

**TOWNSHIP OF QUINTON PLANNING BOARD
SEPTEMBER 9TH, 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, James Kates, Margaret Maxwell-Mood, Raymond Owens, Edna Schermerhorn and Marjorie Sperry

Absent: Kevin Hengeli AND Andrew Hogg, PE

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

RESOLUTION 2014-11 - A&R FARMS, LLC

Chairwoman Margaret Maxwell-Mood went over the A&R Farms Resolution.

It was determined that the previous owner had the farm assessed as farmland preservation, prior to the purchase of A&R Farms, LLC.

Chairwoman Margaret Maxwell-Mood requested that the language for the previous farmland preservation designation be added to the Resolution.

Motion was made by Edna Schermerhorn to approve the Resolution with the additional language. Edward Counsellor seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
Frank Green	Yes
Raymond Owens	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes

Debra Emel and James Kates abstained. All were in favor and the motion was so carried.

APPROVAL OF AUGUST 12TH, 2014 MEETING MINUTES: Motion was made by Raymond Owens to approve the Minutes and Donald Brown seconded the Motion. Debra Emel and James Kates abstained. Minutes were so approved.

OLD BUSINESS

- a. Salem Quinton, LLC - letter of August 19th, 2014 by Jason Tuvel, Esq. James Kates made a motion to place the letter in the file and it was seconded by Edna Schermerhorn. All were in favor. Motion so carried.
- b. Karen P. Atanasio - Gary Salber, Esq. letter of August 22nd, 2014 - Gary Salber, Esq. explained that the information provided by the applicant was not anything that the Board could vote on.
- c. Mandatory Training - Email of September 3rd, 2014 regarding training - Chairwoman Margaret Maxwell-Mood indicated that the special training session would be held in the Salem, Cumberland or Gloucester County area. There was a location in Clayton, Gloucester County that was discussed. The location will depend on the amount of people that have signed up and will be determined at that point. Our members interested in going are Donald Brown, Edna Schermerhorn, Frank Green and Raymond Owens.

NEW BUSINESS

- a. August 21st, 2014 - Arsenault Application for a Transition Area Waiver regarding Block 5, Lot 10 for Applicant, Salem Quinton, LLC. This is standard procedure. Applicant has to file with NJDEP.
- b. August 21st, 2014 - Sovereign Consulting Inc. letter regarding Atlantic City Electric Right-of-Way and application for a Freshwater Wetlands General Permit approval - this is just notification to the Board.

At this point we took a 5 minute recess and commenced the meeting at 7:25 p.m.

Lawrence M. DiVietro, Jr., PLS went over the draft Application that is being proposed which he provided to the Board members.

The red portions of the document are notes and the second section was taken from the Cherry Hill application.

There is a lot of room for clarity and it should be streamlined a little more.

We should create a committee because everything is not consistent with our Ordinances. It was decided that it should be taken home and the Board

members should read over it. Next month a committee can be chosen to go over it to make sure the Ordinances do not need to be amended.

James Kates explained about subcommittees and workshops.

At 7:35 p.m. Mr. Tinney arrived.

The checklist would be checked to make sure there are no duplications. The committees would be appointed by the Mayor. James Kates stated that the Township had previously had committees and they worked well for the Township.

The members were asked to read through the draft and bring their questions to the October meeting.

The informal review was discussed. This review is to give the applicant guidance. We want to make sure the applications are processed efficiently.

APPLICATION 2014-06 - GEORGE TINNEY
MINOR SUBDIVISION - BLOCK 50 LOT 6 - 400 ROUTE 49

At 7:45 p.m. Gary Salber, Esq. swore in George Tinney of 400 Rt. 49, Bridgeton, NJ 08302.

Lawrence DiVietro, PE went over his review letter of September 4th, 2014. There are missing items in this application which are mentioned on page two of the letter. The application is not complete and the majority of the site is wooded.

Mr. Tinney testified that he plans on continuing growing trees, cutting for grave blankets, etc. Mr. Tinney is considering having the 8 acres in the back property to sell as farmland.

The property is a tree farm - that's the plan. It is a struggle to get to grow in the sand, irrigation is a problem. #18 on the application will need to be changed as the application was filled out incorrectly. Waivers are requested for #s 3, 8, 10 and 13. Mr. Tinney was asked if he was going to develop the property and he stated "no". The application has sections that are marked inconsistent with his testimony and therefore Mr. Tinney will need to change #11 and #18 on the application.

Discussion was held regarding the items that were not marked according to his testimony.

Motion was made by Raymond Owens to consider the Application Complete, with the adjustments to the Application as discussed. Marjorie Sperry

seconded the motion. All were in favor with the exception of Frank Green who abstained from voting on completeness.

The technical portion of the review was handled by Lawrence M. DiVietro, Jr., PLS.

Marjorie Sperry made a motion to approve the application subject to the revisions outlined on page 3 regarding items a, b, c, d and e of the September 4th, 2014 review letter from Mr. DiVietro. Donald Brown seconded the motion. All were in favor. Motion so carried. Application approved.

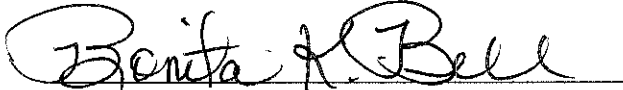
Marjorie Sperry made a motion to open the meeting to the public. Raymond Owens seconded the motion. All were in favor. The meeting was opened to the public.

Edward Saunderlin inquired as to the sewer hookup at the new Dollar General. It was stated to Mr. Saunderlin that the Board Secretary would inquire as to the status of the hookup and report to Mr. Saunderlin at the next meeting.

With no further questions from the public Edward Counsellor made a motion to close the public portion of the meeting. Raymond Owens seconded the motion. All were in favor and the meeting was closed to the public at 8:17 p.m.

With no procedural questions a motion was made by Frank Green to adjourn the meeting. Marjorie Sperry seconded the motion. All were in favor. The meeting was adjourned at 8:18 p.m.

Respectfully submitted by:


Bonita K. Bell

Approved: October 14, 2014