

TOWNSHIP OF QUINTON PLANNING BOARD

November 12th, 2024

MEETING MINUTES

The meeting of the Planning Board was called to order at 7:00 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.

Roll Call: John Allen, Donald Brown, Joseph Hannagan Jr., Richard Harrington, Alison O'Boyle, William Remster, Marjorie Sperry, Kiel Winkels and Larry Winkels
Absent: Cody Banks and Suzanne Van Sciver

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

A motion was made by Joseph Hannagan to approve the October meeting minutes. William Remster seconded the motion, Donald Brown and Marjorie Sperry abstained, and all others eligible to vote were in favor. The October meeting minutes were approved.

Guest speaker Katie Mazzella was introduced to discuss the state of New Jersey's Farmland Preservation program and the new formula value passed this year. The state Ag development committee under the department of Agriculture is made up of Farmers at public agencies. Majority of their projects are buying development easements on farms and makes up most of the preserved acres. There are numerous programs and they are all ran with different forms of funding. The state acquisition program is funded 100% by the state and no money from the townships or tax payers are required. Once corporate business tax funds increased it allowed additional funding for the program she is involved in.

Ms. Mazzella explained that back in May it was on the news they acquired property that was approved for warehouses to be developed and they saved almost 400 acres to be farmland preserved. The program is looking to preserve land in Quinton Township currently block 6, lot 9 and 9.01 at approximately 63 acres on the corner of Sandy Ridge Rd. and Salem Quinton Rd. in the light industrial area. The program is seeking approval to purchase the property and keep it as a functioning farm. She explained a new program this year called the Next Generation Farmer Program where the farms could be used to help new farmers try or practice their plans with less risk. There are several steps for the farm owners to be considered for the preservation program. The owner must file an application with the current condition of the farm as well as structures. An appraisal must be done. And then an offer would be made for the property. Once under contract they will test the land and make sure no contamination. Larry Winkels asked if the farmer were given another offer by an outside source would the program consider that. Mazzella explained they would take it into consideration but they typically do not negotiate. The process of acquiring property through the program takes about 18 months and they are working to help speed that up. The outreach program is starting in Salem County and they will be riding around looking for properties to consider for the program. The county provides a map of high-quality farming areas for review and must have a minimum of 25 acres of tillable land to qualify. The State priority is 94 acres which almost guarantees purchase and the alternate is 69 acres. Joe Hannagan asked if its possible for the state to change its mind and sell the property to a commercial owner. Mazzella explained it is very unlikely and there would have to be huge changes through legislature.

Once purchased through the program the farm is likely to be auctioned off to a new owner. But the taxes remain paid either by the new owner or through the program if being leased. John Allen clarified that if the property is auctioned it would indeed stay as farmland.

At this time acting chairperson Larry Winkels introduced resolution #2024-19 for Salem Quinton Industrial LLC. Attorney Richard Coe summarized the resolution prepared as a result of the application denial from the prior meeting. Coe summarized in the first numerous pages of the resolution the process of the application and the information from the hearings and information presented. He listed reasonings behind the denial and the concerns the board members had expressed such as lack of type of business in the building, sound from trucks, overflow of stormwater into the creek, and additional traffic. Both the applicant's attorney and the objector's attorney reviewed the resolution prior to finalizing.

A motion to approve the resolution stating the application being denied was made by William Remster and seconded by Kiel Winkels. A roll call vote was completed and resolution #2024-19 for application #2023-04 was approved.

At this point of the meeting John Allen came to the front and entered the seat of chairperson.

John asked Lawrence DiVietro of Land Dimension Engineering to explain the updates to the Affordable housing program. Each municipality in the state is required to have a certain percentage or number of houses in the community considered to fit in the program by affordability based on a certain income level. The previous program expired and has been re-evaluated and new requirements released. The Department of Community Affairs has analyzed each town and came up with a formula to determine the new requirements. The fourth-round allocation determined Quinton township requirement would be 4 present need and additional development plans for 8 units. The township has to come up with a plan to accommodate this plan for the next ten years. This can be challenged by February 28th, 2025 which the township has already done.

The houses can be current homes where the owner agrees to put the rental into the program, or there must be plans for the township to build additional houses on township owned property or purchase homes that qualify.

A chart of deadlines was presented to show the board what has to be done within certain timeframes. The township would have to hire a consultant to help analyze the plan and the township requirements. Also to implement what the plan would be to satisfy the new requirements. The prior plan was submitted by consultant Lou Joyce and planning board professional Lawrence DiVietro briefly reviewed the information researched and submitted by the consultant at that time to give examples of what will need to be done going forward. Having a plan would avoid a developer coming in and forcing the township to comply. Larry Winkels asked that a property might have to have the zoning changed can that be done. Joseph Hannagan asked that an ordinance can be changed or amended to change zoning. Attorney Horner explained a zoning ordinance can be amended as long as it is substantially consistent and aligns with the master plan. Larry Winkels asked if it was possible to contact current rental owners and ask to have their house placed in the program. It was explained the house would be placed under deed restriction and most home owners would not want to agree. The township just has to submit a feasible plan of what they will do to satisfy new requirements.

John Allen opened the topic of the master plan review. He has created a packet that was distributed going over the numerous concerns of the board members as well as the members of the public. Larry Winkels asked if there was a way change wording to start an amendment to an ordinance by changing a zoning requirement. Joseph Hannagan stated for example altering the buffer or lowering the height of building requirements. John Allen explained that amendments can be made however there has to be limits and how is it determined what changes take precedence. Which is why he believes we should start the review to organize and prioritize matters for the master plan. Hannagan suggested a change as a temporary fix until the master plan can be re done. Lawrence DiVietro explained there is a process for zoning amendment and attorney Horner explained altering building height requirements is in the zoning. Any zoning ordinance change has to be substantially consistent with the master plan. Larry

Winkels asked for small changes to current zoning ordinances. Attorney Horner explained to the board to start by reviewing the master plan to see what changes they think need to be made. Lawrence DiVietro explained that the board can come back with a proposed amendment and if it is not a significant change that is still consistent with the master plan the process can be started. John Allen made a statement that the property he owns along the border of Elks Terrace is currently under contract and he is obligated to such, however if that does not work out, he will not sell to anyone looking to build a similar facility. Mayor Sperry explained changes can have a domino effect and things must be done within the law which is why the planning board relies on the professionals to guide them. She asks the board to read the packet given out by John Allen, the planning board will get quotes for master plan review so it can be put into the budget, and the process can be presented. Attorney Horner asked that all master plan ideas be emailed directly to the planning board secretary and cannot be discussed outside of meetings.

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

Todd Boker of Hiles Ave. asked if a moratorium on warehouse applications be done and it was explained you cannot do so in New Jersey.

Pete Mattiace of Hilliard Ave. expressed his gratitude to John Allen for his statement and congrats to Joe Hannagan on his re-election.

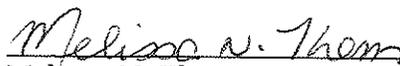
Paul Rivell of Sherron Ave. asked if existing houses are included in the low-income housing and it was explained homeowners must agree to a 30-year deed restriction.

Joe Elwell asked if part of shared services can you send required housing to other municipalities. It was explained you no longer can do so.

A motion to close the public portion was made by Larry Winkels and seconded by Marjorie Sperry. All were in favor.

A motion was made by Larry Winkels to adjourn the meeting and was seconded by Alison O'Boyle. All those were in favor and the meeting was adjourned at 9:13 pm.

Respectfully submitted by:



Melissa N. Thom

Approved: Jan. 14th 2025