

TOWNSHIP OF QUINTON PLANNING BOARD

March 11th, 2025

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:02 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, Richard Coe, Lawrence DiVietro, Andrew Hogg and Melissa Thom

A motion was made by Raymond Owens to approve the January meeting minutes. Donald Brown seconded the motion, Marjorie Sperry abstained, and all others eligible to vote were in favor. The January meeting minutes were approved.

Chairperson Larry Winkels announced the board would be discussing application #2025-01 for Quinton Baptist Church. Solicitor Bill Horner explained the application is for a sign variance and waiver of site plan. Professionals had all reviewed the information provided by the applicant and a completeness review was submitted to the board by Land Dimensions. Larry DiVietro stated the documents submitted were complete and the applicant is requesting a variance for replacement of a sign that is not a permitted use as in the sign ordinance allows and will have to hold a presentation (hearing) before the board. The replacement sign will be an electronic sign. Solicitor Horner presented resolution 2025-11 and if the board agrees would certify the application as complete. A motion to approve the resolution was made by Raymond Owens and seconded by Marjorie Sperry. A roll call vote was held and the resolution was approved.

Chairperson Larry Winkels introduced a previous topic discussed by the board of affordable housing and asked Larry DiVietro of Land Dimensions for an update. At this time the 4th round allocation is due and the township would need a proposal by a consultant. The last proposal was by Lou Joyce and the township committee agreed to hire Lou Joyce again if the cost stayed under \$2500.00 or the job would have to be sent out for bid. The Township solicitor is in the process of reviewing the resolution before it is adopted by the committee for the proposal to be released.

By the end of February, the township had to notify the state if accepting the numbers of four units required and a perspective number of 8 units. As of the end of March a draft plan has to be prepared and by the end of July that plan must be presented to the state. The plan must show how the township plans to accommodate the requirements of additional housing units. This does not mean the housing units have to be built, but a plan needs to be submitted.

Larry DiVietro also touched base on the topic of the master plan review and the idea of amending the LIO zoning. Also, the new state plan is coming out where they will look at the long-range growth of the state by regions. Its an overview of environmentally sensitive areas and where growth should occur and where it has been restricted. The plan is said to be done by the fall of this year. So, while looking into changes in our township master plan we would need to be consistent with the new state plan as well. Salem County has a consultant assigned to help guide the area and can be contacted with questions and concerns. Larry Winkels added the state plan also mentioned climate change as deciding factors and to incorporate equity. Larry DiVietro stated that the last time the township reviewed the master plan it took about two years. At which time the zoning plan was not changed but was analyzed. Items reviewed prior were topics such as what you want the vision of the township to be over the next ten years, a remarketing strategy and promote growth, attract new families, promote a business-

friendly image, enhance small business opportunities, and preserve natural resources. Basically, how to entice people to want to stay in Quinton Township. Some changes were discussed during the prior review but nothing new implemented. The current master plan must be re-examined by 2029 and will take approximately two years to complete. Marjorie Sperry explained that the last master plan review cost \$65000 and this is something that needs to be built into the budget prior to starting. The current master plan available for review on the website is dated 2018 re-examination report amendment but was adopted in 2021.

Larry DiVietro at this time handed out packets for the board members to review regarding zoning maps and a large map presented of the light industrial zone. Marjorie Sperry suggested that the packet is a significant amount of information and the board take home to review and discuss at the next meeting. Larry Winkels pointed out one area he wanted to touch base on being the preservation area map. The focus of the large map was to show the LIO zone with residential areas butting up to, and the areas of preservation that are not able to be developed. The town is predominately residential and really only a few areas eligible for development. Larry Winkles asked if the setback was changed to 150 feet would it effect the current property owner near the meat packing property. DiVietro responded it would limit the developable area and would require the property owner to come before the board for a variance. DiVietro explained that he reviewed the current ordinance pertaining to the warehouse code in part three site plans section 170-30A(15). If the section three site plan special requirement was amended it would affect every zone in the town. He suggests focusing more on section 170-34 & 35 which pertains to warehouse and storage facilities. Such suggested changes regarding areas with property that abuts to residential areas with a minimum rear or side yard set back of 125 feet and minimum buffer of 75 feet also with maximum height of 35feet at the setback. He believes these suggestions would not require a master plan re-examination but rather an amendment to the ordinance.

Solicitor Bill Horner also suggests to assign a definition to the word warehouse as they saw it being back when the master plan was adopted. Also to assign a definition to the large distribution centers that are being constructed today as they are much different than years ago. Several board members including John Allen, Larry Winkels, and Marjorie Sperry agreed they need time to review.

A motion to table the LIO amendment discussion to the next meeting was made by Marjorie Sperry and seconded by Raymond Owens. All were in favor and the discussion will carry to the next meeting.

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.

Jeannette Harrington of Quinton Marlboro Rd asked if the meeting minutes approved in tonight's meeting were from January 2024 or 2025? Secretary Melissa Thom stated it was an error on her part and the minutes were January of 2025.

Paul Rivell of Sherron Ave. asked what was going to be discussed during the meetings closed door session? Solicitor Bill Horner stated that an announcement would be made before the session begins and no decision making can be done during the session.

Tom Boker of Hiles Ave. stated he attended the state redevelopment meeting and the plan is posted on the NJ planning commission website labeled preliminary draft of the NJ state development and redevelopment plan. Also, Michael Davis located in Red Bank NJ is listed as Salem Counties representative for this topic. He also suggested looking at the 2022 publication from the county commissioner's office or the county master plan.

Andrea Davis of Elsinboro and owns a business in Salem. She currently has a proposed very large business coming across from her current business. She much like in her area is concerned with the

amount of additional truck traffic that would be created by these new larger scale warehouses. The additional number of accidents and how much traffic can Salem County can sustain as a whole.

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

Larry Winkels explained that he has added an agenda item of committees so that when we do have specific committees, they can give reports on their status of research. He also attended the county planning board meeting and his understanding is they only deal with water and traffic that is affected by a county road. And the DOT only deals with the opening the road on a state highway. This makes him question if an applicant of the township is required to also get approval from the county and state, it would only matter if those situations apply. Marjorie Sperry explains the township would notify the state and they would send a representative down to inspect.

Conflict Solicitor Richard Coe announced that a motion is in order for a closed executive session under the NJ open public meetings act in regards to pending litigation against the planning board. Action may or may not be taken following the executive session and no formal action will take place during the session. The minutes to the executive session meeting will not be made available until the need for confidentiality ends which typically is once litigation is over including all appeals.

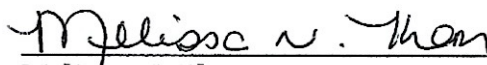
A motion to go into executive closed-door session was made by Marjorie Sperry and seconded by Raymond Owens. All were in favor and John Allen, Donald Brown, and Suzanne Van Sciver abstained and left the meeting hall as well as all members of the public.

Closed door executive session was held.

Once the public entered the room conflict solicitor Richard Coe announced there was no formal action needed to be taken by the board. The meeting minutes to this meeting will be available once all litigation is over.

A motion was made by Marjorie Sperry to adjourn the meeting and was seconded by Raymond Owens. All those were in favor and the meeting was adjourned at 8:52 pm.

Respectfully submitted by:


Melissa N. Thom

Approved: April 8th 2025