

TOWNSHIP OF QUINTON PLANNING BOARD

JANUARY 10TH, 2017

REORGANIZATION MEETING MINUTES

The Reorganization meeting of the Planning Board was called to order at 7:00 p.m. at the Township of Quinton Municipal Building by 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.

Cynthia Sherman administered the oath of office to Raymond Owens, Marjorie Sperry, Edward Counsellor and Larry Winkles.

Nominations:

Chairperson:

Cynthia Sherman

Marjorie Sperry made a motion to appoint Cynthia Sherman as Planning Board Chairperson. Raymond Owens seconded the motion. Cynthia Sherman abstained. All were in favor. Motion was so carried. Cynthia Sherman accepted the position.

Vice-Chairperson:

Suzanne Van Sciver

Marjorie Sperry made a motion to appoint Suzanne Van Sciver as Planning Board Vice-Chairperson. Raymond Owens seconded the motion. Suzanne Van Sciver abstained. All were in favor. Suzanne Van Sciver accepted the position.

Roll Call:

Present: Edward Counsellor James Freels, Raymond Owens, Marjorie Sperry, Susan Van Sciver and Larry Winkles

Also present: Bonita Bell, William Horner, Esq., Lawrence M. DiVietro, Jr., PLS and Andrew Hogg, PE

Absent: Kevin Hengeli

Edward Counsellor made a motion to approve the regular meeting minutes for the December 13th, 2016 meeting. Raymond Owens seconded the motion. All were in favor and the minutes were so approved.

Nominations for Planning Board Secretary:

Bonita K. Bell

Motion made by Marjorie Sperry to reappoint Bonita K. Bell for the Planning Board Secretary position. Raymond Owens seconded the motion. All were in favor. Motion so carried.

Nominations for Planning Board Solicitor:

William L. Horner, Esq.

Marjorie Sperry made a motion to appoint William L. Horner, Esq. as Planning Board Solicitor. Raymond Owens seconded the motion. All were in favor. Motion so carried.

Nominations for Planning Board Engineer:

Land Dimensions Engineering - Andrew Hogg, P.E.

Marjorie Sperry made a motion to reappoint Land Dimensions Engineering/Andrew Hogg, P.E. as the Planning Board Engineer. Edward Counsellor seconded the motion. All were in favor. Motion so carried.

Nominations for Planning Board Planner:

Land Dimensions Engineering - Lawrence M. DiVietro, Jr., PLS PP AICP

Marjorie Sperry made a motion to reappoint Land Dimensions Engineering/Lawrence M. DiVietro, Jr. PLS PP AICP as the Planning Board Planner. Edward Counsellor seconded the motion. All were in favor. Motion so carried.

RESOLUTIONS

2017-01 - A RESOLUTION RE-ADOPTING THE RULES AND REGULATIONS OF THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2017;

A motion was made by Edward Counsellor to approve Resolution 2017-01. Marjorie Sperry seconded the Motion. All were in favor.

2017-02 - A RESOLUTION DESIGNATING TIME, DATE AND PLACE OF THE MEETINGS OF THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2017

A motion was made by Edward Counsellor to approve Resolution 2017-02. Raymond Owens seconded the Motion. All were in favor and the Resolution was approved.

2017-03- A RESOLUTION APPOINTING WILLIAM L. HORNER, ESQ. AS SOLICITOR AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2017

A motion was made by Donald Brown to approve Resolution 2017-03. Raymond Owens seconded the Motion. All were in favor and the Resolution was approved.

2017-04 - A RESOLUTION APPOINTING THE FIRM OF LAND DIMENSIONS ENGINEERING AS THE QUINTON TOWNSHIP PLANNING BOARD ENGINEER AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2017

A motion was made by Marjorie Sperry to approve Resolution 2017-04. Donald Brown seconded the Motion. All were in favor and the Resolution was approved.

2017-05 - A RESOLUTION APPOINTING THE FIRM OF LAND DIMENSIONS ENGINEERING AS THE QUINTON TOWNSHIP PLANNING BOARD PLANNER AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2017

A motion was made by Marjorie Sperry to approve Resolution 2017-05. Donald Brown seconded the Motion. All were in favor and the Resolution was approved.

2017-06 - A RESOLUTION APPOINTING BONITA K. BELL AS SECRETARY TO THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2017

A motion was made by Marjorie Sperry to approve Resolution 2017-06. Donald Brown seconded the Motion. All were in favor and the Resolution was approved.

2017-07 - A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPER FOR THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2017 AS THE SOUTH JERSEY TIMES

A motion was made by Marjorie Sperry to approve Resolution 2017-07. Raymond Owens seconded the Motion. All were in favor.

