

**QUINTON TOWNSHIP PLANNING BOARD**

**RESOLUTION NO.: 2022-08**

**REPORT ON 2021 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 2020 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 2021 Variance Decision (the "Report") is hereby adopted pursuant to *N.J.S.A.* 40:55D-70.1; and

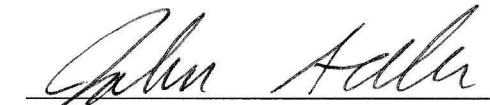
BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby directed to send a copy of this resolution, with the signed Report attached, to the Quinton Township Committee within ten (10) business days following the date of this resolution, and retain the originals in the Planning Board's files.

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 11<sup>th</sup>, 2022**.

*Attest:*



Bonita K. Bell, Secretary  
Quinton Township Planning Board



John Allen, Chairman  
Quinton Township Planning Board

## QUINTON TOWNSHIP PLANNING BOARD

### REPORT ON 2021 VARIANCE DECISIONS

During 2021 the Quinton Township Planning Board decided the following applications for development that involved variance requests:

**Applicant 1:** ESTATE OF RUTH H. WEGHORST

**Property:** Block 61, Lots 9 and 13 (18 Lawrence Road)

**Application:** Minor subdivision and variances from existing minimum front yard setback and maximum improvement coverage (P-BR zoning district)

**Ordinance Requirements:**

1. The applicant requested “bulk” variance relief pursuant to *N.J.S.A.* 40:55D-70.c(1) with respect to the following requirements of the Quinton Township Land Use Ordinance:
  - a. Front Yard Setback: 28.4 feet existing/proposed; 50 feet minimum required.
  - b. Lot Coverage: 13% existing/proposed; 10% maximum allowed.

**Disposition:** Approved on August 10, 2021 for reasons set forth in Resolution 2021-19 dated August 10, 2021.

**Recommendations for zoning ordinance amendments or revisions:** [None]

**Applicant 2:** QUINTON BOARD OF EDUCATION

**Property:** Block 28, Lot 1 (8 Robinson Road)

**Application:** Site plan waiver and variances for LED sign (P-BR zoning district)

**Ordinance Requirements:**

1. The applicant requested “bulk” variance relief pursuant to *N.J.S.A.* 40:55D-70.c(2) with respect to the following requirements of the Quinton Township Land Use Ordinance:
  - a. Illuminated ground signs are not permitted in residential districts such as the P-BR zoning district (Code Section 170-99.B).
  - b. Ground signs in residential districts are limited to 12 square feet (Section 170-99.B) (based on the applicant’s sign plan, the proposed sign has two display areas of approximately 40 square feet each, excluding supporting components).

- c. Signs that “move” by mechanical or other means are prohibited (Section 170-99.C.(3)) (changing LED words and images are “moving” displays).
- d. Signs that contain “moving devices” are prohibited (Section 170-99.C.(4)) (the proposed LED display generates moving words and images and is therefore a “moving device”).
- e. Signs that “flash” are prohibited (Section 170-99.C.(5)) (the proposed LED display is capable of generating “flashing” words and images).

**Disposition:** Approved on September 14, 2021 for reasons set forth in Resolution 2021-25 dated October 12, 2021.

**Recommendations for zoning ordinance amendments or revisions:** [None]

**Applicant 3:** GARY AND TINA STITES

**Property:** Block 57, Lots 14, 16 and 18 (52 Gravelly Hill Road)

**Application:** Minor subdivision and variances from existing minimum width/frontage and flag lot requirements (P-BR zoning district)

**Ordinance Requirements:**

- 1. The applicant requested “bulk” variance relief pursuant to *N.J.S.A. 40:55D-70.c(1)* with respect to the following requirements of the Quinton Township Land Use Ordinance:
  - a. Width/Frontage: 198.62 feet for proposed Lot 14; 300 feet minimum required.
  - b. Width/Frontage: 62.17 feet for proposed Lot 18; 300 feet minimum required.
  - c. Flag Lot configuration without existing dwelling (Quinton Code Sections 170-48 and 170-127.G).


**Disposition:** Approved on December 14, 2021 for reasons set forth in Resolution 2022-09 dated January 11, 2022.

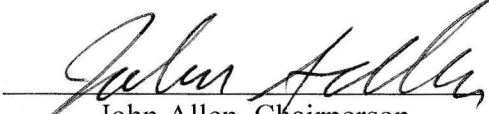
**Recommendations for zoning ordinance amendments or revisions:** [None]

*[remainder of page intentionally left blank]*

This report was approved by the Quinton Township Planning Board on January 11, 2022 by **Resolution 2022-08**.

*Attest:*

  
\_\_\_\_\_  
Bonita K. Bell, Secretary  
Quinton Township Planning Board

  
\_\_\_\_\_  
John Allen, Chairperson  
Quinton Township Planning Board