

BOROUGH OF SUSSEX
MEETING MINUTES
PLANNING/ZONING BOARD
March 24, 2014

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Chairman Klein, Mayor Jonathan Rose, Sal Lagatutta, Bruce Kristiansen, Karen Vander Veer, Frank Darvey, John Rand, Kathy Little
ABSENT: Steve Danner, Lynn Meyer
PROFESSIONALS PRESENT: Glenn Gavan, Ken Nelson, Mike Vreeland
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 moment of silence.
5. APPROVAL OF MINUTES – A motion to approve the minutes of the January 27th, 2014 meeting was made by Sal Lagatutta, second by John Rand.
Upon roll call vote:
Ayes: Klein, Rose, Lagattuta, Rand, Darvey, Little
Nays: None
Absent: Danner, Meyer
Abstentions: Kristiansen, Vander Veer
6. NEW BUSINESS
Mayor Rose stated that a request for a zone change was brought to the Borough Council. There are two lots which are zoned for Public Use surrounded by properties in the Commercial Zone and the back of the lots are in the R-2 Residential Zone. Planner Ken Nelson summarized his report regarding the zone change. Mr. Nelson noted that the 2009 Borough Master Plan proposes to eliminate the split zoning and place the properties in this area in the C-1 Zone.
7. OPEN TO THE PUBLIC
Kate Yaskovic of Dolan & Dolan representing the prospective buyer of the property appeared before the Board. Ms. Yaskovic presented photos of the property as follows:
A-1 Front of the property
A-2 Back of the property
A-3 Residences across the street
A-4 Residences next to the Church (Mayor Rose left the dais.)
A-5 Other residences next to the Church
A-6 Residences on both sides of the Church
A-7 Parish House consisting of classrooms
A-8 The Board of Education offices
A-9 The Funeral Home
A-10 Residences are located after the Funeral Home

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There was a discussion regarding spot zoning and use variances. The existing maps were discussed:

Exhibit B-1 is the Master Plan Zoning Map

Exhibit B-2 Existing Zoning Map

Referring to B-2, Chairman Klein pointed out where the R-2 zone is north of the funeral home and continues out almost to the end of town. From the funeral home south, it encompasses the C-1 zone behind those homes, church and the property in question all the way into town on both sides of the street as it stands right now. Referring to B-1, this map from the Master Plan is showing the realignment of the zone from the funeral home south continuing all the way where 23 merges into 639 as a Central Business District. Discussion continued regarding the size of the home, parking on the property and past uses.

A motion for the Recommendation to Deny the Zone Change was made by John Rand, second by Kathy Little.

Upon roll call vote:

Ayes: Klein, Lagatutta, Kristiansen, Vander Veer, Rand, Darvey, Little

Nays: None

Absent: Danner, Meyer

Abstentions: None

8. NEW BUSINESS

Attorney Gavan attempted to reach out to the School Board Attorney regarding the solar panel installation at the Sussex-Wantage Middle School. Board members and professionals discussed the panels being too close to the roadway, the cutting down of the trees and not appearing before the Planning/Zoning Board. Someone suggested contacting the Business Administrator, Christina Riker at the school.

9. BILLS/VOUCHERS

A motion to approve the following bills and vouchers was made by Karen Vander Veer, second by Sal Lagattuta.

Dated 1/29/14 from Glenn T. Gavan, Esq. re: General \$345.00

Dated 3/6/14 from Guerin & Vreeland Engineering re: General \$236.00

Upon roll call vote:

Ayes: Klein, Rose, Lagatutta, Kristiansen, Vander Veer, Rand, Darvey, Little

Nays: None

Absent: Danner, Meyer

Abstentions: None

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10. OPEN TO THE PUBLIC

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

11. COMMENTS FROM PROFESSIONALS

Planner Ken Nelson informed the Board that the Council on Affordable Housing is heating up again. Mr. Nelson does not think that the Borough will be affected. The Board prepared a draft Housing Plan before COAH was suspended.

12. ADJOURNMENT

A motion to adjourn was made by Karen Vander Veer, second by John Rand with all in favor.
Meeting adjourned at 9:00 P.M.

Blanche Stuckey, Planning/Zoning Board Secretary

Date of Approval