

TOWNSHIP OF QUINTON PLANNING BOARD
October 10th, 2023
MEETING MINUTES

The meeting of the Planning Board was called to order at 7:02 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: Andrew Hogg P.E., William Horner Esq., and Melissa Thom

Absent: James Freels

Larry Winkels made mention that a small correction needed to be made on the new business discussed last month in the meeting minutes. The correction was made to state under or less than one acre. A motion was made by Marjorie Sperry to approve the September 12th, 2023 Meeting Minutes with the correction. Larry Winkels seconded the motion. All were in favor and the Minutes were approved.

No Old Business to discuss.

William Horner discussed application #2023-02 L.B. Real Estate Holdings and it was explained under the Municipal Land Use Law and Government Ethics Law a board member is not eligible to vote during a hearing on an application that they have a direct or indirect interest. Courts have determined that any person owning property within 200 feet of the property listed in the application is considered a person of interest. With that being said, any board member or direct family of a board member that owns property within 200 feet of the application property must excuse themselves from the hearing. Due to property owners within the 200 feet property of interest Larry Winkels, Kiel Winkels, Marjorie Sperry, and Alison O'Boyle vacated their seat from the board members table and was seated in the public seating of the meeting.

At that time the Mr. Horner explained at the last meeting there were very minor details that needed to be updated to make the application deemed complete. All items were quickly rectified and the application in the eyes of the professionals was deemed complete. A motion was made by Joseph Hannagan Jr. to accept the application as complete and was then seconded by Donald Brown. All those remaining board members agreed and application #2023-02 was deemed complete and ready for hearing.

The applicant's attorney Mr. Raymond Went explained to the Board members and any members of the public in attendance what the applicant's intentions are. Also, at this time the applicant's engineer Mr. Greg Simonds P.E. and the principal of the L.B. Real Estate Holdings LLC Mr. Michael Beiler were sworn in.

Mr. Went explained the applicant needs two C variances for this application. One is the C-1 Variance or hardship because of irregular shape of the lot and two frontages. Also, the C-2 Variance or flexible because it would not disturb neighbors, falls into existing master plan, and conforms with current neighborhood standards.

Mr. Simonds stated professional background and education. He presented an ariel map of the property and what reconfiguration would need to take place and what the remaining lots would then look like. The property is located in a residential zone. It was explained the hardship of the property is along Lake Ave. and the shape of that property line does have residences on the north and south of the access point. There is however enough frontage available for an additional driveway to be added for this section of the property if and when needed.

The actual building currently on the property is being used in a similar manner as previous owner. The structure of the current building is considered acceptable and it would be a hardship to try and move said building once lot lines are adjusted. Mr. Beiler explained the current building is being used as is however upon the purchase of this building he wanted additional land to have possibilities of expansion at a later date. Possibly to expand the parking lot or perhaps the store itself if the opportunity presents itself. The boards professional engineer Andrew Hogg asked why the applicant opted to subdivide in the manner as was presented. Response from Mr. Simonds was to keep the land associated with commercial use and a tree line separates property as well which they followed as a natural separation.

A motion was made by Joseph Hannagan to open the hearing to the public and seconded by Cody Banks. All board members were in favor. A member of the public Ms. Henderson asked what the land being acquired in the subdivision that runs behind her property would be used for. At this point there are no development plans for the additional property and if one becomes desired a separate application will have to be filed. The idea is just for possible expansion of the business in the future.

Mr. Horner explained if approved the variance of hardship for the structure and increasing the size of current substandard lot. Also, creation of the narrow frontage on the remainder is an acceptable balance. It is also appropriate to keep the location of current building as is. These changes would create three deeds that would need to be approved by our professionals.

A motion was made by Cody Banks to approve the application as presented and seconded by Joseph Hannagan. At that time a hearing vote for application #2023-02 was completed including only those eligible board members. The application was approved by all members voting.

No New Business to discuss.

Marjorie Sperry made motion to open the meeting to the public. Seconded by Cody Banks and all those were in favor.

No questions or concerns from the public for general portion of the meeting. A motion made by Marjorie Sperry to close public portion and seconded by Larry Winkels. All those were in favor.

A motion to close the meeting was made by Joseph Hannigan and seconded by Kiel Winkels at 7:34 and all those were in favor and meeting was adjourned.

Respectfully submitted by:

Melissa N. Thom
Melissa N. Thom

Approved: Nov. 14th 2023