

**TOWNSHIP OF QUINTON PLANNING BOARD**  
**January 13<sup>th</sup>, 2026**  
**MEETING MINUTES**

The meeting of the Planning Board was called to order at 7:01 p.m. at the Quinton Township Municipal Building by acting 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.

Solicitor William "Bill" Horner swore in all new board members and had Oaths of Office signed.  
Roll Call: John Allen, Todd Boker, Tom Boyles, Nicholas Grusemeyer, Joseph Hannagan Jr., Richard Harrington, William Remster, James Smith, Kiel Winkels, and Larry Winkels

Absent: Marquee Pitts

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

Solicitor Horner asked for nominations for a chairperson of the board. Joseph Hannagan Jr. made a nomination for Larry Winkels. No other nominations were made and all those were in favor. Solicitor Horner asked for nominations for Vice Chairperson of the board. Larry Winkels made a nomination for William Remster. No other nominations were made and all those were in favor. It was determined that Larry Winkels would be chairperson and William Remster would be vice chairperson for the 2026 calendar year.

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

Chairperson Larry Winkels asked if there were any questions or discussion regarding any of the proposed professionals listed on the agenda (items 8-12) for the 2026 calendar year. No board member had questions so a motion was made to accept by John Allen and seconded by Nicholas Grusemeyer. A roll call vote was held and the following professionals were appointed. Planning Board Secretary Melissa Thom, Planning Board Solicitor William Horner, Planning Board Conflict Solicitor Richard Coe Jr., Planning Board Engineer and Planner Land Dimension Engineering.

Chairperson Larry Winkels asked if there were any questions regarding Resolution 2026-01 to adopt rules and regulations of the planning board, Resolution 2026-02 the designation of the time, date and place for the planning board meetings, and Resolution 2026-03 to designate the SJ Times and the Elmer Times official newspaper for Quinton Township Planning Board. No board member had any questions or comments. A roll call vote was held and Resolution 2026-01, 2026-02, and 2026-03 were adopted.

Chairperson Larry Winkels asked if there were any questions regarding Resolution 2026-04 through 2026-08. These resolutions would appoint the professionals and allow the township to enter into contract with them for the 2026 calendar year. No questions were asked, a roll call vote was held and Resolution 2026-04, 2026-05, 2026-06, 2026-07, and 2026-08 were approved.

Solicitor Horner presented Resolution 2026-09 which reported all variance decisions made in 2025 by the planning board. A motion to approve was made by Joseph Hannagan Jr. and seconded by John Allen. A roll call vote was held and the Resolution 2026-09 was adopted.

A motion was made by Kiel Winkels to open the meeting to the public The motion was seconded by John Allen and all were in favor.

Pete Mattiace of Hilliard Ave. asked how to apply to be a planning board member. It was explained to reach out to the township clerk and she can guide him on the steps needed.

A motion to close this public portion of the meeting was made by Kiel Winkels and seconded by John Allen. All were in favor.

At this time Solicitor Horner excused himself from the meeting and Conflict Solicitor Richard Coe took over. Application #2025-04 for Raymond Graeff and Joann & William Scull was presented for completeness review. The property is located at 59 and 63 Quinton Alloway Rd. and is applying for a minor subdivision and variance. Planning board professional Andrew Hogg explained that the application documents were reviewed and the applicants are asking for the lot in the middle to be split equally with the other two. It would combine the three lots and divide into only two. Two of the lots have dwellings while the middle lot is vacant. Andrew Hogg as well as Richard Coe agree the application appeared to have all other documentation needed OTHER than the tax certifications showing all property taxes on the lots are current. Conflict Solicitor Richard Coe presented Resolution 2026-10 and explained he would advise that the application be deemed complete with the requirement that tax certifications be submitted and approved before the hearing. Todd Boker asked to clarify that the voting from the board is just to deem the documents submitted as complete but not actually approving the application. It was explained this vote is for completeness only.

A motion to adopt resolution 2026-10 was made by John Allen and seconded by James Smith. A roll call vote was held and the resolution was adopted.

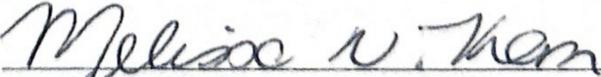
Under new business William Remster asked at the next meeting that the master plan be briefly reviewed with an explanation as to what it is and how it relates to the decisions made by the planning board. There are several new members and he believes it would be beneficial to explain. Larry Winkels also commented that he would be selecting a committee to start the process of reviewing the master plan for updates and changes that would be made in the upcoming years. He presented a sign-up sheet for any volunteers that would be interested in being on the committee.

Under Old business Conflict Solicitor Richard Coe wanted to briefly state that there was no closed session for this evening however he can say that the appeal was filed by the attorney representing Ralph Warfle and the planning board also joined in the appeal. The attorneys had to identify the issues of concern and this process could take up to a year.

Larry Winkels welcomed all new members and is looking forward to a good year.

A motion was made by John Allen to adjourn the meeting and was seconded by Todd Boker. All were in favor and the meeting was adjourned at 7:32 pm.

Respectfully submitted by:

  
Melissa N. Thom

Approved: Feb. 10<sup>th</sup> 2026