

TOWNSHIP OF QUINTON PLANNING BOARD

NOVEMBER 10TH, 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.

ROLL CALL: Donald Brown, Edward Counsellor, Kevin Hengeli, Margaret Maxwell-Mood, Raymond Owens, Edna Schermerhorn and Susan Van Sciver

Absent: Debra Emel and Marjorie Sperry

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

APPROVAL OF OCTOBER 13TH, 2015 MINUTES:

A motion was made by Edward Counsellor to approve the October 13th, 2015 Minutes, Edna Schermerhorn seconded the motion. All were in favor with the exception of Kevin Hengeli who abstained from voting. Motion so carried. The Minutes were approved.

APPLICATIONS

APPLICATION 2015-02 – HAROLD AND JULIA MOSLEY

**PIQ: 79 AND 75 SOUTH BURDEN HILL ROAD, BLOCK 34, LOTS 31 & 31.01
MINOR SUBDIVISION – LOT LINE ADJUSTMENT**

Mr. Salber reviewed the second notice provided by Mr. Mosley and found it to be acceptable.

Lawrence M. DiVietro, Jr., PE provided his findings of the items on the October 7th, 2015 Land Dimensions Engineering review letter.

Mr. Mosley was reminded that he is still considered sworn in from the previous meetings. Mr. Mosley gave his testimony as to why he wants to subdivide and move the property line. The Board members asked a few questions which were answered by Mr. Mosley.

A motion was made to open the meeting to the public by Edward Counsellor. Kevin Hengeli seconded the motion. All were in favor and the meeting was opened to the public.

With no questions from the public Edward Counsellor made a motion to close the meeting to the public. Donald Brown seconded the motion. All were in favor and the meeting was closed to the public.

A motion was made by Edward Counsellor to approve the application. Raymond Owens seconded the motion. All were in favor. The Mosley application was so approved.

Note: Raymond Owens left the meeting at this time as a variance was requested for the Harris application.

**APPLICATION 2015-03 – JEFFREY E. HARRIS
PIQ: 774 SALEM-QUINTON ROAD, BLOCK 6, LOT 2
MINOR SUBDIVISION/BULK VARIANCE
DEWBERRY ENGINEERS, INC. – LAND SURVEYORS
WILLIAM L. HORNER, ESQ. – ATTORNEY FOR APPLICANT
COMPLETENESS AND HEARING – LAND DIMENSIONS ENGINEERING**

Lawrence M. DiVietro, Jr., PE went over the findings for completeness as outlined in the August 31st, 2015 Land Dimensions Engineering review letter.

Jeffrey E. Harris was sworn in by Gary Salber, Esq. William L. Horner, Esq. appeared representing Mr. Harris. Discussion was held regarding the minor subdivision and request for variances.

A motion was made by Donald Brown to approve the application complete. Kevin Hengeli seconded the motion. All were in favor with the exception of Susan Van Sciver who abstained. The application was deemed complete.

Mr. DiVietro went over the technical findings as outlined in the Land Dimensions Engineering letter dated October 23rd, 2015.

Mr. Horner discussed the application before the Board and answered questions concerning the application.

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

There were no questions from the public. A motion was made by Edward Counsellor to close the meeting to the public and seconded by Kevin Hengeli. All were in favor and the meeting was closed to the public.

A motion was made by Edward Counsellor to approve the application and seconded by Kevin Hengeli. Susan Van Sciver abstained. Everyone else was in favor. Motion so carried.

A motion was made by Edna Schermerhorn to approve the variances requested. Donald Brown seconded the motion. Susan Van Sciver abstained. Everyone else was in favor. Motion so carried.

**APPLICATION 2014-03 - DANIEL P. ATANSIO
PIQ: 137 PECKS CORNER ROAD, BLOCK 61, LOT 3
USE VARIANCE APPLICATION
REPRESENTED BY G. PHILIP LEWIS**

Gary Salber, Esq. swore in the Applicant, Daniel P. Atansio and appearing on behalf of Mr. Atansio was G. Philip Lewis, Esq.

Larry DiVietro went over the November 6th, 2015 review letter prepared by Land Dimensions Engineering.

Mr. Atansio gave an overview of the type of business that is handled now and will be handled at the property in question. The hours of operation that vehicles travel in and out during the normal business hours was also discussed. The amount of equipment stored on the property and how they are used in his business was discussed as well as the amount of employees that come to the site.

Questions were asked by the Board members and answered by the applicant and Mr. Lewis.

Edward Counsellor made a motion to open the meeting to the public. Susan Van Sciver seconded the motion. All were in favor. The meeting was opened to the public.

Christy Holloway who lives at 2 Neil Court in Alloway appeared in opposition of the application.

Ms. Holloway lives directly across from the driveway of the Atansio property. Ms. Holloway spoke about how the business affects her and her family.

Kevin Hengeli made a motion to close the meeting to the public. Edward Counsellor seconded the motion. All were in favor and the meeting was closed to the public.

Mr. Atansio gave testimony again regarding his application in response to Ms. Holloway's testimony.

Chairwoman Margaret Maxwell-Mood questioned Mr. Atansio on the equipment that is there and also pointed out the survey that was provided was not up to date. The excessive equipment, the frequency of the vehicular traffic was also discussed.

Discussion was held and it was decided to deem the application incomplete and it was requested that Mr. Atansio provide an updated survey/site plan, a complete list of equipment and if there is a traffic study for that area to provide it. Mr. Atansio will be first on the Agenda for the December 8th, 2015 meeting. Mr. Atansio and his attorney Mr. Lewis waived the time constraints for the application.

OLD BUSINESS

James Reilley Minor Subdivision Deed Email approved for the file.

Glenn & Nellie Matthews - the tape from the meeting in 2010 will be reviewed.

NEW BUSINESS

The Land Use Ordinance draft that was provided earlier will be discussed in December.

Fair and Open 2016 - the Fair and Open process for 2016 was discussed. A motion was made by Donald Brown and seconded by Susan Van Sciver to approve the fair and open process for 2016. All were in favor and the motion was so approved. The Resolution and Public Notice was approved for publication.

Cascade Point - letter was approved for the file.

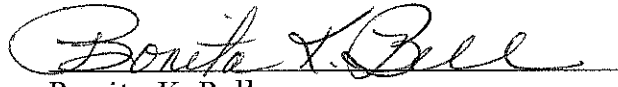
Application 2015-04 - Planning Interpretation - A request by John Clausen of Network Building & Consulting LLC SA was submitted on paper for a determination by the Planning Board professionals for 71 Pecks Corner-Cohansey Road wireless tower. The professionals reviewed the certification for Non-Substantial Changes and determined that Mr. Clausen did not need to appear before the Planning Board. Mr. Salber will send a confirming letter to Mr. Clausen.

Motion made by Edward Counsellor to open the meeting to the public and seconded by Donald Brown. All were in favor. The meeting was opened to the public.

A motion was made by Edward Counsellor to close the meeting to the public and Edna Schermerhorn seconded the motion. The public portion of the meeting was closed.

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 9:00 p.m.

Respectfully submitted by:


Bonita K. Bell

Approved: December 18, 2015