

TOWNSHIP OF QUINTON PLANNING BOARD

September 10th, 2024

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:00 p.m. at the Quinton Township Municipal Building by acting chairperson Larry Winkels.

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, 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 Cody Banks to approve the August meeting minutes. Donald Brown seconded the motion and all eligible to vote were in favor. The August meeting minutes were approved.

Solicitor William Horner made an announcement that the Salem Quinton Industrial LLC application will not be heard at this meeting but will be moved to the October planning board meeting.

William Horner presented Resolution #2024-16 for the Rodney Dare Minor Subdivision approval. A motion was made by Donald Brown and seconded by Cody Banks to accept. A roll call vote was performed and the resolution was approved.

At this time Chairperson Larry Winkels presented Application #2024-02 Greenspire Farm Brewery LLC for a bifurcated Use Variance. Solicitor Horner asked any board member with a conflict to excuse themselves. At which time Joseph Hannigan Jr, John Allen, and Suzanne VanSciver left their board seats.

The applicants Attorney Eric Goldberg explained that the applicant is asking for a use variance and if approved the applicant will be coming back before the board again for a site plan approval. The applicant is applying for a brewery that also hosts tours and special events. Also to have multiple uses for the same property. The property currently has a farm on site as well as a residence. They are looking to build an approximate 3300 square foot structure which will hold the brewery as well as a section to brew the products. It is being proposed to be open four days a week. Thursday and Friday from 3pm-9pm, Saturday 11am-10pm, and Sunday 11am-8pm. Most beer produced will be consumed on site with some carry out items available as well.

At this time Solicitor Horner swore in the witnesses for the hearing including the applicant Zachary Bushman, the applicant's planner Brian Seidel, and the applicant's engineer Bill Gilmore.

Zack Bushman is the owner of Greenspire Brewery LLC and his father owns Bushman Nursery already on the property that grows landscaping trees and shrubs. Zachary has been growing hops for 6 years and brewing for 4 years. There would be very little deliveries that would need to come onsite. And what is delivered would be similar to residential deliveries as most items are made on the property. Very little waste product, majority being spent grains that will get composted on the property or can be sent to dairy farmers as they have nutritional value. The proposed building will seat approximately 60 people inside as well as 60 people outside. Manufacturing will be done on site and a portion of the building used for that. They will be offering 7 year-round recipes and 4 or 5 seasonal recipes for the beer. The applicant would like to offer tours through the production facility and fields to show how the process happens. No private event or rentals will take place but does want to offer specials like trivia nights or music. Also, larger outdoor items such as tractor shows. Larry Winkels asked if the hops also can be recycled to local farmers as well as barley. He also asked if appointments needed to be made and clarification on the size of the building. Larry asked if the parking lot is only made for 37 spaces where do the surplus cars park for larger events. Mr. Bushman explained there is a road or

path on the property heading to the building that will also have space for vehicles if needed. William Remster asked if the nursery business was staying, if children are able to be attend, and would employees check identification. Cody Banks asked if a kitchen will be in the building. Mr. Bushman explained no kitchen and he might have a food truck on site from time to time as well as maybe pre-packaged snacks available. Music at the site would be a small one or two-man band following all noise ordinances. Attorney Goldberg presented map exhibit A-1 from Site Civil Engineering dated August 23rd showing how the entire property would look and where the proposed building would be positioned. Approximately 40% of the building is for the canning process and remaining 60% for customer seating. It will be open with a partition wall so you can view the production area. The applicant stated he would need a brewer's bond.

William Gilmore from Site Civil Engineering with over 30 years' experience began to explain the property included for the application. It is 113 total acres with residential development to the east and more rural areas to the west. Exhibit A-2 dated November 21st, 2023 was presented to show the zoning plan. There is a 50-foot-wide utility easement along the left side which contains a road used on the property for another residency not included in the application. The exhibit showed a parking lot with 37 spaces with an additional 60 plus spaces available for extra parking on the sides of this stone road on the property. Cody Banks asked that there was ample room for fire trucks and if the site would be connected to city water and sewer. Mr. Gillmore explained it would. At which time Larry Winkels suggested checking to make sure there is room available on the public septic system.

Brian Seidel a NJ professional Planner since 1997 was introduced and gave his professional description of the property. The property is in a light industrial zone and the use requested is not specifically permitted. The applicant also needs multiple use of the property. This application is proposing new development only about one acre in size not including the growing fields. He read portions of the 2018 master plan from the township and he feels this proposed project meets most aspects discussed. Mr. Seidel states he feels there is no detriment to the current zoning plan or zoning ordinance. He feels it is an appropriate use of the site and a great amenity for the community. Larry Winkels asked if there were any plans for acoustics on the property. Mr. Seidel explained there are no specific plans but any music would remain small like a single guitarist or singer and would comply with any noise ordinances of the township.

At this time the boards professional planner and engineer discussed their completeness review that was done and presented to the board. Lawrence DiVietro explained once again this is a bifurcated application and they are only requesting a use variance at this time and would need additional site plan approval later. The board would need to consider if any negative impact on the surrounding neighborhood or detriment to the public good.

Solicitor Horner gave the board a briefing on their duties of making a decision. Larry Winkels asked if approval was given this evening does that cover everything as he has concern with the events being presented when the applicant is not specific as to what those will be.

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

Jim Kates shared his concern that there will be beer purchased and taken off the property and with the fact that Quinton Township being a dry township that he wants the board to reconsider allowing the applicant to sell cans of beer to-go. Also, that the sewage line is owned by Quinton Township and an application would have to be made to the committee sewage department and they might not be able to connect.

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Margaret Allen stated concern that the board seems concerned for the neighbors surrounding the property of the application being heard tonight but not concerned for the neighbors of the warehouse application.

A motion to close the public portion of the meeting was made by Donald Brown and seconded by William Remster. All those were in favor and the public portion was closed.

Attorney Goldberg for the applicant gave his closing statements. He briefly explained once again that this part of the application is only for the use variance and they will be back before the board for the site plan approval. He asked if the board has any concerns that they ask at this time before the vote as the board is short some members. Larry Winkels expressed concern that the board only vote on the Brewery itself and not the additional special events. Solicitor Horner asked if the applicant wants to take the time to submit additional information on the special events or have the board just vote on the brewery specifically. The applicant's attorney asked for a short break to confer with his client. A motion was made for a five-minute break by Alison O'Boyle and seconded by Cody Banks. All were in favor.

After the break Attorney Goldberg asked that the board vote on just the brewery and leave the special events out of the discussion at this time. Once they come back for the site plan approval, they will have a more specific plan as to what and how the special events will be ran.

A motion was made by Cody Banks to approve the application as presented without any of the special events. Seconded by Alison O'Boyle. A roll call vote was taken and the use variance for application #2024-02 was approved.

A motion to open the meeting to the public for general purpose was made by Donald Brown and seconded by Cody Banks. All were in favor.

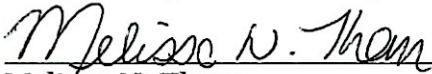
Beth Fox asked why the members of the board had to excuse themselves from the application being heard. It was explained two members have properties close to the applicant's property and one is on the governing body and cannot vote on applications including variances.

Melanie Allen made a statement that she noticed a motion was made in prior meetings for a postponement of an application and tonight only an announcement was made.

A motion to close the public portion was made by Donald Brown and seconded by William Remster. All were in favor.

A motion was made by Cody Banks to adjourn the meeting and was seconded by William Remster. All those were in favor and the meeting was adjourned at 8:19pm.

Respectfully submitted by:


Melissa N. Thom

Approved: Oct. 8th 2024