

TOWNSHIP OF QUINTON PLANNING BOARD

August 12th, 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, Richard Harrington, Alison O'Boyle, Raymond Owens, 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 July meeting minutes. Donald Brown seconded the motion, and all eligible to vote were in favor. The July meeting minutes were approved.

Chairperson Larry Winkels introduced resolution #2025-19 for application #2025-02, A.R. Jamison LLC. Solicitor Horner explained that at the last meeting a hearing was held for the application at which time the board approved it. The application was for a use and bulk variance and waiver of site plan review. The applicant was seeking to be able to rent out an office space in his building that is not being utilized by his current business. The resolution listed a few items that had to be taken care of and inspected by the planning board engineer and planner before permits will be issued. Some of these items included an additional modest sign for the new business renting the space, parking indicators, as well as operating hours and description of the type of office use allowed.

A motion to approve the resolution was made by Marjorie Sperry and seconded by Raymond Owens. A roll call vote was completed and the resolution was approved.

Under old business Chairperson Larry Winkels brought up the discussion of the LIO zoning amendment discussed at previous meetings. He asked if there were any questions surrounding the topic of the ordinance changes. William Remster asked for clarification that the proposed changes only effected three areas, the overall height of the buildings to 35 feet, the set back next to a residential area, and the hours of operation. Cody Banks asked how these changes effected any existing properties within the LIO zone. For example, if someone already owns property within the zone and wants to sell, it could limit the potential buyers. Also asked if anyone was familiar with the Sparta ruling, where a planning board was taken over by their local municipal court because of a warehouse application. Cody asked if this planning board could be exposing themselves to a similar outcome. Also showing concern with the planning board professional engineer and planner not being present for additional questions and concerns pertaining to the proposed changes.

Solicitor Horner did clarify that as far as the selling of property is concerned, changes can be made to the zoning in an area and that is at the risk of the property owner. Municipal Land Use Law requires any drastic changes be done through the master plan which takes considerable time, research, and made fully aware to the public so property owners are aware. In this case Solicitor Horner feels the proposed changes are minor and does not think the board should be

concerned with any legal action as a result. Chairperson Larry Winkels asked if the board still has new questions regarding the proposed changes and the effects, they please express them so the professionals have time to research and can address them for the next meeting. John Allen asked about 2 section C listed in the document pertaining to loading docks being visible from the lot line or any street frontage. Does this mean there can be no loading dock or dock door on the outside of the building? Solicitor Horner states he is not sure and believes this was in the ordinance from before the proposed changes. John Allen would like that section clarified to state the loading dock area cannot be on the residential side or on the road side. Larry Winkels asked if this is a minor change? It was determined these questions need to be answered by the board's planner and engineer. It was requested that all questions pertaining to the LIO changes be emailed to the board's secretary and she will forward to the professionals.

A motion to table the topic to the September meeting was made by Marjorie Sperry and seconded by Cody Banks. A roll call vote was completed and the discussion will be carried to September.

A motion was made by Marjorie Sperry 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 if the topics being discussed are warehouse related aren't some board members supposed to recuse themselves. Solicitor Horner explained the topic being discussed was not specific any application. Mattiace also asked to clarify the question proposed by board member Remster. Solicitor Horner explained that the proposed ordinance changes would restrict any building being built in the LIO zone to 35 feet in height.

Gail Nazarene of Canal St. in Alloway asked about board member John Allen being able to comment about the LIO zone discussion when he owns property in that zone. Chairperson Larry Winkels stated the application specific to the property owned by John Allen is not being discussed. Ms. Nazarene voices her opinion that anyone with property in a zone being discussed should recuse themselves. Solicitor Horner addressed the board that in his opinion the board is not directly making changes only suggesting changes in that zone to the governing body. Also, as an example, if a discussion was happening for changes in the PBR zone, almost the entire board would be affected and there would be no way to have everyone recuse themselves. In this case it is a planning discussion and no specific application is being considered. Ms. Nazarene also stated she feels Mr. Allen should refrain from commenting on building on his specific property as it fits his needs and not the communities. Solicitor Horner stated there is no reason to presume Mr. Allens comments for recommendations to a zoning change are not what's in the best interest of the community and there is an entire board considering the same topic.

