

**QUINTON TOWNSHIP PLANNING BOARD**

**RESOLUTION NO.: 2025-22**

**APPLICATION NO.: 2025-03**

**GREENSPIRE FARM BREWERY, LLC**

**(AMENDED) USE VARIANCE  
AND PRELIMINARY AND FINAL MAJOR  
SITE PLAN APPROVAL**

**(Brewery with onsite beer-making, retail sales, indoor/outdoor consumption areas, and  
limited special events at farm/residential property)**

**Re: Block 5, Lot 8  
(598 Salem-Quinton Road – N.J.S.H. Route 49)**

WHEREAS, on September 10, 2024, the Quinton Township Planning Board approved the application of GREENSPIRE FARM BREWERY, LLC, a New Jersey limited liability company whose address is 598 Salem-Quinton Road, Salem, New Jersey 08079 (the “applicant”), by granting “bifurcated” use variance approval for the applicant to develop and use the above referenced farm and single-family residential property owned by Bushman Brothers II LLC, a New Jersey limited liability company, and consisting of over 120 acres per tax assessment records, as the site of a brewery for onsite beer-making, including onsite retail sales of the beer that is made at the property, either packaged for offsite consumption, or to be consumed onsite in designated indoor and outdoor areas, all as memorialized by the Board’s Resolution No. 2024-17, dated October 8, 2024 (the “prior approval”); and

WHEREAS, on June 17, 2025, the applicant applied to the Board for preliminary and final major site plan approval, and also for further “amended” use variance approval to modify certain conditions of the prior approval to allow the applicant: (a) to engage *two* third-party food trucks at the property to serve brewery customers during approved business hours, whereas the prior approval allowed only one food truck at any given time; (b) to transmit music from within the brewery building to the outdoor customer seating area via building-mounted speakers, whereas the prior approval permitted no outdoor music; (c) to conduct limited “special events” that would occur in, and in the immediate vicinity of, the brewery building, whereas the prior approval permitted no special events; and (d) to establish reconfigured and expanded parking areas that differ from those contemplated in connection with the prior approval; and

WHEREAS, the applicant’s June 17, 2025 filing was comprised of the following documents and materials:

- Planning Board application with cover sheet, checklist Schedules A and B, and supporting documents (including the applicant’s lease for the property, and a Rider explaining the applicant’s request for site plan approval and modified conditions of the prior approval),

filed with correspondence from Eric S. Goldberg, Esq., dated June 17, 2025;

- Site Plans for Greenspire Farm Brewery, LLC, Plate 2, Block 5, Lot 8, 598 Salem Quinton Road, Quinton Township, Salem County, New Jersey, prepared by Site Civil Engineering, dated June 10, 2025 (eleven sheets);
- Stormwater Management Report for Proposed Greenspire Farm Brewery, Plate 2, Block 5, Lot 8, Township of Quinton, Salem County, New Jersey, prepared by Site Civil Engineering, dated June 10, 2025; and
- Preliminary Plans and Drawings entitled “A New Timber-Framed Winery for Garrett Bushman, 598 Salem Quinton Road, Salem, NJ 08079, prepared by Classic Design, LLC, dated March 12, 2025, and revised to March 15, 2025 (six sheets);

all of which are hereby incorporated by reference herein;

AND WHEREAS, on July 8, 2025, the Board certified the application incomplete for the reasons set forth in the Board’s Resolution No. 2025-18, dated July 8, 2025, in response to which the applicant supplemented the application on or about August 13, 2025, with the following documents and materials:

- Amended Planning Board application with cover sheet, checklist Schedules A and B, and supporting documents (including an Amended Rider further explaining the applicant’s request for site plan approval and modified conditions of the prior approval), filed with correspondence from Eric S. Goldberg, Esq., dated August 13, 2025;
- (Revised) Site Plans for Greenspire Farm Brewery, LLC, Plate 2, Block 5, Lot 8, 598 Salem Quinton Road, Quinton Township, Salem County, New Jersey, prepared by Site Civil Engineering, dated August 1, 2025 (eleven sheets);
- (Revised) Stormwater Management Report for Proposed Greenspire Farm Brewery, Plate 2, Block 5, Lot 8, Township of Quinton, Salem County, New Jersey, prepared by Site Civil Engineering, dated June 10, 2025, and revised July 18, 2025; and
- Environmental Impact Statement for 598 Salem Quinton Road, Block 5, Lot 8.02, Quinton Township, Salem County, New Jersey, prepared for Greenspire Farm Brewery, LLC, 598 Salem Quinton Road, Salem, NJ 08079 by Site Civil Engineering, dated August 2025;

all of which are hereby incorporated by reference herein;

AND WHEREAS, on September 9, 2025, the Board certified the applicant’s use variance and preliminary major site plan application as “complete,” and certified the applicant’s final major site plan application as “incomplete,” as memorialized in the Board’s Resolution No. 2025-20, dated September 9, 2025; and

WHEREAS, the application was scheduled for hearing at the Board's October 14, 2025 meeting for which the Planning Board Solicitor confirmed, based on the applicant's notice proofs and the *South Jersey Times* affidavit of publication that were provided by the applicant's attorney, that proper and timely notice had been mailed and published pursuant to the Township Land Use Ordinance ("Ordinance") and *N.J.S.A. 40:55D-11, et seq.*, of the New Jersey Municipal Land Use Law ("MLUL"); and

