

# TOWNSHIP OF QUINTON PLANNING BOARD

## April 8<sup>th</sup>, 2025

### MEETING MINUTES

The meeting of the Planning Board was called to order at 7:00 p.m. at the Quinton Township Municipal Building by 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, Raymond Owens, Richard Harrington, William Remster, Marjorie Sperry, 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 William Remster to approve the March meeting minutes. Raymond Owens seconded the motion, and all eligible to vote were in favor. The March meeting minutes were approved.

Chairperson Larry Winkels presented Resolution #2025-12 for applicant Rodney Dare as Reaffirmation of Minor Subdivision Approval. Solicitor William Horner explained the purpose of the resolution is to extend the number of days given to the applicant to complete and finalize the deeds for the property. A motion was made by Marjorie Sperry and seconded by Raymond Owens. All eligible board members were in favor and the resolution was approved.

Next chairperson Larry Winkels announced the application being heard as #2025-01 for Quinton Baptist Church. The attorney for the applicant Richard Roy began discussion on the application for a waiver of site plan and variance approval to install an electronic sign in where a previous manual sign was destroyed when a car accident damaged it. Attorney Roy pointed out that the same company is handling installation of the sign that was previously approved by the board for the Quinton Township School. The sign will be used to keep the public updated on things such as hours of service and events going on at the church.

Steven Clark of KC Signs and Dennis Bradway a current trustee of the Quinton Baptist Church were both sworn in by Solicitor Horner for their testimony at the hearing.

Dennis Bradway explained the sign will be in the same location and is basically a more updated and modern version. The information on the sign can be updated much easier through an application on a computer or phone. There are limits set on the brightness of the sign at night. The sign will serve as a way of the church to communicate with the community.

Steven Clark of KC Signs explained he has been installing LED signs for 17 years. He was the person involved in the installation of the sign at the school. The proposed sign at the church is 12 square feet compared to the 22 square feet sign at the school. The sign is brighter during day and automatically dims as the sun goes down. State and nationwide emergency alerts will automatically display on the sign when needed. Clark sees no reason the sign will cause any issues for the community or surrounding neighbors.

Larry DiVietro of Land Dimensions explained the applicant submitted a request for a waiver of site plan and there is no site disturbance but electronic signs are not permitted in that zone. Larry feels all items are satisfied as far as documentation for the application. Andrew Hogg also of Land Dimensions comments that the sign should be consistent with the requirements of the school sign as far as brightness and intervals of screen changes. Solicitor Horner reviewed what the requirements of the school sign were. The sign would have fixed images, words, and numbers. The frequency of the change in display is no more than 1 every 10 seconds. And the brightness feature would be 3000 or fewer NITS at night.

Marjorie Sperry made a comment that she feels the sign at the school is not very clear at night. Mr. Clark explained that the sign at the church will actually be higher quality because it is a newer version. William Remster asked if it is one or two sided. Mr. Clarke explained it is double sided.



A motion was made by Marjorie Sperry to open the meeting to the public. The motion was seconded by William Remster and all were in favor.

Pete Mattiace of Hilliard Ave. was sworn in and stated that he feels 3000 NITS would be very bright. Mr. Clark explained it is made so at night there are no solid backgrounds which also helps so from 9pm to 7am it appears less bright.

A motion was made by Marjorie Sperry to close this public portion of the meeting. The motion was seconded by Raymond Owens and all were in favor.

Solicitor Horner explained if the board approved the application, he would prepare a resolution for the boards approval that would require the sign have no animated or moving images, just fixed words and numbers. The sign would not change display any more than every ten seconds. And the night time brightness would not exceed 3,000 NITS.

A motion was made by Marjorie Sperry to approve application #2025-01 and seconded by Donald Brown. A roll call vote was conducted and the application was approved.

Chairperson Larry Winkels announced touching base once again on the State Development and Redevelopment plan. The state had emailed each municipality a survey to give their comments and concerns with the upcoming plan and what specifications they would like to see covered. Larry DiVietro discussed he will submit some of the concerns that have been discussed by the board.

