

TOWNSHIP OF QUINTON PLANNING BOARD

June 11th, 2024

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:05 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, Joseph Hannagan Jr., Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

Absent: Donald Brown

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

John Allen made note of slight change to the April meeting minutes. The location of the meeting was listed incorrectly and was changed to Quinton Township Municipal Building.

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

Under new business Lawrence DiVietro discussed that the State of NJ legislature released new affordable housing laws and the township will need to review and make sure they are still in compliance. The third-round allocation was from 2015-2025 and was completed using the professional services of Lou Joyce and it was incorporated into the masterplan re-examination. The fourth round will begin in 2025. The state will release a new formula later this year that the township will review and can challenge if they do not feel is reflective of our municipality or be adopted as a new housing element into affordable housing by July 2025. The township will have to provide a plan as to how they will satisfy the new numbers required by the state.

Marjorie Sperry asked for specifics on how affordable housing qualifications are met. Mr. DiVietro explained there are very specific rules that will be dictated by the state on what income has to be, type of housing, and where housing can be. Joseph Hannigan asked who reviews our township data as far as number of residents and their income levels. Mr. DiVietro responded that it is census tracked data that the state will release later this year and at that point can be reviewed and we can submit our own data if needed. As of last round the development in Quinton had actually decreased. Cody Banks stated that a nearby municipality was forced to buy property and build affordable housing units. Mr. DiVietro stated our growth has been so low he does not believe that is something we will be required to do however there is no longer an option to give a financial offer to another lower income community to buy out of the process. Each municipality must meet their own numbers predicated on the formula given by the state. The township is required to show a plan that it is preparing to abide by the new guidelines.

Under old business Marjorie Sperry discussed that after speaking with the professionals the special workshop to discuss review of ordinances in master plan will be tabled until the current applications before the board are complete. Lawrence DiVietro explained that once a committee is put together of who will be reviewing the master plan they will have to meet on a regular basis and it may take several months to a year to collect enough data to decide if changes will need to be made. Joseph Hannagan requested a special meeting be set up now. Marjorie Sperry explained it is best to wait until all current applications are completed. Solicitor Richard Coe also explained it would be best to begin the workshop process after all current applications so the board would not have any questions surrounding discussion outside of the regularly scheduled planning board meetings. Lawrence DiVietro explained the planning board is responsible for the review of the master plan and the vision of the future of where the township should go. It was also explained you are not able to put off any new applications for the master plan review as the review can take up to a year. The present township professionals are advising against any outside meetings, motions, or proposed changes to the master

plan or township ordinances until after the current applications are complete. Larry Winkels stated he is aware a master plan review is very expensive. However, he was aware of recommendations made in the past that he thought were completed. Marjorie Sperry explained no changes were made and the topic was not carried forward to the Township Committee.

Solicitor Richard Coe explained no questions pertaining to the open application are permitted to be discussed at this evening's meeting. The professionals agreed to get a summary together for the board members to review within a few weeks so they have all pertinent information on the issues for next meeting.

William Remster asked in general what is included in maximum improvement coverage? Andrew Hogg and Lawrence DiVietro explained in the intro of the land use section of the ordinance it should explain what terms are used to define the ground rules of what is coverage. The section William Remster was referring to specifically is section 170.35 and the professionals made note and will address in their summary.

Richard Coe explained that application #2023-04 for Salem Quinton Industrial LLC has made a request to adjourn the hearing until the July meeting. They have agreed to extend the time deadline that the board is required to meet. Mr. Coe agrees the request is valid and a motion should be made to vote on the request. The applicant will be responsible to re-notice for the hearing for the next meeting.

A motion was made by Joseph Hannagan Jr. and seconded by Larry Winkels. A roll call vote was completed and all those eligible were in favor. The application will be carried to the July meeting.

