

TOWNSHIP OF QUINTON PLANNING BOARD

July 8th, 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

Absent: Alison O'Boyle

Also Present: William Horner, Lawrence DiVietro, Andrew Hogg and Melissa Thom

A motion was made by William Remster to approve the May meeting minutes. Donald Brown seconded the motion, and all eligible to vote were in favor. The May meeting minutes were approved.

Chairperson Larry Winkels introduced application #2025-02 for A.R. Jamison LLC for their hearing. The applicant's attorney Paul Scull explained that this application does not ask for any changes to the site. Only asking for approximately 800 square feet of the building to be utilized by a second business. A use variance is required because of the dual use of the property. A bulk variance is also needed for items such as front yard setback and parking dimensions. The building is not being altered and just needs approval again as it has been in the past. Last, they need site plan waiver. A drawing of the area was submitted and reviewed by board members and the township professionals. There is an existing parking lot on the side of the building that is currently not used and would serve as the additional parking needed for the additional business using the offices.

Owner Jeremiah Jamison was sworn in by Solicitor William Horner. Chair Larry Winkels asked if the applicant had an engineer present and it was explained they did not and would answer all questions to the best of their ability and if an engineer is needed, they would come back at a later date. Suzanne Van Sciver asked if hours of operation for the second use would coincide with the existing business? It was explained by Mr. Jamison that indeed was the plan with an exception if the second use may want an evening or two open later than his normal 8:00-5:00 use. Donald Brown asked that the area in question was already used prior as office space? Mr. Jamison explained that it was. He purchased the building approximately two years ago and he has not had any use for that part of the building. He would like to utilize the three offices, store room, and extra parking lot to create extra revenue to offset expenses such as property taxes. Solicitor William Horner asked if there are any internal changes to the office area? It was explained there will not be other than paint and carpet. William Remster asked if there is a bathroom and it was explained there is a separate bathroom in that area. Larry Winkels asked if there would be any partitions to separate the businesses and Mr. Jamison explained there was a doorway separating the areas, the door had been removed but he would be reinstalling it. Also, the office area has its own exterior entrance that already exists.

Solicitor Horner read the section of the application that explained the requests for the use of the extra offices. Chair Larry Winkels asked approximately how many people per day would be utilizing this space. Attorney Paul Scull explained low traffic, one or two professionals with an assistant if needed and very few customers per day. The targeted businesses to use the space would be something like an insurance or accounting office.

Township professional Larry DiVietro explained they reviewed the documents presented and it's a bit of a unique situation. The building itself has been approved under previously submitted applications. They basically are just in need of approval for a secondary use of the building under the code. Township professional Andrew Hogg has no concerns that the site is set up to accommodate the additional use as requested.

A motion to open to the public was made by William Remster and seconded by John Allen. All were in favor.

John Bobbitt of Crossland Ave in Salem previously owned the building in the application attended the meeting to simply state when he proposed the sale of his building to Mr. Jamison, he told him what a great place Quinton was to have a business. And he feels keeping Mr. Jamison as a Quinton business owner is also a blessing to the township.

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

Solicitor Horner explained that the application if approved would be for use and bulk variances as well as site plan waiver. The applicant must maintain the conditions discussed in the application and the scope of the use presented.

A motion to approve was made by Cody Banks and seconded by Donald Brown. A roll call vote was completed and the application was approved.

Solicitor William Horner discussed application #2025-03 for Greenspire Farm Brewery LLC and its status of completeness. After review from the township professionals, it is their recommendation that the application be deemed incomplete at this time. A few of the items discussed as issues are that the application needs to be submitted as a major site plan rather than minor, which would also need to be reflected in the escrow submitted as well. Also needs clarification on the acreage of the property being considered. Proof of property taxes being paid to date also needs to be submitted. They need to clarify more specific information for frequency and details of special events and a plan for the overflow parking that would occur during these events. Information was sent to the applicant with specifics on what needs to be additionally submitted because they were not present at the meeting. Resolution #2025-18 was presented to the board and a motion to deem the application incomplete at this time was made by Donald Brown and seconded by William Remster. A roll call vote was held and the application was deemed incomplete.

Chairperson Larry Winkels presented under old business discussion on the affordable housing. William Remster had been doing research on the topic and had a few questions regarding accessory dwelling units. He questioned if it was possible to use these dwellings to help satisfy the requirements from the state for our affordable housing. At this time Larry DiVietro of Land Dimensions explained it does not qualify. If some ordinances were altered or adopted the township could try and use these units, but for affordable housing it would have to be applied for including deed restrictions and income limits. The person with the accessory dwelling would not necessarily get to choose who lives in the dwelling. This might not help with the affordable housing requirements from the state but could help the township with more affordable housing for residents. Raymond Owens also brought up the topic that in town it could cause an issue with the septic already being close to full capacity.

Also, under old business the board continued conversation from the May meeting on the topic of LIO Zoning changes. Chairman Larry Winkels explained that he asked Solicitor Horner to prepare a proposed ordinance with some of the changes discussed. Marjorie Sperry stated she felt the ordinance was a bit premature because the board was still reviewing the information presented to discuss what should be altered. Chairman Winkels explained he made some calls to the state and local officials regarding the existing businesses in the LIO zone and the possibility of the changes effecting those businesses. And he is confident the changes being presented would not affect those businesses. He asked if the board had any other areas of concern. William Remster asked for clarification on the height requirements, setbacks, and total square feet. Solicitor Horner explained this does not get into the descriptions of warehouses and other information discussed on that topic. It just adjusts the requirements for office buildings in the LIO zone. Larry DiVietro explained the township professionals looked into ways to protect the residential properties that border the LIO zone. Donald Brown has concerns for the hours of operations. It was explained that any business that wants to expand hours

outside of the hours in the ordinance can ask for a variance to approve the change. John Allen asked if this would affect office buildings as well and it was stated it is only proposed to affect warehousing. After discussion and areas of concern by the board once again it was asked this topic needed additional thought. A motion to table the discussion to the next meeting was made by Marjorie Sperry and seconded by Raymond Owens. A roll call vote was held and majority agreed to table the topic.

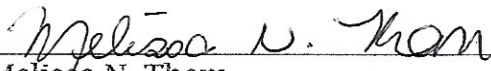
A motion was made by Marjorie Sperry to open the meeting to the public. The motion was seconded by Raymond Owens and all were in favor.

No comments or questions from the public.

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

A motion was made by Marjorie Sperry to adjourn the meeting and was seconded by Raymond Owens. All were in favor and the meeting was adjourned at 8:11 pm.

Respectfully submitted by:


Melissa N. Thom

Approved: Aug. 12, 2025