

BOROUGH OF SUSSEX
PLANNING/ZONING BOARD
May 26, 2015

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Chairman Klein, Mayor Jonathan Rose, Councilwoman Kathy Little, John Rand, Brad Case, Frank Darvey, Bruce Kristiansen
ABSENT: Steve Danner, Karen Vander Veer
PROFESSIONALS PRESENT: Ken Nelson*, Mike Vreeland, Dave Brady
*Mr. Nelson arrived at 7:54 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. RESOLUTIONS
 - a. *Barry Fitzpatrick PZ 2013-03
49 Bank Street, Block 204 Lot 4
Memorialize Resolution for a Variance Application*

Attorney Brady stated that he added the changes requested by the Board to place time limits on the removal of the exterior stairs and the pile of dirt with removals to be done within six (6) months of adoption of this approval. A motion to approve to memorialize the resolution with changes was made by Frank Darvey, second by John Rand.

Upon roll call vote:

Ayes: Klein, Rand, Darvey, Case
Nays: None
Absent: Danner, Vander Veer
Abstentions: None

6. BILLS/VOUCHERS

A motion to approve the following bills and vouchers was made by John Rand, second by Kathy Little.

Dated 5/18/15 from Guerin & Vreeland Engineering re: Cello Partnership	\$660.00
Dated 5/18/15 from Guerin & Vreeland Engineering re: General	\$600.00
Dated 5/18/15 from Guerin & Vreeland Engineering re: 24 Bank Street	\$180.00
Dated 5/20/15 from Guerin & Vreeland Engineering re: Singh	\$600.00

Upon roll call vote:

Ayes: Klein, Rose, Little, Kristiansen, Rand, Case, Darvey
Nays: None
Absent: Danner, Vander Veer
Abstentions: None

7. APPLICATIONS

- a. *Cellco Partnership d/b/a Verizon Wireless PZ 2015-01
84 East Main Street, Block 506 Lot 1
Preliminary and Final Site Plan and Use Variance*

The applicant has requested a postponement until the next regular scheduled Planning/Zoning Board meeting on Monday, June 22nd, 2015 without further notice.

- b. *Satnam Singh PZ 2015-02
1 Main Street, Block 103 Lot 15
Minor Site Plan*

Attorney Brady stated that the proof of publication and certified receipts were just received; and therefore, have not been checked. These items should be submitted at least three (3) or four (4) days prior to the meeting. Secretary will inform applicants of this procedure.

Mr. Martin Van Der Heide, attorney for the applicant, appeared before the Board. He introduced Mr. Gurvinder Singh, the applicant's son, who was sworn in by Attorney Brady. Brian Shortino, P.E. was sworn in by Attorney Brady and provided his qualifications which were accepted by the Board. The site of the application is on Block 103 Lot 15 in the C-1 Zone, 1 Main Street. The applicant is proposing to convert the existing building to a convenience store with approximately 1,848 sq. ft. of gross floor area, install a 10,000 gallon diesel tank, relocate the dumpster, install a bike rack, put in handicapped parking and a loading zone and replace the existing signage. The existing sign is 26 feet high and the replacement sign will be 18 feet high. The loading zone along Mill Street will be used for product deliveries.

Chairman Klein noted that Planner Nelson was concerned with the minimal amount of landscaping. Discussion continued regarding possibly eliminating a few parking spaces to install additional landscaping or place it in the triangle near the pole sign. Mayor Rose voiced his concerns regarding the reduction in parking spaces. Some spaces will be used by the employees. The driveway existing on to Walling Avenue will be the standard twenty (20) feet wide. Recommendations for plants would be evergreens and deciduous plants.

The fence along Lot 4 is chain link and does not have slats. This Board normally requires a board-on-board fence. Engineer Shortino stated that the board-on-board fencing could be installed.

