

# TOWNSHIP OF QUINTON PLANNING BOARD FEBRUARY 13, 2018 REGULAR MEETING MINUTES

The 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.

Edward Counsellor was sworn in by William Horner, Jr., Esq.

## Roll Call:

Present: Donald Brown, Edward Counsellor, Cynthia Sherman, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

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

Absent: James Freels, III, Raymond Owens and Andrew Hogg, P.E.

## APPROVAL OF JANUARY 9<sup>TH</sup>, 2018 REORGANIZATION MINUTES

Marjorie Sperry made a motion to approve the minutes for the reorganization meeting. Donald Brown seconded the motion.

## Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Abstained
Marjorie Sperry	Yes
Suzanne Van Sciver	Yes
Kiel Winkels	Yes
Larry Winkels	Yes
Cynthia Sherman	Abstained

All were in favor and the minutes were so approved.

**APPLICATION 2017-04 - JOHN ALLEN - MINOR SITE PLAN AND D-2 VARIANCE: AN EXPANSION OF A NONCONFORMING USE, 427 QUINTON-MARLBORO ROAD, REPRESENTED BY JOAN SORBELLO ADAMS, ESQ.**

Joan Sorbello Adams, Esq. appeared for the Applicant, John Allen and was sworn in by William Horner, Jr., Esq.

Ms. Adams gave a summary on the application for a minor site plan and D-2 Variance for an expansion of a non-conforming use for the property located at 427 Quinton-Marlboro Road.

Lawrence M. DiVietro, Jr. PLS went over the completeness portion of the review letter dated January 30, 2018.

A motion was made by Larry Winkels to deem the application complete. Edward Counsellor seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
Marjorie Sperry	Abstained
Suzanne Van Sciver	Yes
Kiel Winkels	Yes
Larry Winkels	Yes
Cynthia Sherman	Yes

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

Mr. Horner swore in the Applicant, John Allen and Lawrence M. DiVietro, Jr., PLS

Mr. DiVietro went over the hearing portion of the review letter of January 30, 2018.

Ms. Adams and Mr. Allen went over the operation of the business, Country Metals, LLC. Mr. Allen has been at that location and operating his business for approximately 6 ½ years. He stated that he has not received any complaints from the neighbors. Mr. Allen states that his hours of business at this time are usually around 7:30 a.m. to around 4:00 p.m. weekdays and maybe a few hours on a Saturday. The hours for Saturday would be 8:30 a.m. to 3:00 p.m. Mr. Allen is before the Board to request approval to expand the size of the pole barn, to get permission to store materials outside of the building in two storage containers and to add an additional employee. The expansion for the additional space inside the building is so that he can move the materials around.

A recommendation was made that the plans show exactly where the two containers will be located.

Ms. Adams indicated that the application is not for an expansion of use, but to further a purpose that is already in existence.

At this time a motion was made by Larry Winkels and seconded by Edward Counsellor to open the meeting to the public. All were in favor. The meeting was opened to the public.

Marjorie Sperry was the only person in the public as she could not vote on a use variance and she did not have any questions.

A motion was made by Larry Winkels and seconded by Edward Counsellor to close the meeting to the public.

Larry Winkels made a motion to approve the application with the condition that the plan would be modified to show the location of the containers. Edward Counsellor seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
Marjorie Sperry	Abstained
Suzanne Van Sciver	Yes
Kiel Winkels	Yes
Larry Winkels	Yes
Cynthia Sherman	Yes

All were in favor with the exception of Marjorie Sperry who abstained, and the application was approved.

NEW BUSINESS

Classes for new members. They are 4-5 hours long and the members have to take one class.

Financial Disclosures. It is mandatory that a Financial Disclosure Statement be filed each year. If this statement is not completed and filed each year a fine will be charged to the person that has not submitted the form.

Discussion was also held that when the members are approving applications they need to be specific and clear. Dimensions are needed, not just require "small" or "large". Needs to be as clear as possible and need to look at the positive and negative sides of the requests.

At 8:15 p.m. the CD was full and needed to be changed and a new CD was put in the recorder.

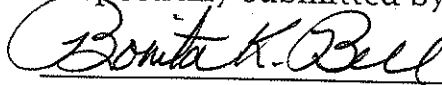
A motion was made by Edward Counsellor to open the meeting to the public. Donald Brown seconded the motion. All were in favor and the meeting was opened to the public.

A motion was made by Edward Counsellor to close the meeting to the public, as there was no one in attendance. Donald Brown seconded the motion. All were in favor and the meeting was closed to the public.

Mr. Horner wanted to remind Board Members of the rules regarding discussion outside of the meetings. Mr. Horner advised that discussions outside of the meetings were not allowed and discussions can only take place at publicly noticed hearings. If you have a connection to an applicant you will need to recuse yourself. If a person calls a Committee person and that Committee person gets too involved that Committee person will need to step down.

With no more business for this meeting Edward Counsellor made a motion to close the meeting. Larry Winkels seconded the motion. All were in favor and the meeting was adjourned at 8:25 p.m.

Respectfully submitted by:



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Bonita K. Bell

Approved: March 13, 2018