

BOROUGH OF SUSSEX
MEETING MINUTES
PLANNING/ZONING BOARD
December 22, 2014

1. CALL TO ORDER by Chairman Klein.
2. ROLL CALL – MEMBERS PRESENT: Rich Klein, Jonathan Rose*, Steve Danner, John Rand**, Karen Vander Veer, Kathy Little, Brad Case
ABSENT: Sal Lagattuta, Bruce Kristiansen, Frank Darvey
PROFESSIONALS PRESENT: Glenn Gavan, Ken Nelson, Mike Vreeland
ABSENT: None
*Mayor Rose recused himself and left the meeting at 7:36 P.M.
**John Rand arrived at 8:07 P.M.
3. STATEMENT OF COMPLIANCE – Chairman Klein stated “This meeting is in compliance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. It has been properly advertised and certified by the Secretary.”
4. FLAG SALUTE AND MOMENT OF SILENCE – Chairman Klein invited everyone to stand for the Pledge of Allegiance and a moment of silence.
5. APPROVAL OF MINUTES
A motion to approve the minutes from the December 8th and November 24th, 2014 meetings was made by Steve Danner, second by Mayor Rose.
Upon roll call vote:
Ayes: Klein, Danner, Vander Veer, Little, Case
Nays: None
Absent: Lagattuta, Kristiansen, Darvey
Abstentions: Rose
6. APPLICATIONS
 - a. *David B. Simmons, Jr., PZ 2014-05*
Block 105, Lot 2
Preliminary and Final Site Plan and Use Variance

Mr. Simmons and his attorney, Richard Valenti appeared before the Board. Attorney Gavan stated that this is a continuation so there is no need to go over the usage of the residential building or the oil tanks. Mr. Simmons presented Exhibit A18 showing a setback of 35 feet to park the trailers. The Dumpster Area might need to be relocated to the northwest for drainage reasons. Exhibit A19 dated 12/22/14 shows the evergreen trees which would be 6 to 7 feet high and will grow to 10 to 12 feet in five (5) years and the new board-on-board fence around the loading dock.

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Exhibit A20 outlines the Proposed Schedule of Improvements with the time frame when each project is scheduled to be done. Mr. Simmons explained the sequence of construction and the reasons why. The drainage which was installed by the applicant and the Dept. of Transportation was explained.

Chairman Klein discussed the trailer parking with the applicant. At this time, there are seven (7) trailers on site which includes the one on the loading dock. The property owned by the Simmons Water Co. in Wantage is in a residential zone. Mr. Nelson noted that the property is located in the Redevelopment Area and spoke about the trailer parking, landscaping, etc. Mr. Simmons recapped his testimony.

Mr. Valenti stated that this is not an industrial use and Mr. Simmons is rehabilitating and improving the structures and the property. Mr. Simmons summarized all of the work which has been completed. The Board took a short recess.

Attorney Gavan noted that this is the first application to be submitted while the Route 23 construction is being done and the importance of the Board's decision. The proposal for the trailer parking would have a total of nine (9) trailers parked on the property at any one time which includes the trailer on the loading dock. If there is an emergency and additional trailers need to be parked on the lot, Mr. Simmons will contact the Zoning Officer and receive permission for a certain amount of time, i.e., two (2) weeks. Mr. Simmons told the Board that the new building will be ten (10) feet from the right-of-way and nine (9) feet from the overhang.

OPEN AND CLOSE TO THE PUBLIC

The meeting was opened to the public. There being no members from the public, the meeting was closed to the public.

Attorney Gavan suggested a motion to approve this site with the following conditions:

- that the loading dock be allowed to have one (1) trailer screened with a ten (10) foot tall fence and possibly taller as it goes down the ramp;
- eight (8) other trailers – six (6) will be parked in the area across from Brookside and two (2) trailers on the Pinebrook side;
- allowance for two (2) emergency trailers be allowed to be stored on site with notice to the Zoning Officer for two (2) weeks and any necessary extensions;
- the shrubbery will be planted as shown on Exhibit A18 and trees, five (5) total, will be planted in the 35 foot setback in front of the trailer parking;
- the new building of the pole barn will be approved with a ten foot setback;
- all other variances such as the location of the residence, porch are all grandfathered;
- the residential building will be kept with its basic look but the windows will be sealed;
- the parking calculation will be adjusted since five (5) parking spots will be missing;

approval will be for the Preliminary and Final Site Plan and an As Built will be provided after the work is completed.

A motion to approve the application was made by Steve Danner, second by John Rand.

Upon roll call vote:

Ayes: Klein, Danner, Vander Veer, Rand, Little, Case

Nays: None

Absent: Lagattuta, Kristiansen, Darvey

Abstentions: None

7. BILLS AND VOUCHERS

A motion to approve the following bills and vouchers was made by Karen Vander Veer, second by Kathy Little:

Dated 12/19/14 from Guerin & Vreeland Engineering re: 24 Bank Street	\$354.00
Dated 12/19/14 from Guerin & Vreeland Engineering re: Simmons	\$590.00
Dated 12/19/14 from Guerin & Vreeland Engineering re: General	\$236.00

Upon roll call vote:

Ayes: Klein, Danner, Vander Veer, Rand, Little, Case

Nays: None

Absent: Lagattuta, Kristiansen, Darvey

Abstentions: None

8. OPEN AND CLOSE TO THE PUBLIC

The meeting was open to the public. There being no members from the public, the meeting was closed to the public.

9. ADJOURNMENT

A motion to adjourn the meeting was made by Kathy Little, second by Karen Vander Veer with all in favor.

Blanche Stuckey, Planning/Zoning Board Secretary

Date of Approval