John Allen brought before the board resolution #2024-12 for Native American Advancement Corporation. Solicitor Richard Coe explained the resolution is to confirm the decision of the board to issue a zoning permit to Native American Advancement Corporation for change of ownership only and it would be a continued use of House of Worship and Conservation Area. That the NAAC stated both orally and during the slide show presented that they would only be continuing the use of the previous owner. Marjorie Sperry asked about the conservation area because the previous owner did not utilize as such. Richard Coe explained that is a permitted use for that property.

Joseph Hannagan made a motion to vote on Resolution #2024-12 and was seconded by Cody Banks. Roll Call vote was completed and all those eligible were in favor. Resolution was approved.

Cody Banks asked about the voting process on an application. It was explained that in order to vote on an application a board member must be present or listen to recordings of all hearings pertaining to such application. If they are listening to audio recordings, and they must certify that process has been completed.

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

Jim Kates of Sickler St. presented his qualifications to the board such as an Associate and Bachelor's Degree in Business Management and a Masters in Public Administration. Also has had approximately 40 years in planning and zoning offices. He is offering his services to the planning board. He is suggesting the board do their due diligence of research on affordable housing and prior approvals.

Jessica Parkell-McDade of Salem Quinton Rd. asked about affordable housing and the census done in 2020 would be used or will new information be reviewed. Lawrence DiVietro explained all growth of the township and regions since then will be incorporated into the formula. Ms. McDade also asked where current housing is located and it was stated it can be found on the township's website.

Ralph Warfle of Sharron Ave. asked if his letter presented at the regular township meeting was presented to the planning board. Mr. Warfle was asked to forward the letter to the planning board secretary and it will be kept on file for discussion at the special meeting workshop once scheduled.

Melanie Allen of Quinton Hancocks Bridge Rd. asked about what rules pertain when an applicant must send proper notice to residents. Richard Coe explained the applicant must initially send all residents that are within 200 feet of the property a certified mail stating the subject of the application. Once the application is heard at a meeting an announcement to carry the application to the next meeting may be voiced at the meeting as the notice.

Linda Sprout of Jericho Rd. asked about paperwork presented on an open application and it was explained that can not be discussed at this time.

Tom Boker of Hiles Ave. asked if the board is able to say no to an application being postponed. Richard Coe explained if it is a reasonable request the board should not deny a request. Mr. Boker also asked about time limitations on an application. Richard Coe explained the first step of an application is completeness review and once that step is done there is 120 days to decision. If an applicant asked for an adjournment or postponement request, they agree to extend that time limit. Mr. Boker stated that the master plan seems to be more of a guide and doesn't seem to hold water. But he wants to know how to get in front of making changes. Lawrence DiVietro explained the master plan is a comprehensive vision of the township using data and then a zoning plan is created on how to implement that vision. Also, that any changes being made or have been made to the master plan have been and will be ultimately decided at a public meeting.

Marjorie Sperry stated that bottom line is nothing can be discussed any further that could be seen as pertaining to any open applications.

Jim Kates stated that he feels John Allen acting as chair should not be allowed at the meeting as he must recuse himself from any voting. Richard Coe explained the only thing being heard on the open application #2023-04 at this evening's meeting is process of adjournment to July meeting. Which was stated numerous times and Mr. Allen did not participate in that vote.

Beth Fox of Hiles Ave. asked if the public can attend the special workshop made to review the master plan. It was explained they can not however once the research of the workshop is complete the public will be made aware and they can attend meetings pertaining to the approval of any changes.

Board member Cody Banks asked if an applicant is denied and they are dissatisfied with the action who pays for any legal representation for the township. Richard Coe explained the township would have to pay for their own legal representation and Mr. Banks stated ultimately that would fall on the residents.

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

A motion was made by Joseph Hannagan to close the meeting and seconded by Larry Winkels. All were in favor and the meeting was closed at 8:33 pm.

Respectfully submitted by:


Melissa N. Thom

Approved: July 9th 2024