

**TOWNSHIP OF QUINTON PLANNING BOARD**  
**February 14<sup>th</sup>, 2023**  
**MEETING MINUTES**

The meeting of the Planning Board was called to order at 7:00 p.m. by Chairman John Allen.

Flag salute was held and it was determined that the meeting was posted in a public place and advertised in the official newspaper.

Chairman John Allen read the Open Public Meeting Statement.

Roll Call: John Allen, Donald Brown, James Freels, Joseph Hannagan, Jr., Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

Also Present: William Horner, Esq., Lawrence DiVietro, PLS & PP, Andrew Hogg, P.E., Richard Coe, and Melissa Thom

Absent: Cody Banks

A motion was made by Marjorie Sperry to approve the January 10<sup>th</sup>, 2023 Meeting Minutes. Donald Brown seconded the motion. All were in favor. Minutes were approved.

A motion was made by Marjorie Sperry to un-table the secretary position for the Planning Board. John Allen seconded the motion. All were in favor. At which time Marjorie Sperry discussed information explaining that Melissa Thom is assistant secretary along with Freda Earnest as interim secretary until training is completed. The Resolution for this was proposed and read by William Horner, Esq .

A motion was made by Joseph Hannagan, Jr. to authorize Resolution 2023-11 for the Planning Board Secretary position. Larry Winkels seconded the motion. All were in favor. Resolution 2023-11 was approved.

Marjorie Sperry discussed the topic of Escrow Accounts. Donald Brown has been working on going through the old escrow accounts and pulling proper paperwork on applications to try and get old accounts closed. Paperwork will be reviewed and accounts needing to be closed will be signed by William Horner or Melissa Thom for final closing by the CFO.

Richard Coe Esq. introduced himself as conflict solicitor for the township to discuss application 2022-05 for Freedom First Farm & Preserve that had applied for a use variance. Mr. Coe explained what was asked of the applicant from the Planning Boards Engineer and that once this information had been presented to the applicant, they chose to withdraw their application. This withdrawal of application is done without prejudice and the applicant can resubmit at any time and choose to make corrections needed and be heard before the board once again. Mr. Coe presented a resolution to document the actions on this application as of this date.

A motion to approve Resolution 2023-12 was made by Joseph Hannagan Jr, and seconded by Larry Winkels. All those were in favor and the Resolution was approved.

William Horner Esq. discussed completeness review of application 2022-02 for Quinton Baptist Church. Mr. Horner explained items that were required by the boards Engineer and still needed attention by the applicant. This application is being deemed incomplete at this time. Joseph Hannagan Jr. questioned why application seemed to stall and Mr. Horner explained a miscommunication between applicant to the Board. Mr. Horner has clarified with the applicant's professionals what is needed and hopes for completion very soon. Resolution for incompleteness was presented.

A motion to approve resolution 2023-13 was made by Marjorie Sperry and seconded by Joseph Hannagan Jr. All those were in favor except Donald Brown who abstained. Resolution was approved.

William Horner Esq. discussed completeness review of application 2023-01 for George Sparks Electric LLC. Mr. Horner explained applicant needs a use variance relief and additional information for parking allocation. Mr. Horner presented a resolution.

A motion made to approve resolution 2023-14 was done by Joseph Hannagan Jr. and seconded by Larry Winkels. All those in favor with the exception of Marjorie Sperry and Alison O'Boyle who both abstained. Resolution was approved.

Motion was made by Larry Winkels and seconded by Marjorie Sperry to open meeting to the public. All those in favor and meeting was open for questions.

Kent Waters inquired if Wild Oaks golf course had been repurposed. Explained that the application was withdrawn.

Elizabeth Schultz asked who can answer questions in regards to the Freedom First Application. Application was withdrawn.

Nick Bruno asked if the application of Freedom First can reapply and it was explained that they can.

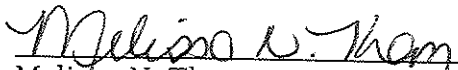
Joanne Mathis asked if hunting is allowed on the Wild Oaks Golf Property. She was referred to the game warden for additional information.

Judith Armstrong asked if the property at Wild Oaks has been inspected. It was explained that the application was withdrawn.

Mr. Schultz inquired who is responsible to enforce that work not be done to the Wild Oaks property before approval. It was suggested to contact zoning and township committee.

Public portion of the meeting was closed. A motion to close the meeting was made by Marjorie Sperry at 7:39 and seconded by Larry Winkels. All those in favor and meeting was adjourned.

Respectfully submitted by:

  
\_\_\_\_\_  
Melissa N. Thom

Approved: May 4th 2023