Next topic presented was that of the LIO zoning amendments that have been discussed previously by the board. Larry DiVietro discussed additional information that he researched after review of Solicitor Horner's research of definitions of warehouses. There is currently an ordinance for warehouses and criteria that must be met. Some of the current criteria includes items such as the facility would be a completely enclosed building, no loading area may be on or visible from any lot line or street frontage, hours of operation must not exceed 5am to 11pm. These guidelines are made to try and ensure any such building does not create a nuisance to the community. Further enhancements of these guidelines discussed include greater set backs and buffers. This could be adopted as an amendment to the current zone. A site plan ordinance is not recommended to change as it would impact all uses.

Larry DiVietro researched current trends of classifications of warehouses, distribution centers, and warehouse cold storage. He thinks if you get involved in the specific classifications it would require additional research and would be considered during the master plan review.

Chair Larry Winkels wants to concentrate now on the amendments that can be accomplished without changes to the master plan. Solicitor Horner can have a proposal prepared for the township solicitor to present to the township committee for consideration.

William Remster asked for clarification on the specific ordinance numbers that were being considered for amendments. Also, that any property that butted up to a residential area would have a 125 feet setback. Chair Larry Winkels asked that also the height of the building be considered to maximum of 35 feet. After some discussion among board members, it is agreed that the maximum of 35 feet height on the building would be specific for warehouses.

William Remster asked for briefing on the definition research that Solicitor Horner prepared for the board. Solicitor Horner believes that when the master plan was reviewed in 2018 the ideas considered a warehouse then were not what is seen in NJ today. He proposed separating warehouses into different categories and giving specific definitions for each. This would require additional research and items to be considered for the next master plan review.

Larry DiVietro will provide information to Solicitor Horner so he can prepare an amendment for review at the next meeting. A motion was made by Marjorie Sperry for the amendment to be prepared and seconded by Cody Banks. John Allen and Donald Brown abstained from the vote and all others were in favor.

A motion was made by William Remster to open the meeting to the public. The motion was seconded by Raymond Owens and all were in favor.

Pete Mattiace of Hilliard Ave. asked can anyone put any of the types of warehouses discussed in any zone in the town? Larry DiVietro responded that the board is working towards making some small changes to ordinances trying to minimize the opportunities. While also researching trends of warehouses to consider while doing the master plan in the future. Chairperson Larry Winkels also stated the board is doing what they can to help protect the community.

Margaret Allen of Quinton Hancocks Bridge Rd asked why the board can't work on the ordinance in the next few weeks and vote at the next meeting instead of waiting a whole other month. Also, when the master plan was done why was it changed to allow that land the availability to have a warehouse put there. It was explained the master plan was not changed and the land is agricultural use but in a light industrial zone and has been for years.

Todd Boker of Hiles Ave asked the hours of operation being 5am to 11pm for business be addressed. It was explained that is something being looked into and addressed in the ordinance amendment.

Pete Mattiace of Hilliard Ave. asked if the alternates are allowed to vote as they did tonight. Secretary Melissa Thom explained she had all members vote and if an alternate is needed that is when their vote would be considered.

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

Chairperson Larry Winkels announced that the closed-door session would now take place and the audience must exit the meeting hall. Board members John Allen, Donald Brown, and Suzanne Van Sciver also left the meeting hall.

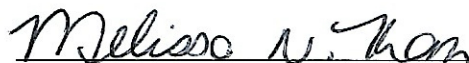
Closed door executive session was held at 8:18pm.

The meeting minutes to this meeting will be available once all litigation is over.

A motion was made by Cody Banks to end the closed-door session and seconded by Raymond Owens. All were in favor and the meeting room was opened back up to the public.

A motion was made by Marjorie Sperry to adjourn the meeting and was seconded by Cody Banks. All those were in favor and the meeting was adjourned at 8:40 pm.

Respectfully submitted by:

  
Melissa N. Thom

Approved: May 13<sup>th</sup> 2025