

TOWNSHIP OF QUINTON PLANNING BOARD

MAY 12TH, 2015

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.

Solicitor Salber swore in the two new members, Suzanne Van Sciver and Cynthia Sherman and returning member, Debra Emel.

ROLL CALL: Donald Brown, Edward Counsellor, Debra Emel, Margaret Maxwell-Mood, Raymond Owens, Edna Schermerhorn, Cynthia Sherman, Marjorie Sperry and Suzanne Van Sciver

Absent: Kevin Hengeli, Raymond Owens

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

A motion was made by Edward Counsellor to approve the February 10th, 2015 Minutes, Marjorie Sperry seconded the motion. Debra Emel, Margaret Maxwell-Mood, Suzanne Van Sciver and Cynthia Sherman abstained from voting and everyone else was in favor. Motion so carried. The Minutes were approved.

CONCEPTUAL

Daniel P. Atanasio and Attorney G. Philip Lewis came before the Board regarding an informal review for Mr. Atanasio regarding the property known as Block 61, Lot 3.

Donna Bradway, Zoning Officer appeared before the Board to present the issues that have come into her office regarding the alleged business that is being operated on this property.

Zoning Officer Bradway confirmed that the business is advertised and there are employees. A permit was acquired for the Morton building on the property, but there is no evidence of a permit being applied for or given for the solar panels. The property is zoned for a single-family home. Zoning Officer Bradway indicated that no one applied for a permit for the solar panels in her office and asked if the permit was applied for in Bridgeton. Mr. Atanasio will check into the solar panel permit as the permit was applied for by the company

that installed the panels. Zoning Officer Bradway stated the Mr. Atanasio needs to come in and apply for the necessary permits in her office. Zoning Officer Bradway passed around a set of documents and pictures for the members to review. Solicitor Salber and Chairwoman Maxwell-Mood reviewed the information. Chairwoman Maxwell-Mood stated that she recalls the discussions at the meeting with Karen Atanasio and she is a little concerned. Chairwoman Maxwell-Mood stated that if you are running a business you need to have the proper permits in place.

Solicitor Salber instructed Mr. Atanasio to come before the Board and apply for a Use Variance in the PBR District advising that a plot plan, how the business operates and hours of operation will need to be presented.

Attorney Lewis stated that the business office is functioning, trucks come in once in a while, Mr. Atanasio plows for Salem County and Mr. Atanasio is not interested in a sign.

A copy of the July determination letter from Land Dimensions regarding Atanasio was given to Mr. Lewis for his file.

Mr. Atanasio needs to acquire a permit for the solar panels from Zoning Officer Bradway.

At this time Zoning Officer Bradway left the meeting.

There was a need to reappoint position of Vice-Chair. Marjorie Sperry made a motion to appoint Donald Brown. Edward Counsellor seconded the motion. All were in favor. Donald Brown accepted the position. Motion was so carried.

Solicitor Salber explained a Use Variance to the new board members and that you need at least 5 affirmative votes to approve.

Conflicts for members being excused are for such matters as family members, close friends, etc. If you are unsure just ask. You can request a sidebar with the Solicitor so that your question can be determined if it is a conflict or not.

NEW BUSINESS

Lawrence DiVietro, PE explained the two Letters of Interpretation Requests for Hollis and Lawler and that they are required and a standard submission when someone needs to file with NJDEP if there are wetlands; towns and 200' lists are notified. They are for informational purposes at this point.

Edward Counsellor made a motion to open the meeting to the public. Donald Brown seconded the motion. All were in favor and the meeting was opened to the public.

With no comment from the public Donald Brown made a motion to close the meeting to the public and Marjorie Sperry seconded the motion.

A motion was made by Edward Counsellor to adjourn the meeting. Marjorie Sperry seconded the motion. All were in favor. The meeting was adjourned at 7:28 p.m.

Respectfully submitted by:


Bonita K. Bell

Approved: July 14, 2015