

# **TOWNSHIP OF QUINTON PLANNING BOARD**

## **AUGUST 9<sup>TH</sup>, 2016**

### **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, James Freels, Margaret Maxwell-Mood, Raymond Owens, Cynthia Sherman, Edna Schermerhorn, Marjorie Sperry and Suzanne Van Sciver

Absent: Kevin Hengeli

Also present: Gary Salber, Esq., Andrew Hogg, P.E. and Bonita Bell

#### **APPROVAL OF JULY 12<sup>TH</sup>, 2016 MINUTES:**

A motion was made by Edward Counsellor to approve the July 12<sup>th</sup>, 2016 Minutes, Donald Brown seconded the motion. All were in favor. Motion so carried. The Minutes were approved.

#### **APPLICATION 2016-04 - JOSHUA DeWITT - Definition of Interpretation of Permitted Use**

Solicitor Salber advised that the Board would be sitting as a Zoning Board for this meeting and therefore Mayor Owens and Deputy Mayor Sperry should not participate. At this time Mayor Owens and Deputy Mayor Sperry left the meeting.

The meeting was turned over to Lawrence M. DiVietro, Jr., PLS of Land Dimensions Engineering to confirm the purpose and usage for this applicant.

Larry Maltman, PE and Katie Coleman, Esq. stated that Mr. DeWitt uses masonry concrete for sidewalks, foundation and patios. The office space would have a small bathroom and would store materials and equipment that cannot be stored outside. The only maintenance that would be performed would be on the equipment owned by the applicant. Materials would consist of mortar bags, sand, displays that show types of pavers, etc. Mr. DeWitt would only be storing materials that are necessary and essential to his business. There will not be any cement trucks going in and out. The driveways would be made of dust free

stone and he will leave a buffer of trees on each side. There will be two trucks a day coming and going.

Customers would not be coming and going all day long, they would be by appointment only and would see the samples that in the building so as to make their choices for the jobs. The materials that he sells are used by him on the job. Larger jobs would have the materials delivered directly to the job site and the smaller jobs would be delivered by him from the materials he has in the building.

Katie Coleman, Esq. summarized the application as a retail operation. The real principal use is retail and is substantially similar to the Ordinance. There would be about 3 to 4 customers per week. Equipment would stay on the job until it is completed.

Chairwoman Maxwell-Mood asked each member if they had any issues, questions or concerns and each member stated that they did not have any questions or concerns at this time.

Motion 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.

Mr. Joseph Elwell was the only person in attendance and he stated he had no questions or comments.

Suzanne Van Sciver made a motion to close the public portion of the meeting. Donald Brown seconded the motion. All were in favor and the public portion of the meeting was closed.

At this time Chairwoman Maxwell-Mood called for a vote to see if what the applicant has presented is an acceptable use under our Zoning Ordinance as retail sales. Donald Brown made a motion to approve with a second from Edward Counsellor.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Edna Schermerhorn	Yes
Suzanne Van Sciver	Yes
Cynthia Sherman	Yes
Margaret Maxwell-Mood	Yes

All were in favor. Motion so carried.

The applicant will provide an EIS for the upcoming meeting as well as apply for completeness and hearing.

### **OLD BUSINESS**

Resolution 2016-10 - Approving the Application For A Site Plan Waiver For John Allen. It was decided by the Board to hold this Resolution for adoption until all of the conditions of the Resolution have been satisfied.

Motion was made by Edward Counsellor and seconded by Donald Brown. All were in favor. Motion so carried.

The Resolution for Mr. Allen will be placed on the Agenda once the conditions have been met.

### **NEW BUSINESS**

The Grasshopper Shop was mentioned and an inquiry as to whether a use variance had been obtained for the business. As a follow up to the inquiry Chairwoman Maxwell-Mood made a request for the Secretary to contact the new Zoning Officer as to the status of any permits, etc.

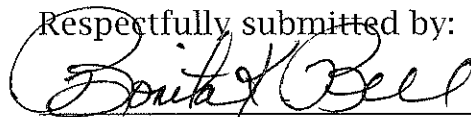
A motion was made by Donald Brown to open the meeting to the public. Cynthia Sherman seconded the motion. All were in favor and the meeting was opened to the public.

Mr. Elwell did not have any questions or concerns for the Board.

Donald Brown made a motion to close the public portion of the meeting. Cynthia Sherman seconded the motion. All were in favor and the meeting was closed to the public.

A motion was made by Edward Counsellor to adjourn the meeting. Cynthia Sherman seconded the motion. All were in favor. The meeting was adjourned at 7:41 p.m.

Respectfully submitted by:

  
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Bonita K. Bell

Approved: September 13, 2016