

# TOWNSHIP OF QUINTON PLANNING BOARD

August 13<sup>th</sup>, 2024  
MEETING MINUTES

The meeting of the Planning Board was called to order at 7:03 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, Joseph Hannagan Jr., Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

Also Present: William Horner, Richard Coe, Lawrence DiVietro, Andrew Hogg and Melissa Thom

A motion was made by Marjorie Sperry to approve the July meeting minutes. Larry Winkels seconded the motion and all eligible to vote were in favor. The July meeting minutes were approved.

Chairman John Allen made an announcement that the agenda will have a few slight changes with the order. The Board will be discussing first the application for Salem Quinton Industrial, #2023-04.

At this time Solicitor Richard Coe took over the meeting and recapped that at the last hearing held for the applicant there was an attorney present that introduced some objections that he felt the planning board should review. The attorney was asked to submit his objections in writing to the planning board professionals at which time the applicant's attorney could also respond. After communications between attorneys the planning board professionals discussed the briefings and determined that they felt one of the objections raised was a valid issue that should be researched. In regards to the storm water test PIT, six test PITS are required and only three had been submitted. During the first hearing this was discussed and agreed it acceptable that the final three could be submitted later and would be required as a condition for final approval. Once the objection was brought before the board the professionals did agree it would be appropriate to require the three final tests up front. Larry Winkels clarified it would be six test PITS total. Joseph Hannagan asked for clarification on who makes the decision on what materials are acceptable. Andrew Hogg of Land Dimension, the planning boards engineer and planning firm, explained they as professionals review all information presented and give their professional opinion on what they think the board should be comfortable with. The board has the ability to agree or disagree and have different requests from the applicant. Solicitor Coe then reiterated that anything the professionals submit to the board is a recommendation and they have the ability to make their own determination. Lawrence DiVietro clarified that in the case of the test PIT, if the three final tests were not submitted or the results were not satisfactory the final approval on the application could be denied. Larry Winkels stated he questioned the soil and test PIT at a prior meeting and thought those tested were satisfactory. Larry asked how three more tests are now required. It was explained there were always six tests required, previously only three were required up front. Joe Hannagan also asked that the professionals start using the case laws that are used to determined their opinions as presented to the board. Solicitor Coe explained the case laws are more of a backdrop needed to know how to read an ordinance and he did use that to help draft the latest memorandum to the board. William Remster asked if the 150ft buffer is included in the floor area ratio or not. It was explained the buffer is indeed not included in the ratio, however even if it was it still is acceptable.

Richard Coe then stated that application #2023-04 is on the agenda this evening for adjournment request, due to time required for additional testing. A motion was made by Cody Banks and seconded by Marjorie Sperry to vote. A roll call vote was held and the postponement request was granted.

Richard Coe made the announcement that the application for Salem Quinton Industrial LLC will be adjourned until the September 10<sup>th</sup> 2024 planning board meeting held at 7pm.



At this time a motion was made by Marjorie Sperry and seconded by Larry Winkels to open the meeting to the public. All those members present were in favor.

Pete Mattiace of Hilliard Ave. asked if there were four areas addressed in the objections who decides that only one has merit to be addressed. Solicitor Coe responded that based on the review of the law on the ordinance it was the professional's recommendation that only one item needed to be addressed. Mr. Mattiace also asked if anyone has been contacted about the farmland preservation for any of the properties locally. It was explained there will be a representative coming to the October planning board meeting to discuss this topic.

Jim Kates asked if the information he dropped off to the planning board secretary can be distributed. Solicitor Coe explained no information can be presented on an application unless there is a hearing and all sides are present.

Melanie Allen of Quinton Hancocks Bridge Rd. asked why the two board members who abstain during the Salem Quinton Industrial application did not recuse themselves this evening. Solicitor Coe explained that he actually ran the meeting during the adjournment request for the application and during the vote both of those board members did indeed abstain. Ms. Allen recommended that both members step away from their seats while the application is being discussed.

Michelle Mattiace of Hilliard Ave. stated that some members of the township had gathered information and hired an attorney as quickly as they could which is why the objections were brought up later into the process. Solicitor Coe explained that the professionals have reviewed all information to be fair.

Linda Sprout of Jericho Rd. asked if the applicant would be using the additional time that they are getting for more test PIT to also get additional approvals such as DEP. Solicitor Coe explained under the municipal land use law those approvals from additional agencies do not have to be submitted before the board votes.

Margaret Allen of Quinton Hancocks Bridge Rd. stated that she is upset that the subject of Farmland Preservation is just now being discussed by the township.

Michelle Mattiace asked if an owner of a property can consider farmland preservation when selling. Board member Joe Hannagan explained that unfortunately the offers from farmland preservation are not generally comparable to other offers and that is now being worked on as an issue.

Pete Mattiace asked about the status of the repairs on Acton Station Rd. Marjorie Sperry stated that there has been discussion on the delay and she is waiting on a response.

Debbie Shinkle of Main St. asked do the companies such as the sand and gravel pit that have so many trucks utilizing that road and creating a lot of the damage pay anything towards the repairs. It was explained that there is not an impact fee to any business for the use of a road.

