

TOWNSHIP OF QUINTON PLANNING BOARD

April 9th, 2024

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:01 p.m. at the Quinton Township Municipal Building by chairperson John Allen.

The Flag salute was held. It was determined that the meeting was posted in a public place and advertised in the official newspapers.

Roll Call: John Allen, Cody Banks, Donald Brown, William Remster, Marjorie Sperry, Suzanne Van Sciver, and Larry Winkels

Also Present: Richard Coe and Melissa Thom

John Allen asked if anyone had a chance to read the March meeting minutes and if there are any concerns. William Remster addressed that he had mentioned during the meeting that on page 3 and 4 of the map for Salem Quinton Industrial he noticed approximately 66 parking spaces were located in the set-back zone and a waiver or variance would be required to continue with that plan. With this being added to the minutes a motion was made by Marjorie Sperry to approve the March minutes. Cody Banks seconded the motion and all were in favor. March meeting minutes were approved.

Under new business John Allen addressed that all future applications submitted to the planning board contain a digital copy. There are numerous cases where documents need to be shared between the professionals and also in cases of OPRA requests. Having a digital copy of the application allows for communication to be much easier and faster. A motion was made by Marjorie Sperry to adopt the change of application requirements. Motion seconded by Cody Banks and all were in favor. The motion was approved and a request for an application amendment will be filed.

Richard Coe addressed that the Salem Quinton Industrial application #2023-04 has requested an adjournment for their hearing continuation and that it be postponed to the May 14th meeting. A motion was made by Marjorie Sperry and seconded by Larry Winkels to grant the hearing postponement. Larry Winkels asked would this affect the 120-day total that the board is required to maintain? Richard Coe explained that when an applicant requests an adjournment it puts the time limit on hold. All those eligible were in favor and the motion to adjourn to the May meeting was carried. Richard Coe made an announcement as per the municipal Land Use Law that application #2023-04 for Salem Quinton Industries LLC hearing will be heard at the May 14th 2024 regular planning board meeting at 7pm in the municipal meeting room.

Richard Coe explained that appeal #2023-03 for Native American Advancement Corporation is an appeal after the applicant was denied a zoning permit by the township zoning office. They have requested that the township over rule the zoning office decision. The applicant will be contacted once more to be heard at the May 14th meeting. Larry Winkels inquired that he was not familiar and it was explained that the planning board to date has not been involved in this. The applicant will be given until the May 14th meeting to address their appeal to the board. Donald Brown stated that he would have to excuse himself from any activity on this appeal or application. A motion was made by Marjorie Sperry and seconded by Larry Winkels to adjourn appeal #2023-03 to the regularly scheduled planning board meeting on May 14th 2024. All those in favor and motion carried.

Richard Coe presented resolution #2024-11 for application #2023-05 a bulk variance for Jared Turner. A motion to adopt the resolution was made by Larry Winkels and seconded by Donald Brown. A roll call vote was taken and all eligible board members were in favor. Resolution was adopted into record.

A motion to open the meeting to the public was made by Marjorie Sperry and seconded by Larry Winkels. All those in favor and public portion of the meeting was open.

A member of the public Melanie Allen of Quinton Hancock's Bridge Rd. inquired that in previous meetings two members of our board have abstained from voting and discussion on the Salem Quinton Industrial LLC application but this evening they did not. John Allen explained that it was a general voice vote and no roll call vote was required. Those two board members did not express their consent or denial. However, it should have been publicly announced that they both would abstain.

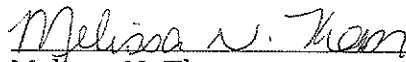
A member of the public expressed his concern that the township Master Plan was 34 years old. It was explained that it has been re-examined in recent years and that meets requirements. This same member of the public also has concern that in 2022 there was recommendation to re-examine the master plan again but was denied due to lack of funding. Marjorie Sperry explained the costs affiliated with doing a master plan re-examination. Also, that the state changed our township to a Tier A which requires a tree ordinance and a new storm water plan. There is a cap on the yearly budget and anything that the state requires must be done and fit into that budget. Sperry explained that it can be very frustrating to keep up with all the hurdles the state requires. At this time there is no immediate plan to again re-examine the master plan. However, the state is said to require the township to look into affordable housing plans. The township will have to abide by any changes the state wants made. Sperry explained the state can make any changes without the master plan being redone. She also explained that she fought for the township that these new huge electric poles being put in town and in residents' yards are terrible and they should not do this to the residents of Quinton. Also, that she finds it a disgrace to put a pole directly next to and almost blocking the monument in town. The state has given permission to fast track the needs for the new Wind port being built.

Margaret Allen of Quinton Hancock's Bridge Rd. inquired as to when the land on route 49 was zoned as light industrial. Marjorie Sperry explained the master plan was created in 1990 and the committee at that time placed that land as light industrial.

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

Marjorie Sperry made a motion to adjourn the meeting. Larry Winkels seconded the motion and all those were in favor and the meeting was adjourned at 7:41p.m.

Respectfully submitted by:


Melissa N. Thom

Approved: May 14th 2024