

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2024- 09

REPORT ON 2023 VARIANCE DECISIONS

WHEREAS, the Quinton Township Planning Board exercises the powers of a zoning board of adjustment pursuant to *N.J.S.A.* 40:55D-25.c.(1); and

WHEREAS, *N.J.S.A.* 40:55D-70.1 therefore requires the Quinton Township Planning Board annually (1) to review its decisions on applications and appeals for variances; (2) to prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests; (3) to include its recommendations for zoning ordinance amendments or revisions, if any; and (4) to send copies of the report and resolution to the Quinton Township Committee; and

WHEREAS, the Board has prepared the following Quinton Township Planning Board Report on 2023 Variance Decisions (the “Report”) for distribution to the Quinton Township Committee in order to satisfy the above requirements:

REPORT

During 2023 the Quinton Township Planning Board decided the following applications for development that involved variance requests:

Applicant 1: GEORGE SPARKS ELECTRIC, LLC

Property: Block 5, Lot 8.01 (584 Salem-Quinton Road – N.J.S.H. Route 49)

Application: Minor site plan and use and bulk variances for an electrical contracting business, with business office, retail sales, on-site storage of equipment and supplies, and dispatch of contractor vehicles to and from off-site jobs (LI/O Light Industrial/Office zoning district)

Ordinance Requirements:

1. The applicant requested “use” variance relief pursuant to *N.J.S.A.* 40:55D-70.d because the proposed use (or combination of uses) is not permitted or conditionally permitted in the LI/O Light Industrial/Office zoning district, and is therefore prohibited per Quinton Code § 170-14.A.
2. The applicant requested “bulk” variance relief pursuant to *N.J.S.A.* 40:55D-70.c(1) with respect to the following requirements of the Quinton Township Land Use Ordinance to allow existing noncompliant conditions to remain at the property:
 - a. Lot Width/Frontage (300 feet min. required; 199+/- feet existing/proposed); and
 - b. Front Yard Setback (125 feet min. required; 123.5 feet existing/proposed).

Disposition: Approved on July 11, 2023 for reasons set forth in Resolution 2023-18 dated August 8, 2023.

Recommendations for zoning ordinance amendments or revisions: [None]

Applicant 2: L.B. REAL ESTATE HOLDINGS, LLC

Property: Block 33, Lots 1 and 15 (94 Quinton-Marlboro Road – N.J.S.H. Route 49)

Application: Minor subdivision and bulk variances (P-BR Residence zoning district)

Ordinance Requirements:

1. The applicant requested “bulk” variance relief pursuant to *N.J.S.A. 40:55D-70.c(1)* and (2) with respect to the following requirements of the Quinton Township Land Use Ordinance:
 - a. Front Yard Setback (50 feet min. required; 38.6 feet existing/proposed);
 - b. Side Yard Setback (50 feet min. required; 32.29 feet existing/proposed; and
 - c. Elimination of existing Lot 1’s conforming southern width/frontage along Route 49, and approval for proposed reconfigured (reduced-in-size) Lot 1 to have only 34.96 feet of width/frontage along Lake Avenue, to the north, where minimum lot width/frontage of 300 feet is required.

Disposition: Approved on October 10, 2023 for reasons set forth in Resolution 2023-20 dated November 14, 2023.


Recommendations for zoning ordinance amendments or revisions: [None]


NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, in the County of Salem and State of New Jersey, that the Report is hereby adopted pursuant to *N.J.S.A. 40:55D-70.1*; and

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby directed to send a copy of this resolution to the Quinton Township Committee within ten (10) business days following the date of this resolution, and retain the original in the Planning Board’s files.

The undersigned Chair of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution adopted by said Board on **January 24, 2024**.

Attest:


Melissa N. Thom, Secretary
Quinton Township Planning Board


John Allen, Chairperson
Quinton Township Planning Board