WHEREAS, the Board's Engineer and Planner issued a review letter dated October 8, 2025, in which they provided comments and recommendations with respect to the application; and

WHEREAS, seven members of the Board (not including the Class I and Class III members) conducted a public hearing on the application at the Board's October 14, 2025 meeting at which the Board heard testimony and representations from the following persons:

Eric S. Goldberg, Esq. (the applicant's attorney);

Zachary Bushman (a member of the applicant limited liability company)

William P. Gilmore, PE (the applicant's professional engineer);

Brian E. Seidel, LLA, NJPP, AICP (the applicant's professional planner);

Andrew Hogg, PE, of Land Dimensions Engineering (the Board's Engineer);

Lawrence M. DiVietro, Jr., PP, of Land Dimensions Engineering (the Board's Planner); and

William L. Horner, Esq., of Horner & Horner, L.L.C. (the Board's Solicitor);

AND WHEREAS, the applicant's representatives presented the following exhibits during the hearing:

Exhibit A-1, page 1 – a full-size color copy of a sheet from the applicant's site plan, rendered in color to depict the brewery and its immediate surroundings;

Exhibit A-1, page 2 – a full-size color copy of a sheet from the applicant's site plan, rendered in color to depict the brewery and its immediate surroundings including depictions of the applicant's proposed reconfigured and expanded parking areas; and

Exhibit A-2 – a full-size copy of Sheet A-2 of the applicant's architectural Preliminary Plans and Drawings depicting the interior floor plan of the brewery building;

AND WHEREAS, having heard all of the applicant's testimony and representations, reviewing all application materials and the aforesaid exhibits, considering the Board Engineer's and Planner's review correspondence, and discussing the application with the applicant's representatives, the Board's Engineer, Planner, and Solicitor, and interested members of the public, the Board makes



the following findings and conclusions:

1. The applicant's proposal involves a large parcel of land, consisting of over 100 acres of farmland, located at 598 Salem-Quinton Road in an LI/O Light Industrial/Office zoning district, designated as Block 5, Lot 8 on the tax map, and owned by Bushman Brothers II LLC, a New Jersey limited liability company. The property is the site of a farm on which nursery stock and other crops are grown, and at which farm-related buildings and structures are located. The farm operations at the property are conducted by the owner Bushman Brothers II LLC, which limited liability company, of which Garrett Bushman is a member/manager.
2. The property is also the site of a single-family residence which is the home of Zachary Bushman and his wife and children (Zachary Bushman is the son of Garrett Bushman), and another single-family residence at the rear of the property. The farm and both residences are served by a shared driveway entrance on Salem-Quinton Road, which will also serve as the entrance for the proposed brewery.
3. The applicant limited liability company Greenspire Farm Brewery, LLC, has leased a portion of the property as depicted on the applicant's site plan from Bushman Brothers II LLC that the applicant LLC intends to develop and use for making beer and conducting retail sales of the beer it makes. The applicant LLC is owned by father and son Garrett Bushman and Zachary Bushman as members/managers, each having an equal fifty (50%) percent ownership interest.
4. Breweries are not specifically listed as permitted uses in the LI/O zoning district, nor are they permitted as accessories to agricultural or residential uses. Accordingly, although single-family residences are typically found on farms, the proposed brewery, the farm, and the two single-family residences, would together constitute "dual" or "multiple" uses of the property, which is also prohibited.
5. Site plan review and approval is required for the applicant's proposal per Quinton Code Section 170-70; however, as noted above, the applicant previously applied for and received "bifurcated" "use" variance approval for the proposed brewery pursuant to *N.J.S.A. 40:55D-76.b.*, which provides:

The developer may elect to submit a separate application requesting approval of the variance and a subsequent application for any required approval of a subdivision, site plan, or conditional use. The separate approval of the variance shall be conditioned upon grant of all required subsequent approvals by the [planning board]. No such subsequent approval shall be granted unless such approval can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

6. The applicant now seeks preliminary and final major site plan approval, and further "amended" use variance approval pursuant to *N.J.S.A. 40:55D-70.d.* to modify the conditions of the prior approval as noted above.



