

TOWNSHIP OF QUINTON PLANNING BOARD
May 13th, 2025
MEETING MINUTES

The meeting of the Planning Board was called to order at 7:05 p.m. at the Quinton Township Municipal Building by 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, Cody Banks, Donald Brown, Raymond Owens, Richard Harrington, Alison O'Boyle, William Remster, Marjorie Sperry, Suzanne Van Sciver, Kiel Winkels and Larry Winkels

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

A motion was made by William Remster to approve the April meeting minutes. Raymond Owens seconded the motion, and all eligible to vote were in favor. The April meeting minutes were approved.

Chairperson Larry Winkels presented under old business the discussion of an amendment for the LIO zoning area. Solicitor William Horner reviewed a document presented to the board with information on how changes can be made to the zoning for the LIO area. Donald Brown discussed an issue with #2(e) on the document presented which was regarding hours of operation and concerns of already established businesses that it could affect. Solicitor Horner expressed that this was only directed towards warehouse and storage facilities and the board can make the hours what they see fit. William Remster summarized the document presented that it basically covers three changes, 1. Hours of operation, 2. Additional setback when next to a residential area, and 3. The maximum height of the building capped to 35 feet. Larry DiVietro clarified its on buildings within the land requiring the additional setback and outside of that area would be increased to 45 feet. John Allen mentioned he was under the impression the board had agreed it would be 35 feet height maximum across the board. Solicitor Horner stated the document presented would need to be updated and the board would need to look over the direct definition of what the board deems a warehouse. Marjorie Sperry agrees the board needs to be sure this would not affect any current businesses operations such as Smick Lumber. Chair Larry Winkels asked for a motion to table this discussion until the next meeting. A motion was made by Cody Banks and seconded by Raymond Owens. All were in favor and the discussion will resume next meeting.

Chair Larry Winkels under new business presented the referral for a proposed ordinance amendment to add additional alternate planning board members. The proposal is to add two additional alternates making it four total. Solicitor Horner stated that most townships already adopted having four alternates years ago. Quinton Township currently only has two. Solicitor Horner explained that municipal land use laws do allow for Quinton to change their ordinance to have four alternates. The governing body did present Ordinance #2025-05 to the planning board for review. William Remster clarified that adding more alternates just gives the planning board more voices to be heard and Solicitor Horner explained it also gives opportunities for applicants to have votes in the case of original members being absent during a meeting or conflicted on their vote. Larry DiVietro agreed. Resolution #2025-15 to accept this ordinance was presented to the board. A motion to approve was made by Donald Brown and seconded by Raymond Owens. All regular board members agreed and the Resolution #2025-15 was approved.

Also, under new business Chair Larry Winkels presented the initiation of a preliminary investigation for a proposed non-condemnation redevelopment area as per the direction of the township committee. This is a proposal that an investigation be done on a property owned by the Township of Quinton, block 34 lots 23.01 and 30, formerly the Burden Hill Rd. landfill. This investigation will allow the board to give its recommendation as to if the property is or is not determined to be a non-condemnation redevelopment area. William Remster asked to clarify who is responsible for the

investigation and it was stated the planning board is. It was discussed if the planning boards planner would do it alone or if the board wanted to also appoint a committee to assist him. Marjorie Sperry explained there are solar companies that have requested to utilize this particular piece of property but before that can happen it has to be deemed eligible to be redeveloped. Cody Banks expressed concern that the tax payers would be responsible for the cost of the investigation. Marjorie Sperry explained the township is already responsible to maintain the property yearly now and its vacant. This would alleviate that burden, and one of the interested parties is willing to pay for the cost of the investigation if their offer to lease the site is accepted.

Resolution #2025-16 appointing the planning board planner Larry DiVietro as the person authorized to do the investigation was presented. A motion to approve was made by Alison O'Boyle and seconded by Donald Brown. All regular board members were in favor and the resolution was approved.

Chair Larry Winkels presented the completeness review for applicant #2025-02 for A.R. Jamison LLC for a use/bulk variance at Block 3 lot 19. Solicitor Horner deemed all requirements on his end for the paperwork complete. Professional Larry DiVietro explained the applicant is an auto repair shop requesting a second principal use utilizing an additional office within the current building.

Resolution #2025-17 deeming the application complete was presented. A motion to approve was made by Alison O'Boyle and seconded by Donald Brown. Regular board members Marjorie Sperry and Raymond Owens abstained from voting. All remaining regular board members were in favor and the resolution was approved.

Resolution #2025-13 for the Quinton Baptist Church variance and site plan waiver for a new LED sign was presented following the hearing that took place last month. A motion to approve was made by Raymond Owens and seconded by William Remster. All regular board members were in favor and the resolution was approved.

Resolution #2025-14 for the report of all 2024 Variance Decisions made by the planning board was presented as required by municipal land use law. Solicitor Horner explained it is a summary of all applications for that year that were approved requiring a variance. These applications in 2024 were for Jared Turner and Greenspire Farm Brewery LLC. A motion to approve was made by William Remster and seconded by Donald Brown. All regular board members were in favor and the resolution was approved.

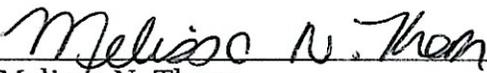
A motion was made by Alison Sperry to open the meeting to the public. The motion was seconded by Donald Brown and all were in favor.

No comments or questions from the public.

A motion to close the public portion of the meeting was made by Raymond Owens and seconded by Alison O'Boyle and all were in favor.

A motion was made by Alison O'boyle to adjourn the meeting and was seconded by Marjorie Sperry. All were in favor and the meeting was adjourned at 7:47 pm.

Respectfully submitted by:


Melissa N. Thom

Approved: July 8th 2025