

TOWNSHIP OF QUINTON
COUNTY OF SALEM
RESOLUTION OF THE PLANNING BOARD OF QUINTON TOWNSHIP APPROVING
THE APPLICATION FOR A SITE PLAN WAIVER FOR JOHN ALLEN
RESOLUTION NO. 2016 - 10

WHEREAS, John Allen made an application to the Quinton Township Planning Board for a waiver of site plan in regard to property located at 427 Quinton – Marlboro Road also known as Block 39 Lot 38.04 on the Municipal Tax Map of Quinton Township (the “property”); and

WHEREAS, the applicant and his attorney, Adam I. Telsey, Esquire appeared before the Board on June 14, 2016 with the applicant being duly sworn; and

WHEREAS, the Board professionals Lawrence M. DiVietro, Jr., P.L.S., P.P., A.I.C.P. and Andrew Hogg, P.E. of Land Dimensions Engineering issued a letter report dated June 6, 2016 which letter is incorporated herein by reference thereto; and

WHEREAS, the Board considered the application and other representations of the applicant and his attorney and the input from Board members and made the following findings of fact and reached the following conclusions of law:

1. The property is located in a P-BR Zone and is approximately 6 and ¼ acres in size.
2. The applicant, his wife and daughter reside on the property in a single family home.
3. There is an outbuilding on the property with dimensions of approximately 42 feet by 60 feet which the applicant uses as a welding shop.
4. The zoning officer issued a home occupation permit to the applicant for his welding business.
5. Prior to the applicant’s use, a septic/landscaping business existed on the property for approximately 30 years.
6. All of the work is done within the outbuilding.
7. The applicant typically does the welding on the property from 7:30 a.m. until 4:00 p.m. Monday through Friday with some work being done on Saturdays and no work being done on Sundays.
8. The applicant will provide a copy of his zoning permit to the Board secretary.

9. The applicant picks up some of the material used and also has material delivered once or twice a month by tractor trailer truck.

10. Any expansion beyond the confines of the outbuilding would require a formal application to the Board with a site plan.

11. The applicant represented that he never received any type of complaint from the time he started welding on the property in or about March of 2012 to the present.

12. The applicant has fire extinguishers located within the outbuilding.

13. A neighbor, who is an employee of PSE&G present for an application which was not heard that evening, spoke favorably of the applicant.

NOW THEREFORE BE IT RESOLVED BY the Planning Board of Quinton Township that the application for a site plan waiver be and hereby is granted subject to the following conditions:

A. The applicant shall comply with the testimony that he provided at the hearing.

B. The applicant will not expand the current business beyond the confines of the existing outbuilding.

C. The applicant shall replenish the escrow account as necessary to compensate the Board professionals.

Dated: September 13th, 2016

ATTEST: Bonita K. Bell
Bonita K. Bell, Secretary

Anthony Sherman
Vice - Chairperson

Certification

I hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Planning Board of Quinton Township at a regular meeting held on September 13th, 2016 in the Quinton Township Municipal Building.

Bonita K. Bell
Bonita K. Bell, Secretary