7. The applicant's attorney Eric S. Goldberg, Esq., provided an introductory explanation of the applicant's requested modifications of conditions of the prior approval:
- a. Condition F. of the prior approval provides "Unless otherwise permitted pursuant to further site plan or use variance approval, *no more than one food truck is permitted to operate at, or otherwise to be parked or stored at the property at any given time.*" The applicant has requested modification of this condition to permit no more than *two* food trucks to operate at, or otherwise to be parked or stored at the property at any given time, but only within the brewery's approved customer business hours.
  - b. Condition K. of the prior approval provides "The applicant may offer live musical entertainment for customers during some of the brewery's approved business hours, in the form of solo performers, duos, or small bands, all on a small scale, but the brewery is not permitted to be a performance "venue" at which live music is featured as the primary reason to visit the brewery; rather, any live music must be ancillary to enjoying the beer. Likewise, there can be no "festivals" or other outdoor music-based events or performances at the property. Unless subsequently approved as part of the Board's further site plan and use variance review, all live music must be performed or played inside the brewery building, and *no music can be performed, played, or transmitted outside the brewery building.*" The applicant has requested modification of this condition to permit music to be transmitted from sources within the brewery building to the outside seating area at "ambient" or "background" volume levels via north-facing building-mounted speakers.
  - c. Condition L. of the prior approval provides "*Overflow" parking for approximately sixty (60) additional vehicles (that is, in addition to vehicle parking that can be accommodated in designated spaces within the proposed parking lot) may occur on the grass shoulders along both sides of the proposed new portion of driveway that will extend eastward from the existing driveway to serve the brewery. No brewery-related parking may occur on any other part of the property at any time.*" The applicant proposes to modify this condition to allow reconfigured and expanded "overflow" parking areas as depicted in Exhibit A-1, page 2.
  - d. Condition M. of the prior approval provides "Unless later approved by the Board in response to an application for further use variance relief, *the applicant may not conduct outdoor special events at the property, such as tractor shows and farm runs. All brewery-related activities must be confined to the one-acre area designated on the applicant's site plan,* except for occasional small tours, at customers' request, of the brewing facilities and the adjacent hop and barley crops during the growing seasons, and small ancillary events and activities inside the brewery building during business hours, such as trivia nights, game nights, and stand-up comedy nights." The applicant proposes to modify this condition to allow certain limited types of "special events" as described below to be conducted in outdoor areas depicted in Exhibit A-1, pages 1 and 2, that extend beyond the

outdoor customer seating area.

8. Zachary Bushman testified as follows:

- a. Mr. Bushman explained that the limitation on the number of food trucks should be increased from one to two to provide a greater variety of food choices for brewery customers, and to reduce food-service queuing and wait-times. Food truck service would be conducted only in the loading dock area on the east side of the brewery building. Food trucks would not park in customer or employee parking spaces, driveway areas, or other areas of the property. Food trucks would only be present at the property during approved brewery customer business hours and would not be parked or stored at the property at any other times.
- b. Mr. Bushman explained that the limitation against outdoor music should be modified to allow pre-recorded or live music from inside the building to be transmitted at low “ambient” or “background” volume levels (i.e., volume levels that are lower than ordinary conversation) to the outdoor seating area by speakers that would be mounted on the north side of the building facing north. No speakers would face eastward toward the adjoining residential neighborhood. No music transmitted to the outside area would be audible at any property line. There would be no outdoor music performances – all live entertainment would be presented inside the building. In addition to the above, Mr. Bushman agreed that, as a condition of approval, the provisions of the Township’s noise ordinance, even if not strictly enforceable under applicable New Jersey laws and regulations, would nonetheless serve as the standard for noise compliance and enforcement with respect to all aspects of the applicant’s brewery-related activities for purposes of this approval.
- c. Mr. Bushman explained that the limitation against special events should be modified to permit outdoor stationary displays, exhibits, and demonstrations within the 7- to 8-acre green area depicted on Exhibit A-1, pages 1 and 2, for passive interaction with, and passive enjoyment by, brewery customers. Examples of such special events could include craft and art fairs, involving vendor/exhibitor booths; stationary vintage automobile or tractor shows; and pet-adoption events. All special events would be open to the general public without admission charge. There would be no “private” or paid-admission special events at the property (inside or outside the brewery building), nor would there be any other private events such as weddings, parties, or conferences at the property. The only exception to the above could be foot-races or “fun runs” for which the actual participants (i.e., the racers) would pay an entry fee, and which would take place entirely within the 7- to 8-acre green area depicted on Exhibit A-1, pages 1 and 2 (and not on any other areas of the property). There would be no “active” special events at the property, such as vehicle or animal races; sporting contests or other physical or performance-based competitions; or drone or other aerial shows or presentations. The special events would occur only on Saturdays or Sundays; would be open to the public no earlier than the brewery’s approved customer hours; and would end no later than dusk or

8:00 p.m., whichever is earlier. All special events and other brewery-related activities would be subject to the strict limitation of vehicle parking only in the 118<sup>1</sup> designated parking spaces shown on Exhibit A-1, page 2, with the further requirement that that brewery-related parking would not be permitted anywhere else on the farm, or on any nearby properties. The Board Solicitor noted that any “off-site” parking at other properties would constitute a violation of conditions of any approval for the applicant’s property, and would also constitute a zoning violation on the other properties at which “non-accessory” parking for the applicant’s off-site business occurs.

- d. Mr. Bushman also confirmed that, consistent with the prior approval, the applicant would conduct limited tours of the brewing process within the brewery building and, in good weather, and upon request, conduct tours of portions of the property in which barley and hops are growing. These tours would take no more than 45 minutes, and would occur mostly on weekends. Mr. Bushman confirmed that no brewery-related activities of any kind, including parking and special events, would occur on any part of the farm beyond the 7- to 8-acre green area depicted on Exhibit A-1, pages 1 and 2. Mr. Bushman confirmed that the limitations on indoor activities within the brewery building would remain unchanged from the prior approval.
- e. Mr. Bushman confirmed that, consistent with the conditions of the prior approval, the brewery would be open to the public on Thursdays through Sundays year-round, during the following “customer hours”:

Thursdays and Fridays from 3:00 p.m. to 9:00 p.m.

