

QUINTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 2025-14

REPORT ON 2024 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 2024 Variance Decisions (the “Report”) for distribution to the Quinton Township Committee in order to satisfy the above requirements:

REPORT

During 2024 the Quinton Township Planning Board decided the following applications for development that involved variance requests:

Applicant 1: JARED P. TURNER

Property: Block 55, Lot 4.01 (417 Harmersville-Pecks Corner Road – Salem County Rt. 667)

Application: Bulk variance approval to construct a proposed 30’ by 40’ pole barn for residential accessory storage, and to maintain an existing storage shed within the rear yard setback area (P-BR Residence zoning district).

Ordinance Requirements:

1. The applicant requested “bulk” variance relief pursuant to *N.J.S.A. 40:55D-70.c.(1)* and (2) with respect to the following requirements of the Quinton Township Land Use Ordinance:
 - a. Lot Area (3 acres min. required; 0.91 acre existing/proposed);
 - b. Lot Width/Frontage (300 feet min. required; 150.02 feet existing/proposed);
 - c. Lot Depth (300 feet min. required; 189.6 feet existing/proposed);
 - d. Rear Yard Setback for new pole barn (50 feet min. required; 30 feet proposed); and
 - e. Rear Yard Setback for existing frame shed (50 feet min. required; 3.96 feet existing/proposed).

Disposition: Approved on March 12, 2024, for reasons set forth in Resolution 2024-11, dated April 9, 2024.

Recommendations for zoning ordinance amendments or revisions: [None]

Applicant 2: GREENSPIRE FARM BREWERY, LLC

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

Application: “Bifurcated” use variance approval to develop and use a farm and single-family residential property owned by Bushman Brothers II LLC, a New Jersey limited liability company, consisting of over 120 acres per tax assessment records, as the site of a brewery for onsite beer-making, including onsite retail sales of the beer that is made at the property, either packaged for offsite consumption, or consumed onsite in designated indoor and outdoor areas (LI/O Light Industrial/Office zoning district). By requesting “bifurcated” the use variance approval the applicant elected to address “negative criteria” issues in connection with the use variance, as well as site plan review and any other variances, by subsequent application to the Board.

Ordinance Requirements:

1. The applicant requested “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 September 10, 2024, for reasons set forth in Resolution 2024-17, dated October 8, 2024.

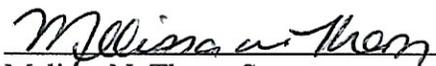
Recommendations for zoning ordinance amendments or revisions: [None]

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 May 13, 2025.

Attest:



Melissa N. Thom, Secretary
Quinton Township Planning Board



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