

# TOWNSHIP OF QUINTON PLANNING BOARD

## MAY 10<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, Kevin Hengeli, Margaret Maxwell-Mood, Raymond Owens, Edna Schermerhorn, Marjorie Sperry and Susan Van Sciver

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

A moment of silence was held for Debra Emel.

#### **APPROVAL OF MARCH 8<sup>TH</sup>, 2016 MINUTES:**

A motion was made by Edward Counsellor to approve the March 8<sup>th</sup>, 2016 Minutes, Donald Brown seconded the motion. All were in favor with the exception of Marjorie Sperry and James Freels who abstained from voting. Motion so carried. The Minutes were approved.

#### **ATANASIO RESOLUTION 2016-07**

Discussion was held regarding the Atanasio Resolution wherein certain conditions must be met, i.e., setting a time limit for which the applicant must apply for the site plan approval after the Alloway issue has been finalized and the limit on the equipment allowed, plus all other conditions in the Resolution. Mr. Lewis who appeared for the Atanasio application stated that they would file within 60 days from the approval from Alloway.

Motion was made by Edna Schermerhorn to approve Resolution 2016-07. Kevin Hengeli seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	No
James Freels	Yes

Kevin Hengeli                      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.

At this time Raymond Owens and Marjorie Sperry left the meeting as the next application was a use variance application.

### **APPLICATIONS**

#### **WALLACE WRIGHT – APPLICATION 2014-07 USE VARIANCE FOR BARBEQUE BUSINESS 682 SALEM-QUINTON ROAD, BLOCK 12, LOT 33**

G. Phillip Lewis, Esq. appeared on behalf of Mr. Wright. Mr. Wright was sworn in. Mr. Lewis went over the application stating that it took well over a year for the State approval and that finally all the approvals and permits are now in place.

Mr. Wright will have a barbeque business on the front lawn of his residence, and no permanent sign or building on the property. There will be some picnic tables, weather permitting. Customers can pull in the driveway and be off of the street. All food is taken away and the waste generated will be taken away from the site. The hours of operation will be 8:00 a.m. to 7:00 p.m., nothing after dark. If there is any trash it will be picked up. The use variance does serve the good of the public. There are not a lot of neighbors around and the negative criteria are minimal.

At this time the meeting was turned over to Lawrence M. DiVietro, PE who went over his findings for the completeness section of the Land Dimensions review letter.

Edna Schermerhorn 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  
Kevin Hengeli                      Yes  
Edna Schermerhorn              Yes  
Susan Van Sciver                Yes  
Margaret Maxwell-Mood      Yes

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

The barbeque business is mainly weekends and holidays, not a Monday through Friday business. There are fire extinguishers around and there is enough room for everyone to turn around in the driveway as to not cause a hazard on the roadway.

The technical review was presented by Lawrence M. DiVietro, PE as outlined in the May 3<sup>rd</sup>, 2016 letter by Mr. DiVietro and Mr. Hogg.

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

#### Public Comments:

John Bobbitt of 15 Clancy Road, Quinton. Mr. Bobbitt stated that Mr. Wright is a good friend and that he trusts Mr. Wright completely.

Board member Edna Schermerhorn, who is also a neighbor, offered that he keeps a clean property.

Mr. Wallace Wright, Sr., Father to the applicant, stated that he turned the business over to his son. Mr. Wright also offered that there were plenty of people to keep the trash picked up and that there would not be any traffic hazard.

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

Donald Brown made a motion to approve the use variance with the conditions outlined in IV. TECHNICAL REVIEW of the May 3<sup>rd</sup>, 2016 letter by Mr. DiVietro and Mr. Hogg. Edna Schermerhorn 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. Use Variance was approved.

### **OLD BUSINESS**

The Land Use Ordinance was tabled.

The Midflare submission was in response to bonding requirements. Our professionals will review the plans that were submitted and get back to us. No action was taken at this meeting. Action will be taken at next month's meeting in accordance with our professionals suggestions.

### **NEW BUSINESS**

Discussion was held that the Board may need to look at the zoning area, review the Master Plan. Recommendations may be made to the Township Committee to re-zone certain areas.

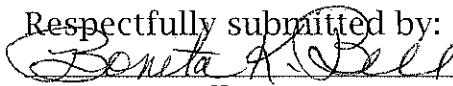
State law requires every 10-15 years to update the Master Plan. Should we review and re-analyze sections of ground that use variances are always requested, look at spot zoning and maybe chunks of land needs to be looked at to be re-zoned. USDA has a task force to audit the farms to make sure they are agricultural.

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

Christy Horwell - 5 Neil Court, Alloway, NJ - requested information on the approval of the Atanasio resolution as she came to the meeting after that portion was done. Ms. Horwell was instructed to make an OPRA request within a week.

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.

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 7:59 p.m.

Respectfully submitted by:  
  
Bonita K. Bell

Approved: 