Saturdays from 11:00 a.m. to 10:00 p.m.

Sundays from 11:00 a.m. to 9:00 p.m.

In response to the Planning Board Engineer’s questioning, Mr. Bushman confirmed that the “production hours” for brewing and packaging the beer (i.e., hours that would in some respects extend beyond the above “customer hours”) would be limited to weekdays (Mondays through Fridays) between 8:00 a.m. and 5:00 p.m.

- f. In response to Board member questions, Mr. Bushman explained that the seating area within the brewery building would be 1,560 square feet, with indoor seating for approximately 60 customers (likely consisting of 10 four-top tables with chairs, and twenty stools at the bar). Mr. Bushman explained that there would be approximately 10 to 12 picnic tables in the outdoor customer seating area, and also some Adirondack chairs, to provide outdoor seating for approximately 60 customers.

---

<sup>1</sup> Testimony at the application hearing indicated that a total of 115 parking spaces would serve the brewery, but it was later discovered that Exhibit A-1, page 2, depicts 31 parking spaces in front of the brewery building; 44 parking spaces along the brewery driveway; and 43 parking spaces in the “overflow” parking area north of the brewery driveway, for a total of 118 brewery-related parking spaces at the property.



- g. In response to Board member questions, Mr. Bushman estimated that, initially, the brewery would make about 500 barrels of beer and malt-based seltzer per year (approximately 15,000 gallons), with the understanding that production might increase over time.
9. William P. Gilmore, PE, the applicant's professional engineer, testified about the proposed reconfigured and expanded parking areas. Mr. Gilmore explained that the brewery's driveway, that would branch eastward from the farm's single existing driveway entrance from Salem-Quinton Road (N.J.S.H. Route 49), had been moved northward, farther from Route 49, to help prevent vehicle queuing at the farm driveway entrance onto Route 49. Mr. Gilmore explained that the applicant's reconfigured, expanded parking proposal would involve the same originally-proposed 31 parking spaces in front of the brewery building; an additional 41 parking spaces along the driveway that branches from the main farm access driveway to the brewery building; and a 44-space "overflow" parking area on the east side of the farm access driveway, and just north of the brewery driveway's junction with the farm access driveway, all as depicted on Exhibit A-1, page 2. Mr. Gilmore and Mr. Bushman confirmed that no parking was proposed to occur anywhere else on the property other than in these 115 parking spaces (although, as explained in Footnote 1, Exhibit A-1, page 2, actually depicts 44 parking spaces along the driveway and 43 parking spaces in the "overflow" parking area which, when added to the 31 parking spaces in front of the brewery building, result in a total of 118 brewery-related parking spaces at the property). At the request of the Board Engineer Mr. Gilmore and Mr. Bushman agreed to delineate the "overflow" parking area with a split-rail fence to eliminate questions and uncertainties regarding compliance with and enforcement of the parking conditions and limitations. Mr. Bushman testified that there would be at least two parking attendants on duty during all special events to guide customer to approved parking areas and prevent any parking in non-approved areas of the farm. Mr. Gilmore confirmed that water, sewerage, and gas service would be provided from existing infrastructure along Route 49, and that the brewery would involve no private well or on-site septic system.
10. Brian E. Seidel, LLA, NJPP, AICP, the applicant's professional planner, testified that, in addition to the opinions and recommendations he provided in support of the prior approval (which he confirmed are still applicable and valid), the negative criteria considerations in support of the applicant's use variance request are even more favorable now because the brewery building, parking areas, and exterior customer seating areas have been shifted farther from the property's boundary with the residential neighborhood to the east than had been proposed in connection with the prior approval. Also, the brewery driveway's turn-off from the main farm driveway is now farther north, and thus further from Route 49, which will reduce or eliminate traffic backups. Mr. Seidel opined, consistent with his testimony in support of the prior approval, that the applicant's proposed brewery, as modified in the current application, would promote the purposes of the Quinton Township Master Plan, and the purposes of the MLUL as listed in *N.J.S.A. 40:55D-2.a.*, g., i., j., and p., and would result in no substantial detriment to nearby agricultural or residential uses, or substantial

impairment of the intent or purpose of Quinton Township's zone plan or zoning ordinance.

11. The Board's Engineer and Planner expressed no concerns about the application beyond the opinions and recommendations stated in their October 8, 2025 review letter. The applicant agreed to comply with all conditions of approval as recommended in the review letter except for the following waivers and alternative conditions, and except as otherwise provided as unchanged conditions of the prior approval, and the new and revised conditions of this approval:
  - a. The farm driveway, the brewery access lane, and all parking areas may be gravel rather than paved.
  - b. The farm driveway (from Route 49 at least to a point at the northern edge of the overflow parking area) and the brewery access lane must be widened to 25 feet.
  - c. All curbing requirements are waived.
  - d. The applicant must install a 30' paved (concrete or asphalt) apron at the farm drive's point of access to Route 49.
  - e. The requirement for bicycle parking is waived.
  - f. A waiver is granted to allow 18 of the front parking stalls to be within the front yard setback area.
12. When the hearing was opened to the public, Kay Fox of Hiles Avenue expressed concern about outdoor music volume; Paul Rivell of Sherron Avenue expressed concerns about possible excessive number of customers who might park on nearby properties; and Peter Mattiace of Hilliard Avenue also expressed concerns about the potential number of customers. The Board concluded that the applicant's representatives provided satisfactory responses to all of these concerns, and that the concerns would be adequately addressed by the conditions of the prior approval and this approval.
13. Based on the application materials, evidence, and testimony, and subject to the conditions set forth below and the unchanged conditions of the prior approval, the Board finds that the applicant's amended proposal for development and use of the property will promote the public good for the reasons expressed by the applicant's professional planner. Specifically, the Board finds that the applicant's proposal promotes the public good pursuant to *N.J.S.A. 40:55D-2.g*, i., j., and p., and also *N.J.S.A. 40:55D-2.a* because the proposed development and use are peculiarly fitted to the particular location for which the variance is sought, as articulated by the New Jersey Supreme Court in *Kohl v. Mayor and Council of Fair Lawn*, 50 N.J. 268, 279 (1967). Accordingly, the Board finds that the applicant has presented "special reasons" that are sufficient to satisfy the "positive criteria" review of the applicant's amended use

