

TOWNSHIP OF QUINTON PLANNING BOARD
March 10th, 2026
MEETING MINUTES

The meeting of the Planning Board was called to order at 7:00 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, Nicholas Grusemeyer, Joseph Hannagan Jr., Richard Harrington, Marquee Pitts, William Remster, James Smith, Kiel Winkels and Larry Winkels

Absent: John Allen and Peter Mattiace

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

William Remster asked for clarification on the meeting minutes from February regarding comments made by a member of the public about a property located on route 49. Solicitor Horner explained that the lot is small and would require variance approvals by the planning board.

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

Application #2026-02 for Maalouf Exports LLC is being reviewed for completeness. Solicitor Horner did a brief review of what the planning boards responsibility is regarding completeness review.

Solicitor Horner explained his review of the application and that in his opinion there is a need for a use variance relief. He does not feel the use needed by the applicant fits under the category of any current permitted uses at the property. If a variance is needed additional fees and escrow would also be needed. He also feels additional fees needed for the interpretation for signage.

Larry Divietro and Andrew Hogg of Land Dimension Engineering explained their review as well. Larry explained they had an issue with what is considered permitted use on the property and needs additional explanation from the applicant. He also feels parking on the lot will be an issue as well. Both professional opinions are to deem the application incomplete.

William Remster asked about Smick Lumber and their equipment rentals. It was explained they are a retail store in the village and what was needed for their application of approval is not before the board at this time. Joseph Hannigan asked if there is a difference of light and heavy industrial. Todd Boker asked if the applicant would need septic or water usage as well. Also, if they would need approval from the Salem County board or he noticed the lot size on the application was different than Quinton tax map. Solicitor Horner explained that this is a completeness review only.

A motion was made by Joseph Hannagan and seconded by Todd Boker to vote on resolution #2026-12 to deem the application incomplete. A roll call vote was held and the application was deemed incomplete.

At this time conflict solicitor Richard Coe entered the professional chair to introduce application #2026-01 for Riggs Holdings LLC for hearing. The applicant's attorney Ken Miller introduced himself to the board and stated the application to be fairly straight forward and already deemed complete by the board. Conflict Solicitor Coe asked who the witnesses for the application would be. Mr. Miller stated he did not think any witnesses would be required and the applicant was not able to attend. Conflict Solicitor Coe explained it would be best to have a witness to be sworn under oath and able to answer any questions the board members may have. The applicant's attorney agreed to a continuance for the hearing to be heard at the April planning board meeting.

A motion was made by James Smith to grant the request for continuance for application #2026-01 and seconded by Tom Boyles. A roll call vote was held and the continuance was approved.

Solicitor Horner came back to enter the professional chair and explain the proposed ordinance for data centers. He explained he prepared an ordinance for the township committee to consider. It explains the definition of a data center and would make it a prohibited use in Quinton Township. William Remster asked that it would prohibit a data center but allow computer centers. Tom Boyles stated he felt the term research facility was too broad. Solicitor Horner explained a computer center is more of a place where people can use computers on site for work or research. Larry Divietro made mention that this is a way to get the descriptions on the books so if an application does come before the board, it creates additional justification for an approval of a variance for something such as a data center.

A motion to use the proposed ordinance and send for approval by the township committee was made by Todd Boker and seconded by William Remster. A roll call vote was held and the motion was approved.

Under new business William Remster asked if there were any additional soil extraction permits available within the township. He made note that the property surrounding the current lots owned by Vulcan has gone up for sale and is about 207 acres. He believes the township needs to consider protecting itself from additional soil extraction. Solicitor Horner suggested the new master plan committee consider this during its planning process.

Under Committee reports chairperson Winkels announced the selection of the new Master plan review committee to be James Smith, Todd Boker, William Remster, and Larry Winkels for the time being. A motion to approve was made by Joseph Hannigan and second by Todd Boker. All members were in favor and the committee was approved.

A motion to open the meeting to the public was made by Todd Boker and seconded by Joseph Hannigan. All were in favor.

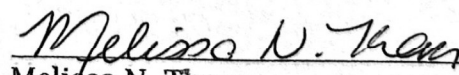
Jeannette Harrington of Salem Quinton Rd. asked the members of the new master plan committee to please take the property currently owned by Vulcan and its surrounding properties to please be considered as heavily as the topic of warehouses.

Chairperson Winkels reminded the public to send areas of concern for the master plan to the planning board secretary.

A motion to close this public portion of the meeting was made by Todd Boker and seconded by Kiel Winkels. All were in favor.

A motion was made by Joseph Hannigan to adjourn the meeting and was seconded by Tom Boyles. All were in favor and the meeting was adjourned at 8:00 pm.

Respectfully submitted by:



Melissa N. Thom

Approved: April 14th 2026