

TOWNSHIP OF QUINTON PLANNING BOARD

July 11th, 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, Cody Banks, Donald Brown, James Freels, Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

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

Absent: Joseph Hannagan Jr.

A motion was made by Larry Winkles to approve the June 13th, 2023 Meeting Minutes. William Remster seconded the motion. All were in favor with the exception of Marjorie Sperry, Alison O'Boyle, and Donald Brown who had to abstain due to being absent at previous meeting. Minutes were approved.

No Old Business to discuss.

William Horner discussed that the Quinton Baptist Church had submitted some additional plans for their application. There are still several items left that need be completed for the professional's review and boards approval. An updated resolution declaring application incomplete was presented by Mr. Horner for the Boards approval that lists all remaining documentation and information still due by the applicant.

A motion to accept Resolution 2023-17 was made by Larry Winkles and seconded by Suzanne Van Sciver. All those in favor with the exception of Donald Brown and Marjorie Sperry both whom needed to abstain. The resolution was approved.

Mr. William Horner discussed the next applicant, George Sparks Electric LLC, for a Use Variance and Minor site plan. Those Board members that needed to excuse themselves did so by leaving the board seating. Those needing to abstain were Marjorie Sperry and Alison O'Boyle. This left one alternate Board member which would be Donald Brown. Five affirmative votes would be needed to approve.

A presentation was given by the applicant's attorney Mr. Paul Scull and surveyor/planner Mr. Dale Boston. Mr. Boston was sworn in to attest to the information he will be giving. Mr. Scull, Mr. Boston, and the applicant Mr. George Sparks explained what the existing buildings at 584 Salem Quinton Rd. would be used for. Building #1 being 2400 square feet would be used as office space for the applicant while building #2 of approximately 4000 square feet would be used for storage of electrical supplies and some retail sales

of such supplies. Parking arrangements, number of employees, vehicles being kept on sight, and hours were discussed and explained. It was mentioned that this existing property including the buildings were used previously for very similar business. The expected traffic patterns for this business does not propose any significant increase. Some slight adjustments were asked to be made by the professionals such as sidewalk connection and a tree line across some of the property lines.

William Remster questioned the term used of Fleet operation for the business. The applicant only anticipates approximately 5-6 trucks used for business proposes plus office staff and customer vehicles on site. The board may set a limit on trucks being held on property site and the applicant can ask for an increase at a later date if needed.

Mr. George Sparks was also sworn in to give information on the proposed business plan. No oil or gas containers in bulk will be held on site. The applicant will use current water and sewage on site. It will be light retail sales and what is considered small fleet of work trucks being used.

There are some small site revisions to be made to the driveway and landscaping along the road in order to be approved to receive zoning permit for occupancy. It is agreed that parking spaces are adequate for the use of each building. Business operations are expected 7am-6pm, Monday-Friday with some weekend hours when needed. An estimate of 7-8 employees.

No further questions were heard from the board or any person from the public. A motion was made by Cody Banks to approve and seconded by Larry Winkles. All those in favor and motion was approved.


John Allen discussed under new business that it has been brought up by some members of the community that there needs to be clear guidelines for small acreage lots to have animals. The zoning officer will also need clear guidelines to follow. Many ideas and obstacles were discussed. This would be something for small acreage owners that want animals but do not have what is considered a farm. Board was asked to think over the situation and it will be discussed at a later meeting.

Larry Winkels made motion to open the meeting to the public. Seconded by Cody Banks and all those were in favor. No person from the public had any questions.

A motion was made to close the public portion of the meeting by Larry Winkels and seconded by Kiel Winkles. All those in favor. Public portion of the meeting was closed.

A motion to close the meeting was made by Larry Winkels at 7:49 and all those were in favor and meeting was adjourned.

Respectfully submitted by:



Melissa N. Thom

Approved: August 8th 2023