variance request pursuant to *N.J.S.A. 40:55D-70.d.(1)* and the so-called “enhanced quality of proof” as expressed by the New Jersey Supreme Court in *Medici v. BPR Co.*, 107 N.J. 1, 21 (1987), subject to the conditions set forth below, and the unchanged conditions of the prior approval. Further, based on the applicant’s site plan and the aforesaid testimony and exhibits, and subject to the conditions set forth below, and the unchanged conditions of the prior approval, although the applicant’s proposed brewery and combination of uses of the property, as amended since the prior approval, are not specifically listed among the uses that are permitted or conditionally permitted in the LI/O zoning district, the Board finds that the brewery in combination with the other current and ongoing uses at the property is not substantially inconsistent with the uses that are permitted or conditionally permitted within the LI/O zoning district (if the applicant’s proposed use is conducted in compliance with the conditions set forth below). For these reasons, and subject to the conditions of this approval, and the unchanged conditions of the prior approval, the Board has determined that the applicant’s requested amended use variance approval can be granted without substantial detriment to the public good, and without substantially impairing the intent and the purpose of the Township’s zone plan and zoning ordinance, and that, accordingly, the applicant has satisfied the “negative criteria” for the use variance as required by *N.J.S.A. 40:55D-70*.

14. The Board Solicitor summarized a list of recommended procedural and administrative conditions of site plan and use variance approval to which the applicant’s representatives agreed.
15. At the request of the Chair the Board Solicitor framed two motions, in sequence, for approval of the application by two separate votes (i.e., a motion to grant the requested amended use variance approval, followed by a motion to grant preliminary and final major site plan approval on the presumption that, even though certified administratively incomplete, the application for final major site plan approval could be approved as presented subject to the conditions below). Both motions were seconded and approved by unanimous vote of the seven participating Board members.

**NOW, THEREFORE, BE IT RESOLVED**, by the Quinton Township Planning Board (not including the Board’s Class I and Class III members) that, for the reasons set forth above, the applicant’s requested “amended” use variance approval, and preliminary and final major site plan approval, are hereby granted for the applicant’s proposed use of the property as the site of a beer brewery with onsite beer production, onsite beer sales, onsite beer consumption, and limited special events, all as described above and as generally depicted on the applicant’s application, plans and exhibits, together with the property owner’s current and ongoing farming operations, and the current and ongoing single-family residential occupancy of the two existing single family homes at the property, subject to the following conditions, and also subject to all conditions of the Board’s prior approval as memorialized in Resolution No. 2024-17, dated October 8, 2024, except as expressly modified by the conditions of this approval:

- A. The applicant must pay any and all required fees and review and inspection escrow replenishment amounts that are due or may become due to the Township within seven (7) days’ notice thereof.



The applicant must contact the Planning Board Secretary to settle any outstanding review or inspection escrow accounts prior to signature of the applicant's final major site plan or issuance of any zoning, construction, or occupancy approval or permit. Failure to pay required escrow replenishment amounts may be enforceable as a zoning violation.

- B. The applicant must comply with all representations made through any representative during the course of the applicant's presentation to the Board and in all documents filed with the application.
- C. No land disturbance, site work, or other development activity may commence at the property until (1) the applicant has satisfied all of the conditions of use variance and preliminary and final major site plan approval; (2) the applicant's approved final site plan has been signed by the Planning Board Chairperson and Secretary; and (3) a municipal zoning permit for *development only* and all applicable Uniform Construction Code construction permits have been issued for the applicant's proposed construction and development activities.
- D. The applicant must revise the final site plan to the satisfaction of the Planning Board Planner and Engineer to satisfy all conditions of approval recommended in their October 8, 2025 review letter (except as waived by the Board), in addition to following:
  - 1. The site plan must be revised to depict the proposed 25-foot widening of the main farm access driveway from Route 49 to (or beyond) the northern edge of the proposed overflow parking area.
  - 2. The site plan must be revised to depict the proposed installation of a 30' paved (concrete or asphalt) apron at the main farm access driveway's point of intersection with Route 49.
  - 3. The site plan must be revised to depict a split-rail fence that will be installed to surround and delineate the 43-space "overflow" parking area that is on the east side of the farm access driveway and just north of the brewery driveway's junction with the farm access driveway.
  - 4. The site plan must be revised to depict with specificity the entire 7- or 8-acre green area that is partially shown on Exhibit A-1, pages 1 and 2, within which "special events" may occur, and also to include any physical demarcations that the Board Engineer and/or Planner believe should be installed at the corners or other boundaries of the special events area for easy identification by brewery operators, exhibitors, and customers, in order to help eliminate questions or uncertainties regarding compliance with, and enforcement of, the special event locational conditions and limitations of this approval.
- E. The applicant must prepare, to the satisfaction of the Township Solicitor and Township Engineer, for consideration and approval by the Quinton Township Committee, the declaration of covenants by which all approved stormwater management requirements and specifications (including all Best Management Practices and calculations for stormwater management during construction) will be recorded in the Salem County Clerk's Office to ensure that all present and future owners of the property will be responsible for compliance with all ongoing stormwater management at the property, and ongoing compliance with all other conditions of

