

BOROUGH OF SUSSEX
MEETING MINUTES
PLANNING/ZONING BOARD
April 28, 2014

1. CALL TO ORDER by Mayor Jonathan Rose.
2. ROLL CALL – MEMBERS PRESENT: Mayor Jonathan Rose, Bruce Kristiansen, Frank Darvey, John Rand, Brad Case
ABSENT: Richard Klein, Steve Danner, Sal Lagatutta, Lynn Meyer, Karen Vander Veer, Kathy Little
PROFESSIONALS PRESENT: Glenn Gavan, Ken Nelson, Mike Vreeland
3. STATEMENT OF COMPLIANCE – Mayor Rose 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 – Mayor Rose invited everyone to stand for the Pledge of Allegiance and moment of silence.
5. Mayor Rose called for a Motion to Appoint a Temporary Chairman. A motion to appoint Mayor Rose as the Temporary Chairman was made by John Rand, second by Bruce Kristiansen.
Upon roll call vote:
Ayes: Rose, Kristiansen, Rand, Darvey, Case
Nays: None
Absent: Klein, Danner, Lagatutta, Meyer, Vander Veer, Little
Abstentions: None
6. APPROVAL OF MINUTES – A motion to approve the minutes of the March 24th, 2014 meeting was made by John Rand, second by Frank Darvey. Attorney Gavan stated that it should be indicated under number 7 that the Mayor Rose left the dais because he may be within the zone of 200 feet. A motion to amend the minutes with this addition was made by Bruce Kristiansen, second by John Rand with all in favor. Therefore, a Roll Call to approve the minutes of the March 24th, 2014 meeting follows:
Upon roll call vote:
Ayes: Kristiansen, Rand, Darvey
Nays: None
Absent: Klein, Danner, Lagatutta, Meyer, Vander Veer, Little
Abstentions: Rose, Case
7. RESOLUTIONS
25 Bank Street, Zone Change Request
Memorialize Resolution Denying Zone Change Request
A motion to memorialize the resolution was made by Kristiansen, second by Darvey. A letter was sent to the governing body and this formalizes the Board’s action from last month.

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Upon roll call vote:

Ayes: Kristiansen, Rand, Darvey

Nays: None

Absent: Klein, Danner, Lagatutta, Meyer, Vander Veer, Little

Abstentions: Rose, Case

8. NEW BUSINESS

David B. Simmons, Jr. PZ 2014-02
Block 105 Lot 2, 38 and 40-A Hamburg Avenue
Concept Plan

Attorney Gavan reminded the Board Members to refrain from making any decisions. David B. Simmons, Jr., P.O. Box 900, Branchville, NJ introduced himself as the owner of Block 105 Lot 2 and Patrick Ferguson as the owner of Patrick's Wine Barn. Attorney Gavan explained that Mr. Simmons is also a professional engineer although he is not testifying in that capacity tonight. Mr. Simmons explained all of the buildings and businesses on his property. The red building on the corner of Brookside Avenue is where Mr. Ferguson has the liquor store. Mr. Ferguson started his business approximately seven (7) years ago and would like to expand and asked if he could rent the space at 40-A Hamburg Ave. In order to connect the two spaces, a covered bridge could be built which would be eleven (11) feet across and seven (7) feet wide.

Mr. Ferguson took the plans prepared by Charles Schaffer to Mr. Keith Utter, Construction Official, and the only concern he had was to install fire doors at the 40-A space. Mr. Ferguson applied for a Zoning Permit but was denied because he needs to appear before the Board. The parking spaces were discussed. Mr. Simmons explained that "Tips & Toes" will be moving at the end of June. The parking spaces will be angled since Route 23 will be one way northbound and the parking will be more functional.

All of the spaces in the building with the deli, nail salon and sign shop have their own separate utilities. Mr. Simmons discussed the idea of a flex-building for the future. Mr. Simmons asked if there were any questions regarding the Concept Plan.

Mr. Nelson asked what DOT will be doing and Mr. Simmons said that there will be three (3) curb cuts and drainage work will be done. Mr. Simmons explained all of the drainage work being done.

Mr. Simmons discussed his plans for improvements to the house and other buildings on the property. Mayor Rose asked Mr. Simmons if he is going to ask for all of the variances, etc.

now or bifurcate the plans and Mr. Simmons said he would like to apply for everything at the same time. Mr. Simmons was advised to meet with the professionals before the application

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is prepared. Mr. Nelson stated that this is in the Redevelopment Area and keeps the existing zoning in place. Mr. Simmons made an appointment to meet with the professionals.

9. BILLS AND VOUCHERS

A motion to approve the following bills and vouchers was made by Frank Darvey, second by John Rand:

Dated 3/31/14 from Glenn T. Gavan, Esq. re: General	\$570.00
Dated 3/6/14 from Ken Nelson re: 25 Bank Street	\$494.50

Upon roll call vote:

Ayes: Rose, Kristiansen, Rand, Darvey, Case

Nays: None

Absent: Klein, Danner, Lagatutta, Meyer, Vander Veer, Little

Abstentions: None

10. OPEN TO THE PUBLIC

No members from the public were in attendance.

11. COMMENTS FROM PROFESSIONALS

Ken Nelson mentioned that the Secretary was contacted by the County regarding the solar panels by the Middle School asking if a Site Plan was submitted to the Board. Mr. Nelson spoke to the County Planner who was concerned that the panels are encroaching on the right-of-way.

12. ADJOURNMENT

A motion to adjourn was made by Bruce Kristiansen, second by Frank Darvey with all in favor.

Meeting adjourned at 8:42 P.M.

Blanche Stuckey, Planning/Zoning Board Secretary

Date of Approval

