

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2019-08

REPORT ON 2018 VARIANCE DECISIONS

WHEREAS, the Quinton Township Planning Board exercises the powers of a zoning board of adjustment pursuant to *N.J.S.A. 40:55D-25.c.(1)*; and

WHEREAS, *N.J.S.A. 40:55D-70.1* therefore requires the Quinton Township Planning Board annually (1) to review its decisions on applications and appeals for variances; (2) to prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests; (3) to include its recommendations for zoning ordinance amendments or revisions, if any; and (4) to send copies of the report and resolution to the Quinton Township Committee; and

WHEREAS, the Board has prepared the attached Quinton Township Planning Board Report on 2018 Variance Decisions for distribution to the Quinton Township Committee in order to satisfy the above requirements;

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, in the County of Salem and State of New Jersey, that the attached Quinton Township Report on 2108 Variance Decision (the "Report") is hereby adopted pursuant to *N.J.S.A. 40:55D-70.1*; and

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby directed to send a copy of this resolution, with the signed Report attached, to the Quinton Township Committee within ten (10) business days following the date of this resolution, and retain the originals in the Planning Board's files.

The undersigned Chair of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution adopted by said Board on **January 8, 2019**.

Attest:



Bonita K. Bell, Secretary
Quinton Township Planning Board



Cynthia Sherman, Chairperson
Quinton Township Planning Board

QUINTON TOWNSHIP PLANNING BOARD

REPORT ON 2018 VARIANCE DECISIONS

During 2018 the Quinton Township Planning Board decided the following applications for development that involved variance requests:

Applicant 1: JOHN R.ALLEN

Property: Block 39, Lot 38.04 (427 Quinton-Marlboro Road – N.J.S.H. Route 49)

Application: Nonconforming use expansion variance and waiver of site plan review for a metal fabrication and welding business in the P-BR district

Ordinance Requirements:


1. Metal fabrication and welding businesses are not included among the permitted or conditionally permitted uses in the P-BR zoning district in which the property is located, and they are therefore prohibited; accordingly the applicant requested use variance relief pursuant to *N.J.S.A. 40:55D-70.d.(2)* to permit the following expansions of his previously approved nonconforming business operations and ongoing residential use of the property:
 - a. Approval to construct a 24' x 42' addition to the west side of the existing 42' x 60' pole barn in which the metal fabrication and welding business is and will continue to be conducted.
 - b. Approval to place two (2) storage containers at the property, one having dimensions of 8'H x 8'W x 20'L, and the other having dimensions of 8'H x 8'W x 40'L, for storage of materials and equipment used in connection with the metal fabrication and welding business.
 - c. Approval to extend his hours of business operation by one hour during weekday afternoons (from 4:00 p.m., as previously approved, to 5:00 p.m.), and for approval of specified Saturday business hours from 8:30 a.m. to 3:00 p.m.
 - d. Approval to hire one (1) additional employee, for a total of no more than three (3) persons (himself and two others) who would operate the metal fabrication and welding business at the property.


Disposition: Approved on February 13, 2018 for reasons set forth in Resolution 2018-10 dated March 13, 2018.

Recommendations for zoning ordinance amendments or revisions: [None]

This report was approved by the Quinton Township Planning Board on **January 8, 2019** by **Resolution 2019-08**.

Attest:


Bonita K. Bell, Secretary
Quinton Township Planning Board


Cynthia Sherman, Chairperson
Quinton Township Planning Board