TOWNSHIP OF QUINTON PLANNING BOARD
February 10th, 2026
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: Todd Boker, Tom Boyles, Joseph Hannagan Jr., Marquee Pitts, William Remster, James Smith, Kiel Winkels, Larry Winkels, and Peter Mattiace

Absent: John Allen, Nicholas Grusemeyer, Richard Harrington

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

A motion was made by Joseph Hannagan Jr. to approve the January meeting minutes. Todd Boker seconded the motion, and all eligible to vote were in favor. The January meeting minutes were approved.

Application #2026-01 for Riggs Holdings LLC is being reviewed for completeness. Conflict Solicitor Richard Coe presented resolution #2026-11 for the application and stated that the professionals after review considered it to be complete. Todd Boker asked for clarification if the application was considered Minor or Major subdivision. Andrew Hogg of Land Dimensions Engineering gave a brief overview of the application and that he feels it is a minor subdivision as well as Conflict Solicitor Richard Coe. The property is currently two parcels of land, one is 102 acres of farmland and the second a 1.09 single family dwelling. The applicant wants to enlarge the smaller piece to approximately 4 acres and then take another 6 acres out of the bigger piece to create two additional 3 acre lots. All smaller pieces would then meet the PBR minimum of 3 acres. The application is basically a lot line adjustment and the creation of two new lots.
A motion was made by Joseph Hannagan and seconded by Todd Boker to vote on resolution #2026-11 and deem the application complete. A roll call vote was held and the application was deemed complete.

At this time Solicitor William Horner joined the professionals and began the topic under new business which was to explain to the board what the purpose of the master plan is. He explained the role of the planning board and the process. The master plan is an overall vision of the municipality and sets the stage for the zoning regulations. Also, the township committee follows the master plan as a guide for ordinances to be adopted. The master plan is to be re-examined every ten years with the idea that things change over time and the vision for the township should be updated to keep up with the times. Lawrence DiVietro stated the master plan is where you envision your town being in the future and Quinton last re-examined their master plan in 2021. He stated that most recently the state updated the redevelopment plan to look at growth in each municipality. The board must consider all aspects when reviewing the master plan such as agricultural, housing, and business development. Joseph Hannagan stated for example on a topic such as warehouses, what is considered a warehouse today has changed considerably since the last review. Joe also feels the requirement of three acres to build a home should be updated to smaller as a home can reside on one acre as well. Larry Winkels states he would like to see properties within the PBR area be able to do more with their land. The way its set now the set backs are too large and it limits what can be done on each property. Larry also reminded the board and the public that all ideas for the master plan review be emailed to the planning board secretary. Bill Remster asked clarification on the MLUL (Municipal Land Use Law) vs. the Master plan. Solicitor Horner explained the MLUL is the state's framework and the master plan is the customization done by each municipality. James Smith asked how the affordable housing can affect the master plan.

Solicitor Horner explained the housing is dictated by the state and the township has to show a zoning plan that is in favor of obtaining those numbers. The master plan will identify these parcels and there must be a reasonable plan for making these housing requirements completed. If the state feels this isn't complied with, they can force the township to build the houses wherever they see fit. The township is currently in the fourth round of updated requirements and must provide a reasonable plan to comply.

A motion was made by Joe Hannagan to open the meeting to the public The motion was seconded by James Smith and all were in favor.
Beth Fox of Hiles Ave. wanted to bring up the topic of data centers that have begun to enter our area and what the township can do to get ahead of that happening in Quinton. Solicitor Horner explained that if the board agrees he could begin the process of providing an ordinance for Quinton Township. A motion to have an ordinance written was made by Joe Hannagan and seconded by James Smith. A roll call vote was taken and the board agreed to have Solicitor Horner create an ordinance for the board to consider for Quinton Township to make data centers prohibited in the township.
Norman Lenchitz was asking about property on the corner of Route 49 and Pecks Corner Rd. He stated that in Carl's Corner, Bridgeton NJ a property of just one fifth of an acre was permitted to be developed and was interested in the same for the route 49 Pecks Corner property. He asked that while the master plan for the township was being looked into that this be considered as well to help expand business in the township. Solicitor Horner explained he could discuss what is permitted on the property with the zoning officer as a start.
A motion to close this public portion of the meeting was made by Joe Hannagan and seconded by Kiel Winkels. All were in favor.

Board member Todd Boker asked if it was possible that our zoning officer give the planning board a monthly report showing what applications or requests go through the zoning office as our departments work together.

At 8:37pm a motion was made by Todd Boker and seconded by James Smith for closed session. All were in favor. It was announced that a closed session will be held, no actions will be taken and no additional comments or questions will be heard after. All members of the public left the meeting room.

A motion was made by William Remster to adjourn the meeting and was seconded by Todd Boker. All were in favor and the meeting was adjourned at 9:02 pm.

Respectfully submitted by:

Melissa N. Thom

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Approved: March 10th 2026