

# **TOWNSHIP OF QUINTON PLANNING BOARD**

## **September 9<sup>th</sup>, 2025**

### **MEETING MINUTES**

The meeting of the Planning Board was called to order at 7:01 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, Donald Brown, Richard Harrington, Raymond Owens, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels, Larry Winkels, Nicholas Grusemeyer, and Marquee Pitts

Absent: Cody Banks and Alison O'Boyle

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

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

Chairperson Larry Winkels introduced application #2025-03, Greenspire Farm Brewery LLC which is being discussed for completeness. Solicitor Horner explained that at the application is being discussed this evening for completeness review to verify that all necessary documents and information have been submitted to be scheduled for a hearing. Solicitor Horner advises the board to certify the application complete for preliminary only but not final. Larry DiVietro explains that the applicant came before the board some time ago with a bifurcated approval for a use variance and they would come back for site plan approval. He feels the application from an administrative stand point is complete. The property consists of 113 acres but not all of that is being utilized for the application needs and does not feel appropriate to use all the acreage for escrow calculation. The applicant is asking for an expansion of use including two food trucks, outdoor music, 44 car overflow parking, and to hold special events onsite.

Resolution #2025-20 was prepared by Solicitor Horner to deem the application complete for preliminary major site plan and use variance only, final major site plan is still to be determined. William Remster asked for clarification for acreage being utilized and it was explained those types of items would be discussed during the hearing. This is just to deem the applicant submitted proper documents and information for a hearing to be scheduled,

A motion was made by Donald Brown to approve the resolution presented and seconded by William Remster. A roll call vote was held and the resolution was approved.

Under old business Chairperson Larry Winkels brought up the discussion of the LIO zoning amendment discussed at previous meetings. Solicitor Horner addressed one of the questions, what constitutes a residential neighborhood. A residential district is zoning where residents exist or could potentially exist. Larry DiVietro discussed the specific part of the amendment Section 2, item 6C to clarify wording when pertaining to dock doors. The criteria for the zone under current ordinance are no loading dock or servicing area may be on or visible from the lot line or any street frontage. Must have a front yard 125-foot set back with a 75-foot buffer from any street right away. A rear of 40 feet and two side yard of 40 feet each. The

modifications were discussed such as landscape with a protecting screen, hours of operation Monday-Friday 7am to 7pm and 8am to 2pm on Saturday, a maximum height of 35 feet and several others. Solicitor Horner suggested eliminating the first line of item C as they are already mentioned in F&G for screening protection. Board member John Allen who originally asked for clarification as the word visible from lot line seemed confusing, as lot lines surround a property, agreed eliminating the first line would help with the description. John Allen asked if the planning board could automatically approve the ordinance if no changes are made by the committee but Solicitor Horner explained it could not from a legal perspective and would have to come back before the planning board before approval is final.

A motion to delete the sentence in question and present the proposed ordinance to the committee (governing body) for consideration was made by William Remster and seconded by Keil Winkles. A roll call vote was held and Solicitor Horner will make the changes and forward to the committee.

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.

Gail Nazarene of Canal St. in Alloway stated that once again she would like to say that she feels board member John Allen should not be involved in any discussion pertaining to the LIO zone.

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

Chairperson Larry Winkles made an announcement that a closed session would not be held this evening as there was no new developments in the litigation and no decision had been made at this time.

A motion was made by Donald Brown to adjourn the meeting and was seconded by Raymond Owens. All were in favor and the meeting was adjourned at 7:32 pm.

Respectfully submitted by:

  
Melissa N. Thom

Approved: Oct. 14th 2025