Cindy Ridgway of Buttonwood Ave. asked that the board members take a ride to view route 40 between Woodstown and Carneys Point and how it looks today.

Dillan Foster of High Street stated he is new to the area and is looking for guidance on how to put a small shed on his property. Chairman John Allen explained we are not able to guide on what needs to be done due to the fact that the board would be the one to vote on the application approval. It is recommended to hire a land use attorney to guide through the process.

A motion to close the public portion of the meeting was made by Marjorie Sperry and seconded by Joseph Hannagan. All those were in favor and the public portion was closed.

At this time Richard Coe excused himself and Solicitor William Horner joined the meeting.

Chairman John Allen opened the floor to application #2024-01 for Rodney Dare. The applicant's attorney Frank Hoerst explained rather than ask for a variance the applicant revised the plan to fit the township ordinance. Attorney Hoerst has no issues with the requests from the boards professionals



and the applicant agrees to all terms. The board's attorney William Horner asked the board to consider the application for completeness. Lawrence DiVietro explained their review of the application and the revised plan using a lot line adjustment. It is a reconfiguration of three lot sizes. The plan is now compliant and would require new deeds to show the adjustments.

A motion for completeness was made by Larry Winkles and seconded by Marjorie Sperry. A roll call vote was taken and the application was deemed complete.

Attorney William Horner explained there are no variances being requested and no notices needed to be given. However, he advises a hearing be held to allow any public questions or the board to ask questions. Rodney, Edna, and Randy Dare were all sworn in for the meeting. The applicant's attorney presented that no new lots are being created it is just a lot line adjustment. No board member had questions. Lawrence DiVietro explained the application is in compliance with the PBR zone and the properties are being used as they previously were and no expansion is being presented. This would be required to get approval from Salem County planning board approval as well.

A motion was made to open to the public by Marjorie Sperry and seconded by Larry Winkles. No member of the public had any questions or comments. A motion to close the public portion was made by Marjorie Sperry and seconded by Suzanne VanSciver and all were in favor.

A motion to approve the application was made by Marjorie Sperry and seconded by Larry Winkles. A roll call vote was completed and the application was approved.

John Allen introduced the next application #2024-03 for Alvin and Marie Williams. William Horner explained that the fees and escrow funds were not submitted with the application in this case and a review cannot take place until those fees are paid. He explained that because there are time limits on the board voting on a completeness determination the board must take some sort of action. William Horner recommends the board deny the application without prejudice. The applicant can reactivate the application once the fees are paid and a new 45-day time limit would begin at that time.

Attorney Horner introduced resolution #2024-14 that would inform the applicant of what they need to do to reactivate the application. A motion was made by Larry Winkles and seconded by Marjorie Sperry. A roll call vote was completed and the resolution was approved.

John Allen introduced the next application for Greenspire Farm Brewery LLC application #2024-02. Chairman Allen explained that himself and the co-chair person must recuse themselves because of the property location. Board member Larry Winkles volunteered to act as chair person and handle this portion of the meeting.

Lawrence DiVietro explained the completeness review that they prepared. The application property is in the light industrial district and they are requesting a brewery on the farm property. This is not a permitted use of the property and they will need a use variance. It is submitted as a bifurcated application that is asking for only the use variance and they then would submit their site plan separately. The applicant would also need a second use approval for the property as it is already a farm. They are requesting a brewery on site to host special events including a 3200 square foot pole barn, a large fenced in area, and a hops growing field. Proposed hours are Thursday and Friday 3pm-9pm, Saturday 11am-10pm and Sunday 11am-8pm. Also, the site would be used for special occasion celebrations and farming events. The professionals are asking for additional information on how this proposed addition on the property would affect the existing items and uses. The professionals feel what they have submitted on the brewery is sufficient but additional information is needed on effects of the rest of the surrounding property. If the plan revisions are submitted by August 30<sup>th</sup>, they could possibly have the technical review also on the September meeting and notices would need to be submitted.

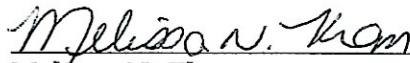
Resolution #2024-15 was presented for completeness of the application. A motion was made by Cody Banks and seconded by William Remster to vote for completeness with the condition of additional plans. A roll call vote was completed and the resolution was approved.

At this time Larry Winkels stepped down as chair and John Allen re-entered the seat.

Lawrence DiVietro gave the board an update on the affordable housing plan that is coming back around soon for round Four. The state will hand out its mandated list and the municipalities will get their responsibilities in October 2024. A time chart for each section of the new plan was handed out to each board member to review. Larry Winkels asked if the state provides any funds to assist with the new requirements. Also, how the township would go about challenging the plan requirements if need be. It was discussed that some municipalities are trying to get together and challenge the entire plan. It is also being discussed that the township hires a specialized attorney to help with the process.

A motion was made by Cody Banks to adjourn the meeting and was seconded by Larry Winkels. All those were in favor and the meeting was adjourned at 9:10pm.

Respectfully submitted by:

  
Melissa N. Thom

Approved: 9/10/24