

TOWNSHIP OF QUINTON PLANNING BOARD

February 13th, 2024

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:01 p.m. 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, Larry DiVietro and Melissa Thom

A motion was made by Marjorie Sperry to approve the January 24th 2024 Reorganization Meeting Minutes. Joseph Hannagan seconded the motion. All were in favor. Minutes were approved and filed into record.

Chairman John Allen explained that the Completeness review and hearing for application #2023-05 for Jared Turner would be postponed to the March 12th 2024 meeting. Anyone attending the meeting for this application should attend the March meeting.

At this time Chairman John Allen, Suzanne Van Sciver, and township solicitor William Horner excused themselves from their positions for the next application. Donald Brown stepped in as acting Chairman accompanied by township conflict solicitor Richard Coe.

Donald Brown introduced application #2023-04 for Salem Quinton Industrial LLC for Completeness Review. Board member William Remster requested that additional copies of the applicant's stormwater operations and management reports along with environmental impact statement and traffic analysis be provided as not enough were provided for all board members. Also, clarification on the name of the business actually applying and the name of the partner of the property. Another question brought up was if the property would have public or private septic system.

It was discussed that ONLY Completeness for this application can be discussed at tonight's meeting. It is only being determined if all proper documents have been submitted for review.

At this time Larry DiVietro expressed his concerns on completeness and that NO technical issues would be addressed this evening. The property does fall within the light industrial office building district. The applicant is seeking approval to construct a 161,000 square foot light industrial building with additional parking. One of the items missing from the checklist is the affidavit between the applicant and the owner of the property. It was confirmed by the Boards conflict solicitor that the Affidavit was since submitted. The checklist of items provided by the applicant was reviewed.

It was also addressed that the applicant provides additional information on the actual proposed building use so it can be confirmed that all requirements for warehouse and wholesale storage facility site plans are met. An additional arial photograph was also provided to address some of these issues. A complete sound study is also being requested as part of the completeness review.

Mr. DiVietro explained in summary that at this time to satisfy just the completeness portion of the application that a sound study be provided due to proximity of residential neighbors.

The board's conflict solicitor Richard Coe explained outstanding items have been addressed. A letter was provided that a sound study was in fact done however the entire report is still being requested and is outstanding at this time.

The applicant's attorney Bernd Hefele was given time to address some of the questions and concerns. He explained that they thoroughly reviewed the townships master plan and ordinances that need to be met. It is a variance free application. Their approach was not what they could squeeze out of the property but more what the property allows and what would meet what the town wants.

Mr. Hefele explained he would send additional copies of the documents requested for all board members along with a few extra. Also, owner of 1016 Broad LLC is owned by Anthony Bacile whom was also present at the meeting. Sewer system would be handled in terms of a septic. The proposed building at this time has no end user or tenant. And the project would be a few years down the road before final permits are applied for. The final tenant would be responsible to get all final zoning permits approved for use of the building. Mr. Hefele explained the sound study has been done by Russell Acoustics LLC and they will be available to testify to the results when needed. Mr. Richard Coe requested that the complete sound study will be provided for review. Board members questioned how a proper sound study can be conducted without knowing what business will occupy the building. Mr. Hefele explained it was based on tractor trailer usage and that the township does have a sound ordinance in place and any business within Quinton township would be responsible to abide by this ordinance no matter the use. If the user does not meet the sound ordinance the township zoning officer can stop usage. Board member Larry Winkles addressed refrigeration units and trucks could create additional issues. It was reiterated that the sound ordinance would still apply and be regulated by the township. Richard Coe stated the only issue being addressed right now is that the study WAS in fact done and be provided.

Richard Coe presented resolution #2024-10 for Completeness for application #2023-04. The resolution provided two options. One is to deem incomplete. Other option is complete with additional documents for sound study and missing stormwater and environmental copies be provided. It was agreed that the documents be provided 20 days prior to the next meeting for review.

A motion was made by Cody Banks to approve resolution #2024-10 and seconded by Joseph Hannagan Jr.

Voting Yes: Cody Banks, Donald Brown, Joseph Hannagan Jr., Alison O'Boyle, William Remster, Marjorie Sperry, and Kiel Winkles.

Voting No: Larry Winkles

Resolution #2024-10 was approved and signed.

Public announcement was made that no further notice would be mailed and application #2023-04 would be heard at the next scheduled meeting on March 12th 2024.

A motion to open the meeting to the public was made by Marjorie Sperry and seconded by Cody Banks. All members in favor.

A member of the public Martin Erdner of Salem Quinton Rd. asked why his building had to tie into public sewer and application #2023-04 is proposed for septic. It was addressed that no public comments pertaining to the new application are able to be addressed this evening. Board member Joseph Hannigan addressed that the state required at the time of Mr. Erdner's building being built that all buildings that the new sewer system passed by while being installed be hooked up to such sewer system until the time that it reached its full capacity of use.

Paul Rivell of Elk Terrace asked how a new building can be built with no tenant. Kim Fisher of S. Burden Hill Rd. asked if the application for the new proposed building has been approved? Conflict solicitor Richard Coe explained the only items voted on this evening was if application #2023-04 had all required documents submitted.

Jackie Ciarlante stated she reviewed the townships master plan and the last amendment was done in 2018 and again in 2021. Has anything else been done to meet recommendation of the master plan. Ms. Ciarlante also questioned if anything was being done by the township for water runoff situation. Mayor Marjorie Sperry explained that the issue is being addressed and the township has changed from a tier B to tier A and the engineers are restructuring. The state has been involved and gives time for the township to restructure.

A member of the public Robert Breslin of Salem Hancock's Bridge Rd. provided several signed complaint forms in regards to recent activities at the location of the former Wild Oaks golf club. A rather high tower has been constructed and several shooting events have been held on the property. It is asked how this can meet the current usage of the property which has never been changed from Golf Club status. It was asked what can be done to address these issues. At this time, it was explained by planning boards conflict solicitor that this is something needing to be addressed by the township's zoning official and the forms would be forwarded.


Jeramiah Jamison asked questions in regards to usage of his recently acquired building on Salem Quinton Rd. It was advised that he hire an attorney on how to apply to the planning board.

Public member and applicant Jared Turner addressed why his application was postponed. It was explained that sadly the January meeting was cancelled due to a state of emergency and could not be avoided. He was concerned with billing for the postponement. His invoice was reviewed and explained he would not be billed for the same services listed on that invoice again. His invoice was for review of the initial application.

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

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 8:14p.m.

Respectfully submitted by:



Melissa N. Thom

Approved: 3/12/24