

TOWNSHIP OF QUINTON PLANNING BOARD

MARCH 8TH, 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.

Solicitor Gary Salber swore in Donald Brown and James Freels.

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

Absent: Debra Emel

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

APPROVAL OF JANUARY 12TH, 2016 REORGANIZATION MINUTES:

A motion was made by Marjorie Sperry to approve the January 12th, 2016 Reorganization Minutes, Kevin Hengeli seconded the motion. All were in favor with the exception of Donald Brown and James Freels who abstained from voting. Motion so carried. The Minutes were approved.

APPLICATIONS

WALLACE WRIGHT – APPLICATION 2014-07
USE VARIANCE (CONCEPTUAL REVIEW OCTOBER 2014)
682 SALEM-QUINTON ROAD, BLOCK 12, LOT 33
WAS CONTINUED WITH NO NEED TO RE-ADVERTISE

At this time Solicitor Salber advised everyone that the Planning Board would be acting as the Zoning Board of Adjustment for the Use Variance application and the Governing Body would not be able to vote. At this time Marjorie Sperry and Raymond Owens left the meeting.

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

At this time Solicitor Salber explained that the CD did not work for recording at the last meeting so our Planner, Lawrence DiVietro would go over the phases of the application to update everyone on the application as it has been heard. Mr. DiVietro went over the 2014 Conceptual review and the March 01, 2016 Karen P. Atanasio, Use Variance Application review letter.

Mr. Lewis and Mr. Atanasio gave testimony on the use variance requested. Alloway Township was advised that depending on the outcome of this meeting the Applicant would apply in Alloway Township.

Mr. Atanasio offered testimony that there are no customers coming to his place of business. The vehicles that come in are his friends and they all have their business trucks. The workers that he has working with him share rides. People are going in and out in car pools, six days a week, two times a day. The busy season is the summer. The primary focus is the vehicles are being parked on the property overnight. He has lived there for 18 years. Agricultural use is the most prominent and parking of the vehicles.

Mr. Atanasio stated that his driveway was paved in the fall of 2015 and that he will be a bee handler under the right to farm law where bees will be moved around from farm to farm to pollenate the crops of blueberries and cranberries. The bee operation in our area is August to September and he has just started his part in the business. The bees travel by truck to Florida to California and back to Florida again when they are used during our winter months in this area. Bees are moved at night time in April to October in New Jersey. They are moved to various places in New Jersey, via multiple trips.

Mr. Atanasio has 19 acres, 3 of which are in Alloway Township, he does not grow crops, he has 4 horses, 3 cows and steers. Pasture is where the animals eat.

[Tape was turned over to record on the second side]

The Internet programs show major work has been done since 2013. In 2006 there was construction, all without any permits. Atanasio was deemed complete with the need for a new plan, with the stipulation of an updated survey. Construction equipment needed to be defined. Mixed use – 2 acres. Beehive and farming. There are 14 acres for agricultural use. There are 8 to 12 employees. Atanasio would have to stay within the 2 acres if the use variance is granted. There are 9 pieces of equipment which he will be limited to, anything over that he would have to come back before the Board. This zone is the PBR Zone. Atanasio would have to come back for a site plan for all the other uses.

At this time Edward Counsellor made a motion to open to the public. Susan VanSciver seconded the motion. All were in favor and the meeting was opened to the public.

The public were asked to be specific to the Use Variance.

1. Ronald Vassallo of 198 Commissioner Pike spoke on Mr. Atanasio's behalf. He has a 300 acre agricultural farm with beef cattle and raises hay and soybeans.
2. Ken Coleman of 167 Pecks Corner Cohansey Road has known the Atanasio family since they moved on the farm. They are a nice family. Traffic is not an issue. Traffic on 540 is another story. This property is a couple of properties away on 540.
3. Dan Vassallo of Commissioner Pike said that this farm is a multipurpose farm and the Atanasio's always help their neighbors.

Mr. Klayman stated that Mr. Atanasio did not farm crops. He does not have tractors.

Christy Horwell was sworn in at the November meeting and still considered as sworn in. Ms. Horwell lives at 2 Neil Court, Bridgeton, NJ, Alloway Township, directly across the street from the Atanasio property. Ms. Horwell while sitting in her home can look directly up the driveway of the Atanasio property. Ms. Horwell purchased her property in 2006. The area was residential all around her property. Ms. Horwell offered a picture of the horse farm, marked as exhibit CH1/Exhibit 2. Changes in the property started in 2014 and now have exploded with the last six months, CH2/Exhibit 2. Vehicles come and go 6-8 times a day.

[Changed tape]

Mrs. Dorothy Coleman of 167 Pecks Corner Cohansey Road (corner from Atanasio), has had a horse farm. She has lived at her address for 30 years. Said the Atanasio's are good people. When the cows got out Mr. Coleman never heard noise with the equipment.

John Swope of 148 Stockington Road, Alloway, NJ stated that Dale Riggs owns the next farm, a Solar Energy Farm which is adjacent properties.

Tanita Saunders lives on Neil Court and wanted to know what a use variance was. This is a nice country area and they are concerned citizens. They are not affected as the Horwells are. Will this bring down their property values?

Edward Counsellor made a motion to close the meeting to the public. Susan Van Sciver seconded the motion. All were in favor and the public portion of the meeting was closed.

For the property the agricultural aspect is not in question. The hours of operation are. The bees need to be moved after dark. There is no construction being done onsite. There are beeping noises on both kinds of equipment. Atanasio is supplementing his income. Hours of operation are daylight. The operation starts at sunrise and they come back at sunset.

Contingencies to explore were discussed, i.e.:

1. Plant rows of trees on property to obstruct headlights.
2. Move driveway across where there are no houses built.

Mr. DiVietro explained that should the use variance be granted the applicant should submit a formal site plan and provide the appropriate documents indicating Alloway Township's disposition.

A motion was made by Edward Counsellor to approve the use variance conditioned upon site plan approval as a separate application; Alloway Township approval and County approval for use variance and road access. Equipment limited to the equipment on the list provided. Susan Van Sciver seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Kevin Hengeli	Yes
Edna Schermerhorn	Yes
Susan Van Sciver	Yes
Margaret Maxwell-Mood	Yes

All were in favor. Motion so carried.

OLD BUSINESS

The Land Use Ordinance was tabled.

NEW BUSINESS

- a. PSE&G January 8th, 2016 Freshwater Wetlands Statewide General Permit #1 Application Notice to County and Municipal Officials was for notification purposes.

- b. The Flood Damage Prevention Ordinance draft was presented as every town should have a plan in place.

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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 9:17 p.m.

Respectfully submitted by:


Bonita K. Bell

Approved: May 10th, 2016