

**TOWNSHIP OF QUINTON PLANNING BOARD**  
**May 9<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, Cody Banks, Donald Brown, 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: James Freels

A motion was made by Cody Banks to approve the February 14th, 2023 Meeting Minutes. Marjorie Sperry seconded the motion. All were in favor. Minutes were approved.

William Horner discussed the revisions made to the George Sparks Electric LLC application packet. The applicant submitted additional documents to deem application now complete in the opinion of the professionals. Resolution 2023-15 was presented to certify the application complete. Cody Banks made motion to approve such resolution also seconded by Marjorie Sperry. All those in favor except Joseph Hannagan Jr. and resolution was approved with enough agreed votes by the board.

William Horner excused himself at this time and Richard Coe, the Planning Boards conflict solicitor, proceeded to discuss the next topic of Concept Review for AAVCQU Property LLC. Mr. Coe explained that the applicant was at this meeting basically to give the board members an informal review and it is not a formal application.

Mr. Coe explained the Municipal Land Use Laws and that the developer is permitted to give a presentation to the Board of their Concept Plan and it is non-binding by both the Board and the Developer.

Joseph Hannagan Jr., Marjorie Sperry, and Suzanne Van Sciver recused themselves into the general public area as they would also have to do so if presented as a formal application.



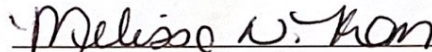
John Allen opened the informal review to the Council of the AAVCQU Property, Mr. Clint Allen, as well as their Civil Engineer and one of the developers were also present. Several reports such as traffic and environmental and architectural plans were presented by the professionals representing the developer. The owners of AAVCQU Property LLC are interested in developing a warehouse on 842 Salem Quinton Rd. which the land consists of approximately 62 acres. Various questions asked and answered in regards to plans for the design of the warehouse. Currently only plans of construction and design of the structure are being presented. There are no known tenants for the potential warehouse at this time. If the developers decide to submit a formal application many of the reports presented would have to be updated. Mr. Allen thanked the board for giving their time for the presentation and left the meeting hall.

There was no new business to be heard.

Marjorie Sperry made motion to open the meeting to the public. Seconded by Cody Banks and all those were in favor. There were no comments or questions by the public. Public portion of the meeting was closed.

A motion to close the meeting was made by Donald Brown at 8:29 and seconded by Larry Winkels. All those in favor and meeting was adjourned.

Respectfully submitted by:

  
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Melissa N. Thom

Approved: June 13<sup>th</sup> 2023