

**TOWNSHIP OF QUINTON PLANNING BOARD**  
**March 12th, 2024**  
**MEETING MINUTES**

The meeting of the Planning Board was called to order at 7:05 p.m. at the Quinton Township School by chairperson John Allen.

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: John Allen, Donald Brown, Joseph Hannagan Jr., Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, and Larry Winkels  
Also Present: William Horner, Richard Coe, Lawrence DiVietro, Andrew Hogg, and Melissa Thom

One change was made to the February meeting minutes and a motion was made by Marjorie Sperry to approve the February 13<sup>th</sup> 2024 Meeting Minutes. Larry Winkels seconded the motion. All were in favor . Minutes were approved and filed into record.

Chairman John Allen opened the floor to David Avedissian, Esq. who represented application #2023-05 for Jared Turner. All professionals were sworn in. It was explained this application is for a bulk variance relief for block 55 lot 4.01. Applicant is applying to have a 30x40 pole barn on his property for private storage. Asking for set back relief as property is under sized and leaves limited possibilities for placement. Applicant also owns lot 4.02 which has no existing structure but will move his small storage shed to that lot. Lot next to where pole barn will be placed is a wooded area. No comments or questions from the public.

Township solicitor William Horner framed a motion to approve application and grant the variance with the condition that the small storage shed be moved to opposing lot. Motion so moved by Marjorie Sperry and seconded by Joseph Hannagan Jr. All present board members were in favor and the motion was carried.

A motion was made to open the meeting to the public by Joseph Hannagan and seconded by Marjorie Sperry. All were in favor.

A member of the public asked to clarify the adjustment to the meeting minutes from February. It was explained that Suzanne VanSciver was also added to the list of members excused from the application #2023-04 in the February meeting. No other comments.

A motion was made by Marjorie Sperry to close the public portion of the meeting, seconded by Joseph Hannagan and all were in favor.

At this time Chairman John Allen, Suzanne Van Sciver, and township solicitor William Horner excused themselves from their positions for the next application. Donald Brown stepped in as acting Chairman accompanied by township conflict solicitor Richard Coe.

Donald Brown introduced application #2023-04 for the Salem Quinton Industrial LLC for light industrial hearing. Applicants' attorney Bernd Hefe explained the application is for site plan approval for 21.5-acre lot located Block 12 Lot 34 on Salem Quinton rd. which is currently vacant and complies with ordinances and township master plan. It falls in the light industrial office zone. Currently no tenant for the proposed building but they would be required to follow all township use provisions.

Conflict solicitor Richard Coe swore in the applicants Engineer Giovanni Manilio of Mantara Designs who has been licensed since 2008 and credentials deemed sufficient. An arial map was presented. There is an area of wetlands located in the rear of the property that will require a 150-foot buffer. The building proposed would be roughly 161,000 square feet with a set up for two tenants. Includes two separate interior office spaces with a single driveway with full LED lighting which will access 118 parking spaces with 5 as handicap accessible and 26 loading bays in the rear of the building. Each tenant would have their own trash and recycling areas in the back corners of the building. It is considered an all-green infrastructure and the proposal complies with the latest storm water requirements. One monument 10x6 sign will be along the roadway on a stone platform approximately 8 feet high. There will be evergreen landscaping along the front of the building and along western neighboring housing area. Mr. Manilio read through the recommendations or comments listed in the technical review presented by the Planning Boards professional Engineer and Planner of Land Dimensions Engineering. The technical review was made available to all board members and added to the application packets.

Joseph Hannigan asked what the height of the building would be and it was stated to be 43 feet. Larry Winkels inquired about bank parking and what that would entail. It was explained they do not plan to build bank parking. Larry asked to verify that the ground perked and information was provided that it did. Also explained septic and storm water would be in two different areas. It was discussed that the septic system is subject to the county health department approval.

William Remster asked about primary setback which was stated at 145 feet. Also, that additional parking is required in calculation for this building. William Remster also mentioned that it looks like there are approximately 66 parking spaces within the setback and if that is the case a variance would be needed. Attorney Bernd Hefele explained additional parking can be built, but would not be used and additional landscaping would give a better visual appeal. Larry Winkels asked what type of client would be utilizing the building. It was explained that the LIO has five possible uses listed in the ordinance and the tenant would have to fall into those categories.

Traffic engineer expert Douglas Polyniak of Dolan and Dean who has been licensed for 20 years presented the traffic study report that was performed. Traffic study was completed on Tuesday October 17<sup>th</sup>, 2023 during morning 7am to 9am and evening 4pm to 6:30 pm as what is considered rush hour. A table of the trip generation projections was presented with morning totals at 119 total vehicles and evening at 105 total vehicles.

