

TOWNSHIP OF QUINTON PLANNING BOARD

July 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, Joseph Hannagan Jr., Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

Also Present: William Horner, Richard Coe, and Melissa Thom

A motion was made by Marjorie Sperry to approve the June meeting minutes. Joseph Hannagan seconded the motion and all eligible to vote were in favor. The June meeting minutes were approved.

Under New/Old business Bill Remster asked for clarification on the process for the master plan review. John Allen explained that it is recommended by our professionals that the process begin once the current open applications are complete. Due to the fact that the suggestions to review the master plan came up during the process of these current applications being heard. John explained there will be a four-member committee, he will ask for board member volunteers, that will discuss all issues that have been brought before the board. Those four members will meet outside of the regular scheduled board meetings. The planning board as a whole will also discuss issues and there will be a method to have the members of the community express their concerns as well. The four-member committee will be required to do additional research and discuss matters to report findings back to the planning board members. Mayor Sperry stated that it will be listed on the new tax bills going to the residents how to submit their suggestions to the planning board so it can be considered during the master plan review. This process will be lengthy and there are several components to consider. Several board members are concerned with setting a date to get this process started. Again, under recommendations of the township professionals this process will not begin until current open applications are complete.

John Allen introduced application #2024-01 for Rodney Dare. Attorney Bill Horner explained this application is for a minor subdivision. Bill explained the applicant used an incorrect PBR zoning district requirement and needs to submit if the street is improved and approved. The letter from the engineer and planner had four areas of submission waivers requested including depiction of isolated trees, names and addresses of properties across existing streets, EIS requirement, and waiver for conceptual landscape plan. At this time, it is recommended the application be deemed incomplete until these items are addressed. If items are addressed and submitted timely which it is believed some already have, it is possible to have completeness review and hearing at the August meeting. Larry Winkels asked if the application can be considered grandfathered in as far as lot size requirements. Bill Horner explained that for this type of request it is not. They can either redo plans to have all lots meet required ordinance or apply for variances. Larry Winkels suggested the 3-acre PBR zoning plans also be addressed during the master plan review.

A motion was made by Cody Banks and seconded by Marjorie Sperry to adopt Resolution #2024-13 for application #2024-01. All those board members present voted and the resolution was accepted and the application is deemed incomplete at this time.

Conflict Solicitor Richard Coe explained that an adjournment request has been made by application #2023-04 Salem Quinton Industrial LLC. The request was made due to the fact that the planning board engineer and planner were not able to attend this evening's meeting. The applicant also agreed to extend all deadlines required by the planning board through the end of August.

A motion was made by Marjorie Sperry and seconded by Cody Banks for adjournment request until August 13th meeting for application #2023-04. After a roll call vote was completed and all those board members present and eligible to vote it was determined the request was granted. Richard Coe made an announcement that the hearing for application #2023-04 would continue at the August 13th meeting at the Quinton Township Municipal Building.

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

Jim Kates of Sickler Street states that the master plan originated in 2018 and he believes if the board passes a resolution or motion agreeing to re-evaluate the 2018 master plan it would not pin point any specific current application. And that the board would simply be agreeing to look at all elements of the existing plan. Larry Winkels responded by stating if the master plan is reviewed at this time, it would inevitably cover items that are discussed in current applications and it needs to wait. Jim Kates then stated that even if the planning board agrees to changes to the master plan, the township is still required to create an ordinance for the changes requested. Mr. Kates asked the board if they were afraid of being sued.

Richard Coe announced that the board has clearly stated on numerous occasions its desire to review the master plan. However, it will wait until the appropriate time to do so.

Thorton Mason stated that he has noticed other properties on Salem Quinton Rd. or Route 49 that are labeled in the light industrial zone and are for sale. If another application were to be submitted would the board have to continue to wait to review the master plan. Chairman John Allen explained the board has already announced to review the master plan and it will only be waiting for the application to be completed that is believed initiated some discussion for master plan review.

Pete Mattiace of Hillard Ave. states it is his understanding that applications will continue to come in but once the master plan review has been started it can continue. Chairman John Allen explained yes it can continue as it is a lengthy process but no changes are in effect until new ordinances are approved.

Melanie Allen of Quinton Hancocks Bridge Rd. made the comment that she is disappointed that the professionals for the township were not present at this evening's meeting causing another delay in the hearing for an application.

Beth Fox of Hiles Ave. asked about the letter submitted to the township committee in May by Ralph Warfle from residents asking for an ordinance to look at a specific section of the master plan. Ms. Fox states in her mind it should be possible to just review a specific area immediately versus waiting for the entire master plan review. Marjorie Sperry stated the letter was delivered to the township Conflict Solicitor and that it is not as simple as Ms. Fox is stating it to be. That the Township Committee as well as the Planning Board rely on the advice of the professionals to guide their decisions. In the past when the advice of the professionals was not followed it did create problems for the township and became costly.

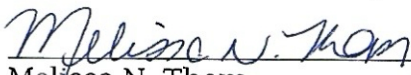
Tom Boker of Hiles Ave. asked that if 120-day time limit for an application is waived by the applicant does that mean it can go on indefinitely? Richard Coe explained ordinarily if the board does not act within a certain number of days the application could get approval by default. But Richard explains he always requests the applicant submit a letter stating they are waiving the time requirement by the board and extending it through the end of the month.

Beth Fox asked would there be a response in regards to the letter submitted. William Remster stated it was in the previous months meeting minutes of the planning board that the letter be emailed to the planning board secretary and it would be kept on file to be discussed during master plan review.

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

A motion was made by Marjorie Sperry to adjourn the meeting and was seconded by Larry Winkels. All those were in favor and the meeting was adjourned at 7:47pm.

Respectfully submitted by:


Melissa N. Thom

Approved: Aug. 13th 2024