

**QUINTON TOWNSHIP PLANNING BOARD**

**RESOLUTION NO.: 2021-12**

**RESOLUTION MEMORIALIZING APPROVAL OF MASTER PLAN REEXAMINATION REPORT AND ADOPTION OF SAME AS AN AMENDMENT TO THE QUINTON TOWNSHIP MASTER PLAN PURSUANT TO *N.J.S.A. 40:55D-13, -28 AND -89***

WHEREAS, *N.J.S.A. 40:55D-89* of the New Jersey Municipal Land Use Law (*N.J.S.A. 40:55D-1, et seq.*) requires every municipal planning board to conduct a periodic general reexamination of the municipality's master plan and development regulations at least every ten years; and

WHEREAS, the Quinton Township's current master plan was adopted by the Planning Board in 1990 and thereafter reexamined by the Planning Board in 2000 and 2007; and

WHEREAS, in 2017 the Quinton Township Committee provided for the Board's current master plan reexamination, which has been ongoing since 2018 by the Board's master plan subcommittee and the Board's Professional Planner, Lawrence M. DiVietro, Jr., PLS, PP, AICP; and

WHEREAS, on April 13, 2021, the Board tentatively approved the subcommittee's master plan reexamination report entitled "Township of Quinton Master Plan: Year 2018 Reexamination Report and Master Plan Amendment," prepared by Mr. DiVietro and Persefoni Kapotas, PP, AICP, and also an additional component of the reexamination report entitled "Township of Quinton Master Plan: Housing Element and Fair Share Plan Reexamination," prepared by Louis C. Joyce, PP, AICP, which documents are together referred to hereafter as the "Master Plan Reexamination Report and Amendment"; and

WHEREAS, the Board has determined that the Master Plan Reexamination Report and Amendment recommends specific master plan revisions that, in addition to meeting the periodic reexamination requirements of *N.J.S.A. 40:55D-89*, should also be adopted as amendments to the Quinton Township Master Plan pursuant to *N.J.S.A. 40:55D-28* following public notice and hearing as required by *N.J.S.A. 40:5D-13*; and

WHEREAS, the Board scheduled the Master Plan Reexamination Report and Amendment for public hearing at its regularly scheduled May 11, 2021 "remote" meeting (via the "Zoom" internet platform), beginning at 7:00 p.m. prevailing time; and

WHEREAS, the Planning Board Solicitor, William L. Horner, Esq., issued the following public notices to inform of the date, time, location, and subject matter of the hearing, and to inform that copies of the documents comprising the Master Plan Reexamination Report and Amendment would be on file at the Quinton Township municipal building (and posted on the Board's webpage on the Quinton Township website) and available for public inspection at least 10 days before the date of the hearing:

- (a) notice was published once in the *Elmer Times* and *South Jersey Times* newspapers at least ten days prior to the date of the hearing;
- (b) notice was sent via certified mail, return receipt requested, to the Clerk of each municipality that adjoins Quinton Township at least ten days prior to the date of the hearing; and
- (c) notice was sent via certified mail, return receipt requested, to the New Jersey Office of Planning Advocacy, and the Salem County Planning Board, each with complete copies of the documents comprising the Master Plan Reexamination Report and Amendment; and

WHEREAS, prior to issuing the aforesaid public notices, the Board Solicitor confirmed that the Quinton Township Clerk had received all documents comprising the Master Plan Reexamination Report and Amendment and was ready to make them available for public inspection as indicated in the notices, and that such documents had also been posted on the Board's webpage on the Quinton Township website; and

WHEREAS, after issuing the aforesaid notices the Board Solicitor submitted to the Planning Board Secretary a certification of mailing with copies of all mailing receipts, and affidavits of publication from the *Elmer Times* and the *South Jersey Times* newspapers, all as confirmation that the aforesaid notice had been accomplished; and

WHEREAS, at the Board's May 11, 2021 remote meeting the Board conducted a public hearing on the Master Plan Reexamination Report and Amendment at which Mr. DiVietro, Mr. Joyce, and members of the master plan subcommittee explained the Master Plan Reexamination Report and Amendment; at which copies of the documents comprising the Master Plan Reexamination Report and Amendment were available for "shared" presentation on the Zoom platform, as necessary; and at which interested members of the public were given the opportunity to ask questions and make statements about the Master Plan Reexamination Report and Amendment; and

WHEREAS, the Board carefully reviewed and considered the Master Plan Reexamination Report and Amendment and confirmed that it contains accurate and appropriate statements, proposals and recommendations for the Quinton Township Master Plan and development regulations as required by *N.J.S.A. 40:55D-89*, and that it should therefore be adopted as the Board's periodic master plan reexamination report; and

WHEREAS, based on the foregoing, and the Board's approval of the specific master plan revisions that are recommended in the Master Plan Reexamination Report and Amendment, the Board determined that the Master Plan Reexamination Report and Amendment should be adopted as an amendment to the Quinton Township Master Plan pursuant to *N.J.S.A. 40:55D-13* and *-28*;

NOW, THEREFORE, BE IT RESOLVED, by the Quinton Township Planning Board, that the Board hereby adopts the report entitled "Township of Quinton Master Plan: Year 2018 Reexamination Report and Master Plan Amendment," prepared by Lawrence M. DiVietro, Jr., PLS, PP, AICP, and Persefoni Kapotas, PP, AICP, and also the report entitled "Township of Quinton Master Plan: Housing Element and Fair Share Plan Reexamination," prepared by Louis C. Joyce, PP, AICP, as the Board's periodic master plan reexamination report, and also as an amendment to the Quinton Township Master Plan; and

BE IT FURTHER RESOLVED, that the Planning Board Solicitor is hereby directed to issue notice of the Board's aforesaid adoption of the Master Plan Reexamination Report and Amendment by:

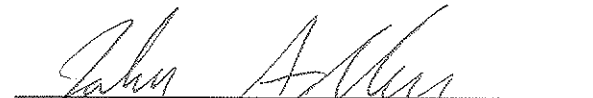
- (a) publication in the *Elmer Times* and *South Jersey Times* newspapers;
- (b) certified mail, return receipt requested, to the New Jersey Office of Planning Advocacy and the Salem County Planning Board, each with a copy of this resolution and complete copies of the documents comprising the Master Plan Reexamination Report and Amendment; and
- (c) certified mail, return receipt requested, to the Clerks of the municipalities that adjoin Quinton Township informing them that they may request copies of this resolution and the documents comprising the Master Plan Reexamination Report and Amendment; and

BE IT FURTHER RESOLVED, that the Planning Board Solicitor is hereby directed to submit to the Planning Board Secretary a certification of mailing with copies of all mailing receipts, and affidavits of publication from the *Elmer Times* and the *South Jersey Times* newspapers, to confirm that the aforesaid notice has been accomplished.

The undersigned Chairperson of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution as adopted by said Board on **May 11, 2021** to memorialize its action taken on that date.

*Attest:*

  
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Bonita K. Bell, Secretary  
Quinton Township Planning Board

  
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John Allen, Chairperson  
Quinton Township Planning Board