

BOROUGH OF SUSSEX
MEETING MINUTES
PLANNING/ZONING BOARD
May 11, 2015

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Chairman Klein, Mayor Jonathan Rose, Steve Danner, Karen Vander Veer, Brad Case, Frank Darvey, Bruce Kristiansen
ABSENT: Councilwoman Kathy Little, John Rand
PROFESSIONALS PRESENT: Ken Nelson, Mike Vreeland, Dave Brady
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 of the March 23rd, 2015 meeting was made by Frank Darvey, second by Karen Vander Veer.
Upon roll call vote:
 - Ayes: Klein, Darvey, Case
 - Nays: None
 - Absent: Little, Rand
 - Abstentions: Rose, Danner, Kristiansen, Vander Veer
6. BILLS/VOUCHERS
A motion to approve the following bills and vouchers was made by Karen Vander Veer, second by Steve Danner.

Dated 3/26/15 from Guerin & Vreeland Engineering re: Cello Partnership	\$360.00
Dated 3/26/15 from Guerin & Vreeland Engineering re: General	\$540.00
Dated 4/21/15 from Nelson Consulting Group re: Redevelopment	\$1,862.50
Dated 4/21/15 from Nelson Consulting Group re: Cellco	\$586.50
Dated 4/21/15 from Nelson Consulting Group re: General	\$287.50
Dated 4/21/15 from Nelson Consulting Group re: Singh	\$425.50
Dated 4/21/15 from Brady & Correale, LLP re: Singh	\$160.00
Dated 4/21/15 from Brady & Correale, LLP re: Cellco	\$680.00
Dated 4/21/15 from Brady & Correale, LLP re: General	\$1,040.00

Upon roll call vote:
 - Ayes: Klein, Rose, Danner, Kristiansen, Vander Veer, Case, Darvey
 - Nays: None
 - Absent: Little, Rand
 - Abstentions: None

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7. REDEVELOPMENT AREA REPORT

Planner Ken Nelson presented an overview of "The Route 23 Redevelopment Area" report dated April 17, 2015 which he prepared. Several years ago, the Borough designated this area as an "Area in need of Rehabilitation" because at that time, the Redevelopment designation included the condition of eminent domain. Mr. Nelson explained all of the properties and their features in this area. One of the advantages of the Redevelopment Plan would be tax relief. Attorney Brady stated that even though the property owner receives the tax relief, it will be advantageous to the Borough. Mr. Nelson thanked Harold Pellow for the map work. Lot 41 in Wantage Township is owned by the Borough, is tax exempt and is landlocked. The A&P might have some interest in the area in the Redevelopment zone. Chairman Klein stated that the shopping center is for sale.

At the next meeting, Planner Nelson will give his presentation of the Redevelopment Area for the public. Chairman Klein stated that now that the Route 23 realignment is nearing completion, companies are becoming interested in the properties. One of the engineers working with a developer contacted Mr. Nelson regarding plans for a CVS Pharmacy, etc. which may have an effect on Baker's. Chairman Klein said that we need to develop in phases with the realignment being first, the south side of Route 23 next and then work on the north side.

Engineer Vreeland remarked that he did not hear back from the DOT person. Chairman Klein and Mario Poggi had measured the fountain and said that it could fit in the triangle in the center of town. It would be good if we could meet with the DOT on site.

Chairman Klein said that the Zoning Officer had asked him about the Fitzpatrick application if there was a timeline regarding the removal of the exterior staircase. Attorney Brady will contact Mr. Fitzpatrick's attorney, Martin Van Der Heide, in order to revise the resolution to add that in.

8. OPEN AND CLOSE TO THE PUBLIC

Since there were no members from the public, the meeting was closed to the public.

9. COMMENTS FROM PROFESSIONALS

The Secretary stated that the Cellco application will have a Recording Secretary at the meeting.

10. COMMENTS FROM BOARD MEMBERS

Frank Darvey wanted to know what can be done about the speeders traveling down Walnut Street. Board members discussed the problem and stated that he should contact the State Police.

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11. ADJOURNMENT

A motion to adjourn was made by Karen Vander Veer, second by Steve Danner with all in favor.
Meeting adjourned at 8:33 P.M.

Blanche Stuckey, Planning/Zoning Board Secretary

Date of Approval