

TOWNSHIP OF QUINTON PLANNING BOARD

JUNE 14TH, 2016

REGULAR MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:05 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, 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 MAY 10TH, 2016 MINUTES:

A motion was made by Edward Counsellor to approve the May 10th, 2016 Minutes, Edna Schermerhorn seconded the motion. All were in favor with the exception of Marjorie Sperry and Raymond Owens who abstained from voting. Motion so carried. The Minutes were approved.

RESOLUTION 2016-08 - APPROVING THE USE VARIANCE APPLICATION OF WALLACE WRIGHT, JR.

Motion was made by Suzanne Van Sciver to approve Resolution 2016-08. Edward Counsellor seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Edna Schermerhorn	Yes
Susan Van Sciver	Yes
Margaret Maxwell-Mood	Yes
Raymond Owens and Marjorie Sperry abstained from voting.	
All were in favor. Motion so carried.	

APPLICATIONS

**THOMAS AND JOAN LAWLER – APPLICATION 2016-01
VARIANCE PLAN FOR PROPOSED DWELLING CONSTRUCTION
CROSS ROAD & GILL DRIVE, BLOCK 29.01, LOT 20**

Mr. Salber swore in Mr. and Mrs. Lawler who presently reside at 26 Sickler Street, Quinton, NJ 08072.

Andrew Hogg, P.E. went over his findings for the completeness section of the Land Dimensions May 3rd, 2016 review letter.

Raymond Owens made a motion to deem the application complete. Donald Brown seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Raymond Owens	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes
Suzanne Van Sciver	Yes
Margaret Maxwell-Mood	Yes

All were in favor. Motion so carried. The application was deemed complete.

The technical review was presented by Andrew Hogg, P.E. as outlined in the May 3rd, 2016 review letter of Land Dimensions.

Discussion was held with the Applicants, Board Members and the Professionals regarding the requested variances to build on a pre-existing lot created as part of the Wild Oaks Country Club subdivision. The Applicants are requesting a variance for the non-conforming condition of lot size, lot width and lot depth.

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

There were no comments from the public.

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

Donald Brown made a motion to approve the variance with the conditions outlined in V. FINDINGS AND CONCLUSIONS of the May 3rd, 2016 letter by Mr. DiVietro and Mr. Hogg. Raymond Owens seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Raymond Owens	Yes
Edna Schermerhorn	Yes
Suzanne Van Sciver	Yes
Marjorie Sperry	Yes
Margaret Maxwell-Mood	Yes

All were in favor. Motion so carried. Application was approved.

**JOHN ALLEN – APPLICATION 2016-02
RESIDENTIAL/WELDING SHOP SITE PLAN APPROVAL
427 QUINTON MARLBORO ROAD, BLOCK 39, LOT 38.04**

Mr. Salber swore in John Allen who resides at 427 Quinton Marlboro Road, Quinton, New Jersey 08072.

Adam I. Telsey, Esq. appeared representing the Applicant.

Andrew Hogg, P.E. went over his findings for the completeness section of the Land Dimensions June 6th, 2016 review letter.

Marjorie Sperry made a motion to deem the application complete. Raymond Owens seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Raymond Owens	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes
Suzanne Van Sciver	Yes
Margaret Maxwell-Mood	Yes

All were in favor. Motion so carried. The application was deemed complete.

The technical review was presented by Andrew Hogg, P.E. as outlined in the June 6th, 2016 review letter of Land Dimensions.

Discussion was held regarding the application with the Applicants, Board Members and the Professionals.

The applicant and Mr. Telsey went over the details of the existing operation which takes place on the property located at 427 Quinton-Marlboro Road. The Applicant purchased the property back on November 22nd, 2011 and March of 2012 he started his business. Mr. Allen testified that when he purchased the property there was already an existing septic/landscaping business in operation. This business was in operation for 30 years. Mr. Allen stated that when he purchased the property he was under the impression that he could just step in and run his business. The existing building on the property is used for his welding/fabrication work and has been since March of 2012. His hours of operation are 7:00 a.m. to 4:30 p.m. This business is Mr. Allen's source of income. Mr. Allen states that he has not had any complaints for the neighbors. The purpose of submitting the application is to get his existing business in compliance.

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

Tom Taylor of 18 Pecks Corner Cohansey Road appeared and stated that Mr. Allen's business does not impede on PSE&G's right of way.

There were some members of the public who appeared for the DeWitt application and were told that DeWitt would be heard at the July 12th, 2016 meeting.

A motion was made to close the public portion of the meeting by Raymond Owens. Donald Brown seconded the motion. All were in favor and the meeting was closed to the public.

Marjorie Sperry made a motion to grant site plan waiver and if any expansion or change will need to be presented to the Planning Board and with the conditions outlined in IV. TECHNICAL REVIEW of the June 6th, 2016 letter by Mr. DiVietro and Mr. Hogg. Raymond Owens seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Raymond Owens	Yes

Edna Schermerhorn	Yes
Suzanne Van Sciver	Yes
Marjorie Sperry	Yes
Margaret Maxwell-Mood	Yes

All were in favor. Motion so carried. Application was approved.

OLD BUSINESS

The Land Use Ordinance was tabled.

The Midflare submission approval - submission is in response to bonding requirements. The professionals will provide a letter with the amount of escrow needed for the bond and provide to the Township's Engineer, Carl Gaskill, P.E., as well as a copy for the Planning Board.

Mosley Deeds - our professionals will review and provide their findings as to authorization to sign.

NEW BUSINESS

An example of a Property Maintenance Ordinance was provided by Chairwoman Maxwell-Mood for consideration by the Board for possible adoption by Quinton Township for the care, maintenance, security and upkeep of vacant and abandoned residential properties.

Edward Counsellor made a motion to open the meeting up to the public. Edna Schermerhorn seconded the motion. All were in favor and the meeting was opened to the public.

Edward Counsellor made a motion to close the meeting to the public. Donald Brown seconded the motion. All were in favor. The meeting was closed to the public.

Suzanne Van Sciver made a motion to go into executive session. Raymond Owens seconded the motion. All were in favor and the meeting was closed to the public.

THE TAPE WAS STOPPED AT THIS POINT TO GO INTO EXECUTIVE SESSION.

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

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 8:25 p.m.

Respectfully submitted by:

Bonita K. Bell
Bonita K. Bell

Approved: July 12, 2016