

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: #2026-09

REPORT ON 2025 VARIANCE DECISIONS

WHEREAS, the Quinton Township Planning Board exercises the powers of a zoning board of adjustment pursuant to *N.J.S.A. 40:55D-25.c.(1)*; and

WHEREAS, *N.J.S.A. 40:55D-70.1* therefore requires the Quinton Township Planning Board annually (1) to review its decisions on applications and appeals for variances; (2) to prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests; (3) to include its recommendations for zoning ordinance amendments or revisions, if any; and (4) to send copies of the report and resolution to the Quinton Township Committee; and

WHEREAS, the Board has prepared the following Quinton Township Planning Board Report on 2025 Variance Decisions (the "Report") for distribution to the Quinton Township Committee in order to satisfy the above requirements:

REPORT

During 2025 the Quinton Township Planning Board decided the following applications for development that involved variance requests:

Applicant 1: QUINTON BAPTIST CHURCH

Property: Block 26, Lot 14 (46-48 Main Street)

Application: Bulk variances and waiver of site plan review for a double-sided LED (light-emitting diode) sign to replace a previously existing double-sided, manually-changeable sign on the applicant's property located at 46-48 Main Street in Quinton Township, designated as Tax Map Block 26, Lot 14 (VR-Village Residential zoning district).

Ordinance Requirements:

1. The applicant requested "bulk" variance relief pursuant to *N.J.S.A. 40:55D-70.c.(2)* with respect to the following requirements of the Quinton Township Land Use Ordinance for a ground-mounted business sign:
 - a. Illuminated ground signs are not permitted in residential districts such as the VR zoning district (Ordinance Section 170-99.B).
 - b. Ground signs in residential districts are limited to 12 square feet (Section 170-99.B) (based on the applicant's sign plan, the proposed sign is double-sided, having 2 two-section façade display areas of approximately 24 square feet each, excluding supporting components, for a total of 48 square feet).
 - c. Signs that "move" by mechanical or other means are prohibited (Section 170-99.C.(3))

(changing LED words and images are “moving” displays).

- d. Signs that contain “moving devices” are prohibited (Section 170-99.C.(4)) (the proposed LED display generates moving words and images and is therefore a “moving device”).
- e. Signs that “flash” are prohibited (Section 170-99.C.(5)) (the proposed LED display is capable of generating “flashing” words and images).

Disposition: Approved on April 8, 2025, for reasons set forth in Resolution 2025-13, dated May 13, 2025.

Recommendations for zoning ordinance amendments or revisions: [None]

Applicant 2: A.R. JAMISON, LLC

Property: Block 3, Lot 19 (595 Salem-Quinton Road – N.J.S.H. Route 49)

Application: Use and bulk variance approval and waiver of site plan review to use an 800 square foot portion of the existing building at the applicant’s above referenced property as a professional office that would not be accessory to the applicant’s current use of the property as an automobile repair facility (LI/O Light Industrial/Office zoning district).

Ordinance Requirements:

1. The property is located in an LI/O Light Industrial/Office zoning district in which the applicant’s existing auto repair use and proposed professional service office are each independently permitted; however, the combination of the two uses (“dual principal uses”) on the same lot is not permitted or conditionally permitted, and the applicant’s proposed combination of uses is therefore prohibited per Quinton Code § 170-14.A. Accordingly, the applicant requested “use” variance relief pursuant to *N.J.S.A. 40:55D-70.d.(1)*.
2. The applicant also requested the following “bulk” variance relief pursuant to *N.J.S.A. 40:55D-70.c.* to allow existing noncompliant conditions at the property to remain:
 - a. Lot Area (5.0 acres min. required; 2.59 acres existing/proposed);
 - b. Front Yard Setback (125 feet min. required; 23 feet existing/proposed);
 - c. Side Yard Setback (40 feet min. required; 38.7 feet existing/proposed); and
 - d. Improvement Coverage (50% max. allowed; 70% existing/proposed).

Disposition: Approved on July 8, 2025, for reasons set forth in Resolution 2025-19, dated August 12, 2025.

Recommendations for zoning ordinance amendments or revisions: [None]

Applicant 3: GREENSPIRE FARM BREWERY, LLC

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

Application: Preliminary and final major site plan approval, and further “amended” use variance approval to modify certain conditions of the prior “bifurcated” use variance 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 (LI/O Light Industrial/Office zoning district).

Ordinance Requirements:

1. The applicant requested amended “use” variance relief pursuant to *N.J.S.A. 40:55D-70.d* because the applicant’s proposed use (or combination of uses) is not permitted or conditionally permitted in the LI/O Light Industrial/Office zoning district in which the property is located, and is therefore prohibited per Quinton Code § 170-14.A.

Disposition: Approved on October 14, 2025, for reasons set forth in Resolution 2025-22, dated November 11, 2025.

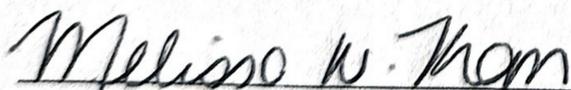
Recommendations for zoning ordinance amendments or revisions: [None]

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, in the County of Salem and State of New Jersey, that the Report is hereby adopted pursuant to *N.J.S.A. 40:55D-70.1*; and

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby directed to send a copy of this resolution to the Quinton Township Committee within ten (10) business days following the date of this resolution, and retain the original in the Planning Board’s files.

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 January 13, 2026.

Attest:



Melissa N. Thom, Secretary
Quinton Township Planning Board



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