site plan and variance approval (and liable to Quinton Township through release, indemnification and defense for any noncompliance, and for any and all stormwater management costs and expenses incurred by the Township), together with access rights as necessary for the Township to conduct inspections and take all necessary direct action to resolve stormwater management noncompliance at the property. The applicant must then cause the municipally-approved stormwater maintenance declaration of covenants to be recorded in the Salem County Clerk's Office; submit proof satisfactory to the Quinton Township Solicitor confirming that the declaration of covenants has been properly executed and recorded, and is not subject or subordinate to any lien, interest or other right that could, if exercised, extinguish or otherwise render the declaration of covenants ineffective; and obtain and provide the Board with written confirmation from the Quinton Township Solicitor stating that such satisfactory proof of proper execution, recording and priority has been provided.

- F. The applicant must obtain the Quinton Township Engineer's approval of the improvement cost estimate(s) on which performance and maintenance guarantees and inspection escrow deposits will be based, and prepare the required performance and maintenance guarantees for review and approval by the Township Solicitor. The performance guarantee must specify that all guaranteed improvements must be completed and approved within two years from the date the guarantee is signed by the guarantor. The applicant must obtain and provide the Board with written confirmation from the Township Solicitor confirming that all required performance guarantees (with aforesaid required deadline for completion of improvements and attached approved cost estimate) and maintenance guarantee (with attached approved cost estimate) have been approved by the Township Solicitor, and that the original approved guarantees and inspection escrow deposits have been properly posted with the Quinton Township Clerk.
- G. The applicant must prepare an access easement deed and/or or other document(s) granting rights and remedies to ensure that Township officials, employees, contractors and other representatives have sufficient access to the property to conduct inspections and take any action necessary to accomplish construction, remediation, or other purposes of the performance and maintenance guarantees, which deed and/or other documents must be prepared to the satisfaction of the Township Solicitor for consideration and approval by the Quinton Township Committee. The applicant must then cause the municipally-approved access easement deed and/or other documents to be recorded in the Salem County Clerk's Office; submit proof satisfactory to the Township Solicitor confirming that the deed and/or other documents have been properly executed and recorded, and are not subject or subordinate to any lien, interest or other right that could, if exercised, extinguish or otherwise render the access rights ineffective; and obtain and provide the Board with written confirmation from the Township Solicitor stating that such satisfactory proof of proper execution, recording and priority has been provided.
- H. The applicant must obtain approvals or letters of inapplicability to the satisfaction of the Planning Board Engineer and Planner from all other agencies having jurisdiction over the applicant's proposed development and use.
- I. The applicant's approved final site plan will not be signed by the Planning Board Chairperson and Secretary until the requirements set forth in **conditions A. through H.**, above, have been



satisfied.

- J. Conditions for Commencement of Site Work. No land disturbance, site work, or other development activity may commence at the property until (1) the applicant's approved final site plan has been signed by the Planning Board Chairperson and Secretary; (2) a municipal zoning permit has been issued for *development only*; and (3) all applicable Uniform Construction Code (UCC) construction permits have been issued for the proposed construction and development activities.
- K. Zoning Permit for Development and Construction Only. No zoning permit will be issued for the applicant's proposed *development* of the property until the Planning Board Chairperson and Secretary have signed the applicant's approved final site plan. The zoning permit for development of the property shall contain the following language: *Zoning approval is hereby granted only for development and construction activities at the subject property pursuant to Quinton Planning Board Resolution No. 2025-22. This zoning approval is for development and construction only. Regardless of whether a "Certificate of Approval" or "Certificate of Occupancy" (temporary, conditional or otherwise) is issued pursuant to the New Jersey Uniform Construction Code, no use or occupancy of the new construction or improvements may occur unless or until a "zoning certificate of occupancy" has been issued by the Quinton Township Zoning Officer.*
- L. No Construction Permit Without Zoning Permit. No UCC construction permit for any aspect of the applicant's proposed development or use may be issued for the property until the Quinton Township Zoning Officer has issued a zoning permit for the applicant's proposed *development* of the property, which zoning permit will serve as official confirmation that all "local approvals" are in place for such construction as required by *N.J.A.C. 5:23-2.15(f)4.ii.(1)*. The applicant may not state pursuant to *N.J.A.C. 5:23-2.15(a)5* in any construction permit application for the property that "local prior approvals have been given" unless and until the Quinton Township Zoning Officer has issued a zoning permit for *development* of the property as aforesaid.
- M. Zoning Certificate of Occupancy. No *zoning certificate of occupancy* may be issued by the Zoning Officer for the brewery building or other structures or improvements at the property until all required site improvements have been accepted or approved by the Township of Quinton consistent with the foregoing conditions and the applicant's approved final site plan, including posting of any required maintenance guarantee. The applicant may not, under any circumstances, apply for any "temporary" zoning certificate of occupancy for the property, nor may any "temporary" zoning certificate of occupancy be issued for the property. The purpose of this condition is to prevent any use or occupancy of the brewery building and other structures or improvements at the property unless and until all site improvements have been satisfactorily completed and the approved maintenance guarantee has been posted. The zoning certificate of occupancy shall contain the following language: *Zoning approval is hereby granted for use and occupancy of the subject property pursuant to Quinton Township Planning Board Resolution No. 2025-22. This zoning approval confirms that the Zoning Officer has received written confirmation from the Quinton Planning Board Secretary that all construction and development is complete within the subject property and has been approved by the Township*



