lawrence DiVietro, PE stated that he had redone the application form, he decided to scale it back a little bit. Some procedures were adjusted. He will provide the secretary with new versions for review for the next meeting.

Since the public left when the Wright conceptual was completed there was no public portion for this meeting.

Last month Edward Saunderlin inquired as to the sewer hookup at the new Dollar General. Mr. Green wanted to know the findings to report back to Mr. Saunderlin. Margaret Maxwell-Mood stated that the information requested by the Planning Board Secretary of the Municipal Clerk is that the property is ready for a hookup and has been at that property, but no one has requested the permit to hookup at this time.

The Planning Board Secretary also let Mr. Green know that Mr. Saunderlin was advised at the Township meeting.

Kevin Hengeli inquired as to the status of the opening of the Dollar General. Margaret Maxwell-Mood stated that they were still in the process of getting the outside permits that were required. As far as the Planning Board we do not have any more requirements pending.

A motion was made by Marjorie Sperry to adjourn the meeting. Frank Green seconded the motion. All were in favor. The meeting was adjourned at 7:42 p.m.

Respectfully submitted by:

  
Bonita K. Bell

Approved: November 11th, 2014