

TOWNSHIP OF QUINTON PLANNING BOARD

NOVEMBER 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 Vice-Chairwoman, Cynthia Sherman.

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, Edna Schermerhorn, Cynthia Sherman, and Suzanne Van Sciver

Absent: James Freels, Raymond Owens and Marjorie Sperry

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

A short discussion was held regarding the appointment of a new Chairperson. It was determined to hold off on the appointment until the reorganization meeting. Edward Counsellor made a motion to table the election of a Chairperson until the reorganization meeting. Kevin Hengeli seconded the motion. All were in favor. Motion so carried.

APPROVAL OF OCTOBER 11TH, 2016 MINUTES:

A motion was made by Edward Counsellor to approve the October 11th, 2016 Minutes, Edna Schermerhorn seconded the motion. Don Brown and Kevin Hengeli abstained. All were in favor. Motion so carried. The Minutes were approved.

APPLICATION 2016-05 – SUSAN M. HARRIS MINOR SUBDIVISION, BLOCK 3, LOT 46, 769 QUINTON SALEM ROAD

William Horner, Esq. appeared representing Ms. Harris' application. Mr. Horner explained the items requested for the agriculture subdivision. This subdivision is needed to establish the Agriculture Retention easement on the farm. The three acre lot to be divided from the total acreage will be an exception from the easement in order to maintain the residence at the farm. The variances requested consist of a request for the 3 acres vs. the 5 acres minimum for the proposed new Lot 46; a front yard setback of the existing 75.4 feet vs. 125 feet minimum for the frame dwelling on the proposed new Lot 46; and a front yard setback for the frame garage for the existing 124.7 feet vs. the 125 feet minimum.

Susan M. Harris was sworn in by Gary Salber, Esq. to give testimony regarding the minor subdivision application that was submitted by William Horner, Esq. on her behalf.

Mr. Salber asked Ms. Harris a few questions regarding the application.

Lawrence DiVietro, PE of Land Dimensions Engineering went over the completeness portion of the review letter dated October 25th, 2016.

At this time a motion was made by Edward Counsellor to open the meeting to the public. Edna Schermerhorn seconded the motion. All were in favor and the public portion of the meeting was opened. With no members in the public Kevin Hengeli made a motion to close the public portion, Suzanne Van Sciver seconded the motion. All were in favor and the public portion of the meeting was closed.

A motion was made by Donald Brown to deem the application complete. Edna Schermerhorn seconded the motion.

Roll Call vote:

Donald Brown	Yes
Edward Counsellor	Yes
Kevin Hengeli	Yes
Edna Schermerhorn	Yes
Suzanne Van Sciver	Abstained
Cynthia Sherman	Yes

All were in favor, with one abstention and the application was deemed complete.

Lawrence DiVietro, PE went on to go over the technical portion of the October 25th, 2016 review letter.

At this time a motion was made by Edward Counsellor to open the meeting to the public. Edna Schermerhorn seconded the motion. All were in favor and the public portion of the meeting was opened. With no members in the public Kevin Hengeli made a motion to close the public portion, Suzanne Van Sciver seconded the motion. All were in favor and the public portion of the meeting was closed.

A motion was made by Donald Brown and seconded by Edna Schermerhorn to grant the minor subdivision as well as the requested variances.

Roll Call vote:

Donald Brown	Yes
Edward Counsellor	Yes
Kevin Hengeli	Yes
Edna Schermerhorn	Yes
Suzanne Van Sciver	Abstained
Cynthia Sherman	Yes

All were in favor, with one abstention and the application was approved.

It was decided to table the Land Use Ordinance to the January meeting.

A discussion was held regarding a subcommittee of no more than 4 members be formed to review the Ordinance.

A motion to form a subcommittee and accept volunteers was made by Edna Schermerhorn and seconded by Donald Brown. All were in favor and the subcommittee will be formed.

Volunteers were Donald Brown, Edna Schermerhorn and Suzanne Van Sciver, with Kevin Hengeli as an alternate.

Motion was made by Donald Brown and seconded by Edna Schermerhorn to accept the volunteers for the subcommittee. All were in favor and the subcommittee was formed.

Lawrence DiVietro, PE will provide the draft for the subcommittee members to start with. Mr. DiVietro will get the copies to the secretary who will see that the members are provided the information.

Discussion was held regarding the Atanasio matter. There is nothing on our plate at this time for Atanasio. There is nothing before the Planning Board at this time to vote on. The hearing will start on December 1st, 2016 for the appeal of the Use Variance before the Mayor and Committee. At this point he has been denied by Alloway Township and he really can't enter or leave the property with the vehicles without being subjected to a citation by Alloway Township. Once he leaves his property and goes through Alloway Township he cannot return those vehicles.

Fair and Open Process Resolution and Public Notice was reviewed and a motion to approve the Resolution and Public Notice was made by Donald Brown and seconded by Suzanne Van Sciver.

Roll Call vote:

Donald Brown	Yes
Edward Counsellor	Yes
Kevin Hengeli	Yes
Edna Schermerhorn	Yes
Suzanne Van Sciver	Yes
Cynthia Sherman	Yes

All were in favor. Motion so carried.

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

There were no questions from the public.

Suzanne Van Sciver 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.

A motion was made by Suzanne Van Sciver to adjourn the meeting. Edward Counsellor seconded the motion. All were in favor. The meeting was adjourned at 7:35 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: 12-13-16