*or Planning Board Engineer as fully conforming with the requirements of the aforesaid resolution.*

- N. No Use or Occupancy Without Zoning Certificate of Occupancy. No *use or occupancy* of the brewery building or related structures or improvements may occur at the property until a *zoning certificate of occupancy* has been issued by the Zoning Officer for such building and improvements.
- O. NO UCC Certificate of Occupancy Without Zoning Certificate of Occupancy. No UCC certificate of occupancy or approval (or “temporary” UCC certificate of occupancy or approval) may be issued for any aspect of the applicant’s proposed development or use unless and until (1) the work for which the UCC CO or CA is requested has been completed to all code specifications, and (2) a *zoning certificate of occupancy* has been issued by the Zoning Officer to confirm that all required site improvements within the subject property have been accepted or approved by the Township of Quinton, and all of the foregoing conditions of final major site plan approval have been satisfied, including posting of any required maintenance guarantee.
- P. All of the beer and other alcoholic beverages sold at the property must be produced onsite.
- Q. No onsite food-preparation is permitted at the property, although pre-packaged snacks such as pretzels, chips, and nuts can be made available for purchase by customers, and food may also be provided from time to time by one or two third-party food truck operators per **condition R.**, below.
- R. No more than two (2) food trucks are permitted to operate at, or otherwise to be parked or stored at the property at any given time. Food truck service may be conducted only in the loading dock area on the east side of the brewery building. Food trucks may not park in customer or employee parking spaces, driveway areas, or other areas of the property. Food trucks may only be present at the property during “customer hours” (as defined in **condition U.**, below) and may not be parked or stored at the property at any other times.
- S. No alcoholic beverages may be served or sold at the property other than the beer that is brewed at the property, and alcoholic seltzer that is made at the property, all in conformance with applicable New Jersey state regulations and/or licensing requirements. No alcoholic beverages would be brought to the property by the applicant, the applicant’s customers, or any other persons or entities.
- T. No private functions may be hosted or otherwise permitted indoors or outdoors at the property (such as weddings or corporate events). All brewery customer areas and facilities must be open to the public during all customer hours of operation.
- U. The brewery may operate year-round, but may be open to customers only between the following hours (“customer hours”):

Thursdays and Fridays from 3:00 p.m. to 9:00 p.m.

Saturdays from 11:00 a.m. to 10:00 p.m.

Sundays from 11:00 a.m. to 9:00 p.m.

- V. The brewery's "production hours" for brewing and packaging the beer (i.e., hours that would in some respects extend beyond the above "customer hours") are limited to weekdays (Mondays through Fridays) between 8:00 a.m. and 5:00 p.m.
- W. The applicant may conduct small "ancillary" events and activities inside the brewery building during customer hours, such as trivia nights, game nights, and stand-up comedy nights, as well as tours of the brewing facilities inside the building.
- X. The applicant may offer live musical entertainment for customers during some of the brewery's customer hours, in the form of solo performers, duos, or small bands, all on a small scale, but the brewery is not permitted to be a performance "venue" at which live music is featured as the primary reason to visit the brewery; rather, any live music must be ancillary to enjoying the beer. Likewise, there can be no "festivals" or other outdoor music-based events or performances at the property. Any live music must be performed or played inside the brewery building, and no live music can be performed or played outside the brewery building, provided that live music played or performed inside the brewery building may be transmitted to the outdoor customer seating area subject to **condition Y.**, below.
- Y. Pre-recorded or live music from inside the building may be transmitted at low "ambient" or "background" volume levels (i.e., volume levels that are lower than ordinary conversation) to the outdoor seating area by speakers mounted on the north side of the building facing north. No outdoor speakers may face eastward toward the adjoining residential neighborhood. No music transmitted to the outside area may be audible at any property line. There may be no outdoor music performances at the property – all live entertainment must be played, presented, or performed inside the brewery building.
- Z. In addition to the foregoing condition, the provisions of any Quinton Township noise ordinance, whether now in effect, or as amended in the future, and even if not strictly enforceable under applicable New Jersey laws and regulations, shall serve as the standard for noise compliance and enforcement with respect to all aspects of the applicant's brewery-related activities for purposes of this approval.
- AA. The applicant may conduct "special events" consisting of outdoor stationary displays, exhibits, and demonstrations within the special events area that is designated, and approved by the Planning Board Planner and Engineer, on the applicant's final site plan pursuant to **condition D.3.**, above, for passive interaction with, and passive enjoyment by, brewery customers. By way of example, special events may include craft and art fairs, involving vendor/exhibitor booths; stationary vintage automobile or tractor shows; and pet-adoption events. All special events must be open to the general public without admission charge. No "private" or paid-admission special events may be held or conducted at the property (inside or outside the brewery building), nor may any private events such as weddings, parties, or