Marjorie Sperry expressed concern with the roads that were chosen such as Sandy Ridge Rd. in the traffic study and that county roads such as Acton Station Rd. or through Salem City is much more likely of roads to be used as travel routes to this proposed warehouse. And there is concern with the conditions of those roads. Larry Winkels expressed concern with October being used as the time of traffic study as it does not include summer shore traffic. Applicants' attorney explained the NJDOT would be responsible to review road plans and decide what changes such as additional lanes, traffic lights, or traffic patterns would be needed to protect the safety of the township.

Building architect expert Roberto Martinez of SEAC Design was sworn in and has been licensed for 16 years. Presentation was given and explained that the building will sit 800 feet back from road and the landscaping will line the front of the building and along the neighboring lots.

Larry Winkels asked where the soil stock piles will go. Marjorie Sperry asked if water supply or fire suppression plans have been made. It was explained those items would be addressed once the use of the building is determined. Applicants' attorney Bernd Hefele also added that the applicant is willing to add a sound barrier to the left side of the property to create an additional buffer to that residential area. The applicant's presentation was completed at this time.

Planning Board professional Andrew Hogg reviewed some additional concerns from his March 5<sup>th</sup> review that he is asking for clarification. He asked for additional information to make a calculation of the height of the building. He expressed additional plans be provided to show that the area in front of the building show it will be cleaned up and not an overgrown field. Hilliard Ave. needs to be considered in the plans and how close those dwellings are to the proposed building. Also, how close the dwellings on Salem Quinton Rd. are to the driveway. Andrew still recommends in the case of possible bus route drop off or employees riding a bicycle to work that a sidewalk be installed along the driveway. If the applicant chooses to not build the required amount of parking spaces for the size of property, then they must apply for variance or a design waiver. A waiver will be required for the 16 additional loading spaces over what the ordinance requires. Provide some preliminary information on the fact that it will be septic use. Requesting that the noise study be amended to include other noise sources as well, especially along the residential side. If a tank is required for the fire suppression it will need to be in the application unless underground.

A motion was made to open the meeting to the public by Marjorie Sperry and seconded by Joseph Hannagan. All those were in favor and meeting was open for public comments.

Mike Blachniak of Hilliard Ave stated he moved to Quinton Township because its peaceful and quiet. He is concerned with a huge building being built in his back yard. Also concerned with fumes from the continuous trucks that will be in and out of the property and it affecting his health and others in the community.

Tedd Woodside of Salem Quinton Rd. is concerned with the condition of the roads and what the additional traffic will cause.

John Carnevale of Salem Quinton Rd. is concerned that the noise ordinance allowing activity from 5am-11pm is too much and the additional sounds and lighting from the building will be overwhelming. John is also concerned with local property values.

Jackie Ciarlante of Hilliard Ave. is concerned that the roads will not be able to sustain the additional traffic and trucks. Also, that the sound study was conducted without knowing what type of tenant is going into the building.

Ralph Warfle of Sharron Ave. expressed that the state has issued guidelines in 2022 to help protect communities from industrial sites. Questioned what the township has done to help meet those suggested guidelines. Concerned with the amount of people that will move out of Quinton including himself because they don't want to live near a warehouse.

Paul Rivell of Sharron Ave. is concerned with the rain water on the property and how it will affect Hilliard Ave. Also questioned the purpose of building this warehouse with no tenant.

TommyLee McDade of Salem Quinton Rd. questioned if additional power lines would need to be ran to accommodate the building and if the electrical grid can withstand it. Also concerned with the ages of the surrounding houses and how they will hold up with the additional truck traffic.

Jessica Parkell McDade of Salem Quinton Rd. is also concerned that the houses along her road shake when the large tractor trailer trucks drive by and the additional truck traffic could cause damage to those houses and the additional noise that they will create.

Joe Elwell of Sickler St. asked if the building could be redesigned to not sit as close to the residential area. Also questioned the planning board master plan and when can it be updated and if the light industrial zone be removed.

March 12<sup>h</sup>, 2024 Meeting Minutes

Page 4

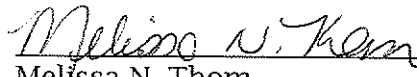
Applicants' attorney Bernd Hefele thanked the community for their questions and concerns. He asked the public if they had plans for their own house, bought the property, made the plans for the house, and everything was a permitted use and followed the ordinances of the township and was turned down by the planning board...how would they feel? And should that be allowed?

No further comments or response from the applicant's professionals and the meeting was complete.

A motion to close public portion of the meeting was made by Joseph Hannagan and seconded by Marjorie Sperry. All those in favor. Public Portion of the meeting was closed.

Joseph Hannagan made a motion to adjourn the meeting. Larry Winkels seconded the motion and all those were in favor and the meeting was adjourned at 9:59p.m.

Respectfully submitted by:

  
\_\_\_\_\_  
Melissa N. Thom

Approved: April 9<sup>th</sup> 2024