Ralph Warfle of Sherron Ave. asked why the professional planner and engineer were not present and if the meetings are scheduled in advance why would they not attend. Also stated that the ordinance changes were presented long ago and he feels it should not take this long to go through the process. Mr. Warfle questions if the board is taking into account the needs of dozens of homes that are bordering a property purchased by a board member, and in his opinion for the purpose of flipping, and how it could affect those homes. Mr. Warfle questions the delays and lack of what he feels are proper explanations.

Board member Raymond Owens states everyone on the board cares and volunteers their time to help the community and he resents such statements.

Chairperson Larry Winkels addresses the room, asks Mr. Warfle to put himself in the shoes of the board members and the fact they have questions that can't be answered without the boards

engineer and planner. It is their right to have the questions and concerns answered before voting on the change.

Mr. Warfle states the court proceedings regarding a property within the LIO zone are being postponed as well and is it related to the LIO amendment discussions being postponed. Conflict Solicitor Richard Coe addresses the public on the matter stating the two delays have absolutely nothing to do with each other.

Paul Rivell of Sherron Ave asked in general how many board members are there? Chair Larry Winkles stated 9 members plus alternates. Mr. Rivell pointed out his understanding alternate members only move up if a board member is absent or must recuse themselves. He asked why all members voted on the topic of tabling the LIO amendment? Solicitor Horner asked for the voting sheet, it was determined two alternate members voted on the matter and their votes were struck from the count. After re-evaluating, the votes to table the LIO discussion were still in favor.

Board member John Allen asked to address the public, specifically Mr. Warfle, regarding a social media post about him as chair canceling the December 2024 planning board meeting. Mr. Allen reviewed the emails as well as phone conversations he had regarding the conversations surrounding the scheduling of the meeting. After much discussion between the chair and professionals it was determined that there were no active applications being considered and the topic of an ordinance amendment consideration was not legally able to be complete before the end of the year. Solicitor Horner agreed from what he can remember there was nothing to be considered that could be done before year end and it was appropriate to cancel the meeting.

Mr. Warfle stated in the eye of the public it seems odd that the ordinance change was introduced, meeting was cancelled, and soon after Joe Hannigan was removed from the planning board and his Deputy Mayor position.

Pete Mattiace of Hilliard Ave asked why was Joe Hannigan removed from the board. It was explained the planning board does not make that decision. Mr. Mattiace also addressed Conflict Solicitor Richard Coe about land use out of Trenton. It was explained the boards engineer would be the one for those questions

Jimmy Smith of Telegraph Rd stated there were four people in the room that offered to be on the planning board but were denied. Board member Marjorie Sperry addressed the issue that she was advised not to appoint any new alternate board members that were actively involved against the warehouse application as it could be deemed a conflict.

Gail Nazarene asked board member Sperry where it is stated that a person can't be put on a board if they are involved in conflict with current litigation. Board member Sperry directed the question to Solicitor Horner where he explained it is not a law, however there is nothing wrong with the mayor, the one whom appoints board members, not appointing someone he or she feels has a conflict. Ms. Nazarene states there are case laws that say you can voice your opinions and keep first amendment rights as long as you state you are doing so as a citizen not as a board member.

Todd Boker of Hiles Ave. stated that he was previously told that for the board voting all members were called so that in a case where a member was found to be disqualified, the vote would then go to the first alternate and then second if needed. Also asked if the ordinance amendment could be sent to the governing body and have them review with the stipulation of additional changes? Solicitor Horner explained he feels it is best to have everything in order with the planning board before sending to the governing body.

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Ralph Warfle of Sherron Ave asked for clarification of the process to get the ordinance amendment to completeness. The planning board presents the changes to the governing body. The governing body reviews and if they approve comes back to the planning board. If approved at both levels and adopted it also must be published in the newspaper and sent to the Salem County Planning Board.

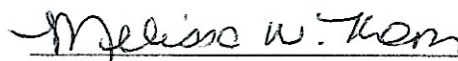
A motion to close the public portion of the meeting was made by Marjorie Sperry and seconded by Donald Brown and all were in favor.

Chairperson Larry Winkles announced the board would enter into closed session and no public comment would be held after.

At this time board members John Allen, Suzanne Van Sciver, Donald Brown, and all members of the public left the meeting room and the board entered into closed session at 8:19pm. Closed door session adjourned.

A motion was made by Cody Banks to adjourn the meeting and was seconded by Raymond Owens. All were in favor and the meeting was adjourned at 9:02 pm.

Respectfully submitted by:



Melissa N. Thom

Approved: Sept. 9th 2025