conferences be held or conducted at the property. The only exception to the above is foot-races or “fun runs” which must take place entirely within the special events area depicted on the applicant’s approved site plan pursuant to **condition D.3.**, above, for which the actual participants (i.e., the racers) may be required to pay an entry or participation fee. No “active” special events may be held or conducted at the property, such as, by way of example, vehicle or animal races; sporting contests or other physical or performance-based competitions; or drone or other aerial shows or presentations. Special events may occur only on Saturdays or Sundays; must be open to the public no earlier than the brewery’s approved customer hours; and must end no later than dusk or 8:00 p.m., whichever is earlier. All activities relating to special events must be confined to the special events area that is designated, and approved by the Planning Board Planner and Engineer, on the applicant’s approved site plan pursuant to **condition D.3.**, above, except for small tours, at customers’ request, of hop and barley crops in other parts of the property during the growing seasons. All vehicle parking for special events and other brewery-related operations and activities must be confined only to the 118 designated parking spaces shown on the applicant’s approved site plan pursuant to **condition BB.**, below. The applicant must have at least two parking attendants on duty during all special events to guide customer to approved parking areas and prevent any parking in non-approved areas of the farm.

BB. No more than 118 vehicles relating to the brewery operations (including employees, brewery customers, and special event exhibitors, participants, etc.) may be present at the property at any time, and all such vehicles may only park in the designated parking and “overflow” parking areas depicted on the applicant’s approved site plan. No brewery-related parking may occur on any other part of the property (or on any other properties) at any time. Brewery-related vehicle parking is not permitted anywhere else on the farm, or on any nearby properties. Any “off-site” parking at other properties shall constitute a violation of conditions of this approval for the applicant’s property, and shall also constitute a zoning violation on the other properties at which any brewery-related parking occurs.

CC. No Other Development Without Further Approval. No additional buildings, structures, improvements or uses other than those depicted on the applicant’s approved site plan may be constructed or conducted at the property unless first approved by the Planning Board.

DD. Ongoing Compliance and Enforcement. All present and future owners of the property must ensure ongoing compliance with all conditions of the Planning Board’s approvals, and proper maintenance of all site improvements consistent with all approved plans and application materials. The Township of Quinton shall be entitled to enforce any noncompliance or improper maintenance through its Zoning Officer as a zoning violation, and/or by seeking any and all available remedies in Superior Court.

EE. The Planning Board Secretary is hereby directed to send copies of this signed resolution to the Quinton Township Zoning Officer, Construction Official, and all subcode officials within ten (10) days following the date of its adoption, with transmittal correspondence that directs their attention to **conditions I. Through O.**, above.

FF. The Planning Board Secretary is hereby directed to mail a copy of this resolution to the



applicant's attorney within ten (10) days following the date of its adoption.

GG. The Planning Board Secretary is hereby directed to cause the following form of notice to be published in *The South Jersey Times* as soon as practicable following the adoption of this resolution:


## QUINTON TOWNSHIP PLANNING BOARD

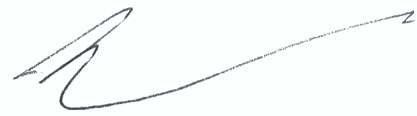
### NOTICE OF DECISION

TAKE NOTICE that on November 11, 2025, the Quinton Township Planning Board adopted Resolution 2025-22 to memorialize its October 14, 2025 grant of "amended" use variance approval and preliminary and final site plan approval to Greenspire Farm Brewery, LLC, for development and use of property located at 598 Salem-Quinton Road (N.J.S.H. Route 49), designated as Quinton Township Block 5, Lot 8, as the site of a brewery for onsite beer-making, including onsite retail sale of the beer that is made at the property, either packaged for offsite consumption, or consumed onsite in designated indoor and outdoor areas, and limited special events, such as craft and art fairs, involving vendor/exhibitor booths; stationary vintage automobile or tractor shows; and pet-adoption events. The Quinton Township Planning Board's resolution and copies of the application and related materials are currently on file at the office of the Quinton Township Planning Board Secretary located at 10 Cottage Avenue in Quinton Township, New Jersey, and are available for inspection by appointment only, by contacting the Secretary at (856) 935-8404, or via email at [planning@quintonnj.com](mailto:planning@quintonnj.com).

The undersigned Chair of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution adopted by said Board on **November 11, 2025** to memorialize action taken on **October 14, 2025**.

Attest:

  
\_\_\_\_\_  
Melissa N. Thom, Secretary  
Quinton Township Planning Board

  
\_\_\_\_\_  
Lawrence W. Winkels, Sr., Chair  
Quinton Township Planning Board