Roll Call Vote on Resolutions 2017-01 through 2017-07:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Raymond Owens	Yes
Marjorie Sperry	Yes
Suzanne Van Sciver	Yes
Larry Winkles	Yes

All were in favor and the Resolutions were so approved.

Mr. Horner asked that the Mayor and Deputy Mayor sit in the audience as they were not eligible to vote on the use variance application. Mr. Horner then went over instructions to the Board regarding the Grasshopper Shoppe application requesting a full waiver of site plan.

Adam I. Telsey, Esq. appeared on behalf of the applicant, Grasshopper Shoppe. Mr. Telsey and Jolyn Mitchell-Riddle were sworn in by Mr. Horner. Mr. Telsey explained that the applicant is the only employee of the shop and that the shop is run as a part-time business, with customers by appointment only. Ms. Mitchell-Riddle had previously met with the Zoning Officer of Quinton Township when she first thought of opening her business. She was given some regulations to abide by, which she took care of. The business has been operational since she was approved with the Zoning Officer. Ms. Mitchell-Riddle wants to make everything right with the business and the Township and that is why she is coming before the Board now.

Tape stopped - 7:48 p.m. - taping resumed

Ms. Mitchell-Riddle stated that the business is operational about 15 hours per week at the most, never 7 days a week. Maybe a Saturday or Sunday, closed on Wednesdays.

Mr. Horner pointed out that he has worked with Ms. Mitchell-Riddle's Mother, through a municipal agency, but thought that it was not a conflict. He just wanted to point that out and to keep things out in the open.

Mr. Winkles stated that his son is friends with Ms. Mitchell-Riddle's sister. Mr. Horner stated that he did not believe that it was a conflict for Mr. Winkles to vote on the application.

Ms. Mitchell-Riddle stated that maybe there could be two customers at a time when the business is open and there is plenty of parking and room to turn around and head out of the parking area so that no one has to back out onto the highway.

The existing driveway consists of crushed asphalt.

Deliveries are via UPS or Fed Ex normally two to three times a month. The other items are local handmade things and she goes and picks up the materials herself.

It was pointed out that there are other neighbors in this area who have home businesses.

There are other existing buildings on the applicant's property that are used for storing lawnmowers, etc. They are not used for this business.

When there are special events a sign could be put up that lets the customers know not to park on the roadway but to use the driveway. Ms. Mitchell-Riddle agreed to this.

Ms. Mitchell-Riddle and Mr. Telsey have demonstrated that their applicant and testimony they have given has met the criteria for this request and this use has previously been approved in this zone and area by the Board.

At this time the meeting was opened to the public.

Raymond Owens was sworn in by Mr. Horner and stated that the applicant has come here in good faith and to make sure that the permits say exactly what they are doing and that the shed is being used to run a business out of it.

Marjorie Sperry was sworn in by Mr. Horner and stated that the applicant has made a good display and is keeping up with the beautification of the property.

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

Mr. Winkles suggested putting the information regarding the parking on the website instead of using the signs would be a way to get it out to the public that parking on the road was not permitted.

A motion was made by Edward Counsellor to approve the application. Suzanne Van Sciver seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
James Freels	Yes
Suzanne Van Sciver	Yes

Cynthia Sherman Yes
Larry Winkles Yes

All were in favor. Motion so carried. The Application for the Grasshopper Shoppe was approved.

Mr. DiVietro discussed the Ordinance. A redlined version was presented for copying and distribution at the next meeting for discussion by the Board.

The revised deeds for Susan Harris were submitted by Mr. Horner prior to the meeting for Mr. DiVietro and Mr. Hogg to review. Mr. Salber had previously given his approval. Once the Engineer's approval of the Harris deeds is obtained they can be signed.

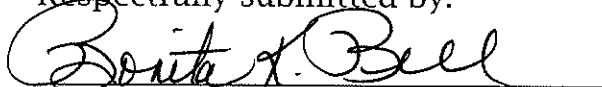
Mr. Horner will appear at the upcoming Atanasio hearing at the Township as an advocate for the Board.

A motion was made by Edward Counsellor to open the meeting to the public. Suzanne Van Sciver seconded the motion. All were in favor. The meeting was opened to the public.

There was no one in the public at this time and Edward Counsellor made a motion to close the public portion of the meeting. Donald Brown seconded the motion. All were in favor. The public portion of the meeting was closed.

With no more business for this meeting Edward Counsellor made a motion to close the meeting. Donald Brown seconded the motion. All were in favor and the meeting was adjourned at 8:50 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: February 14, 2017