

# TOWNSHIP OF QUINTON PLANNING BOARD

April 14<sup>th</sup>, 2026

## MEETING MINUTES

The meeting of the Planning Board was called to order at 7:01 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: Todd Boker, Tom Boyles, Richard Harrington, Peter Mattiace, William Remster, James Smith, Kiel Winkels and Larry Winkels

Absent: John Allen, Nicholas Grusemeyer, Joseph Hannagan Jr., and Marquee Pitts

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

William Remster asked for clarification on the meeting minutes from March regarding the Maalouf Exports LLC application. Also asked for clarification on the subject of additional extraction sites within the township. It will be addressed in the master plan review but was there a way for a zoning change to be made sooner. Larry Winkels asked could the planning board propose an ordinance change to the committee.

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

A motion was made by James Smith to open the meeting to the public at this time for general concerns and seconded by Kiel Winkels. All were in favor.

Paul Rivell of Sheron Ave. asked how many board members need to be present to vote. It was explained a quorum of five is required although the board always tries to have the full nine.

A motion to close the public portion was made by Todd Boker and seconded by Tom Boyles. All were in favor.

Solicitor William Horner presented resolution #2026-13 which memorializes the recommendations for an ordinance amending township land use to list data centers as a prohibited use. A motion was made by William Remster and seconded by Todd Boker. A roll call vote was held and the resolution was approved.

Solicitor Horner presented resolution #2026-14 which authorizes the planning board's professional planner to conduct a preliminary investigation on block 34 lots 23.01 and 30. This property was formerly a landfill and is owned by the township. The planner will make a recommendation if the property should be a non-condemnation redevelopment area. The board will also hold a public hearing discussing the property after which a recommendation can be made to the township committee. If approved by both the planning board and governing body, the process to redevelop can begin. A motion to accept the resolution was made by William Remster and seconded by Todd Boker. A roll call vote was held and the resolution was approved.

At this time Solicitor William Horner excused himself from the meeting and Conflict Solicitor Richard Coe joined.

Conflict Solicitor Coe presented application #2026-01 for Riggs Holdings LLC. At this time the attorney for the applicant Ken Miller introduced himself and the applicant Dale Riggs of Mullica Hill was sworn in. Mr. Riggs is the principal owner of Riggs Holdings LLC. It was explained the application is fairly basic and for a minor subdivision. Mr. Riggs stated his neighbor of the property 121 Cohansey Rd. approached him asking to acquire some of his land to expand their own and create additional lots for

family. Bill Remster to clarify stated that lot 1 would be increased by three acres as well as 2.01 and 2.02 would be three acres. At which time lot 2 would be reduced to 93 acres. Todd Boker asked if any other subdivisions had been done to the property previously.

Larry DiVietro of Land Dimensions explained the property is approximately 102.4 total acres consisting of two existing lots. They are asking to make one lot larger and divide to make two additional three acre lots. The boards professionals see no issues with the request. Two waivers are required for both environmental impact statements and landscape plan.

A motion to open to the public was made by Todd Boker and seconded by William Remster. All were in favor. No comments from the public. A motion to close was made by Todd Boker and seconded by James Smith. All were in favor.

Conflict solicitor Coe explained the conditions of the approval such as all outside required agency approvals and all financial obligations of escrow. A motion to approve the minor subdivision application and grant the two waivers was made by James Smith and seconded by Kiel Winkels. A roll call vote was held and the application is approved.

Board Chair Larrv Winkels introduced application #2025-04 Graeff/Scull minor subdivision. At which time the applicant's attorney Ken Miller asked for his clients to also be sworn in. Raymond Graeff and William Scull III both of Quinton Alloway Rd. were sworn in. Raymond Graeff explained that the lot in the middle of his and Mr. Scull's property was owned by a third person who sold the lot to both Mr. Graeff and Mr. Scull. At this time the applicants would like to divide that lot in the middle and equally distribute to the adjoining lots on each side. There are variances needed because of two existing garages and shed on the property that are too close to the property line. Both have been on the property since 1959. William Remster to review stated lot 11.03 will be divided in half and given to each property owner and both the garage and shed will not be changed.

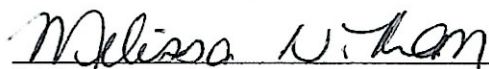
Larry DiVietro of Land Dimensions explained the current and new dimensions of each lot. And the professionals see no issues with the application. Todd Boker for clarification asked that lot 11 has three existing structures too close to the property line and lot 15 has one structure.

A motion was made by Peter Mattiace to open to the public and seconded by Todd Boker. All were in favor. No comments from the public. A motion to close the public portion was made by Todd Boker and seconded by Kiel Winkels. All were in favor.

Conflict Solicitor Coe explained the conditions of the approval such as approvals from all outside agencies required and all financial escrow satisfied. A motion to approve was made by William Remster and seconded by Todd Boker. A roll call vote was held and the application was approved.

A motion was made by Kiel Winkels to adjourn the meeting and was seconded by Tom Boyles. All were in favor and the meeting was adjourned at 7:50 pm.

Respectfully submitted by:

  
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Melissa N. Thom

Approved: May 12<sup>th</sup> 2026