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The applicant agreed to work with Planner Nelson to design a landscaping plan which would be aesthetically pleasing. The location of the air-conditioning unit was discussed. Chairman Klein asked the applicant what the hours of operation will be and Mr. Singh requested 24 hours of operation or if not, 5 AM to 12 AM. Attorney Brady stated that he could not find any time restrictions and Mayor Rose confirmed that there is no restriction for the hours of operation in the Borough. Engineer Vreeland's report recommended four (4) items: the landscaping has been addressed, 4.2 the lane arrow, 4.3 the centerline stripes and 4.4 the recycling area. Attorney Brady asked Mr. Van Der Heide if the applicant can meet the criteria and he answered in the affirmative.

The existing building is a three-bay facility with the three (3) sides of the building in a light grey stucco and the front in mostly glass. Engineer Shortino explained the interior floor plan. Planner Nelson thought that there would be brick and the applicant confirmed that the front of the building and the side of the building facing Hamburg Avenue would be brick and/or cultured stone. Chairman Klein stated that the Board would like to keep the historic look in the Borough. Various design features were suggested and discussed. A meeting will be set up with the architect to go over the ideas so that he can submit a new design for the exterior of the building. Attorney Brady listed all the conditions and stated that the parking is based on no seating in the store. The applicant will extend the fencing to hide the air conditioning unit.

Planner Roger DeNiscia appeared before the Board and was sworn in by Attorney Brady. Planner DeNiscia stated his qualifications which were accepted by the Board. Planner DeNiscia stated that he is familiar with the site and the application and brought an Exhibit marked A1 of the photos he took on May 19th. The site is bordered on all three (3) sides by a highway and noted that the repair section of the building is not in use. Planner DeNiscia described the signs in the photos. The goals outlined in the Master Plan and the Redevelopment Plan would be met by this application.

8. OPEN TO THE PUBLIC

Donald Hough, 5 Walling Avenue, Block 103 Lot 4, appeared before the Board and was sworn in by Attorney Brady. Mr. Hough was concerned regarding the headlights and the lighted sign which is two-sided which is going in the exact same location as the existing sign. A local example of the proposed sign would be at the Luk Oil station. The proposed sign will be discussed at the technical meeting. The proposed sign will be approximately 100 feet from Mr. Hough's property and there are evergreen trees between the sign and the residence. Mr. Hough said there is a problem with the sewage line from the gas station building.

Julia Devine, 4 Main Street appeared before the Board and was sworn in by Attorney Brady. Ms. Devine stated that there was mention of a historical site. If you look at the painting on the wall behind the dais, it is from the horse and buggy days. We need to look ahead to the modern age, not the old age. Ms. Devine said that she likes the brick.

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9. CLOSE TO THE PUBLIC

There being no other speakers, the meeting was closed to the public.

The Singh application will be continuing on June 22nd with no further notice.

10. ROUTE 23 REDEVELOPMENT AREA

Mr. Nelson stated that he was late to tonight's meeting because he was in Wantage at their Land Use Board meeting discussing the same subject. Planner Nelson presented an overview of the Redevelopment Plan for the Route 23 Area. In the past, this area was designated as "an area in need of rehabilitation." The area consists of 28 acres and includes four (4) parcels located in Wantage and there are seven (7) parcels in Sussex. The "cookie factory" or the Wiebel property consists of three (3) lots and located in both towns. The State statute includes a non-condemnation clause and the municipality would not utilize eminent domain in this area.

The Board is acting in an advisory role and can vote to send my report dated April 17, 2015 to the Borough Council as is or can suggest changes or they can recommend that no action be taken. Then the Borough Council will decide to designate the area in need of Redevelopment or not. Planner Nelson explained the criteria to be met for each property. Planner Nelson recommended that the Board forward the report to the governing body as is for their action and noted that the Board will be included in shaping the Redevelopment Plan for this area.

11. COMMENTS FROM BOARD MEMBERS

Mayor Rose read a letter to the Board from Councilwoman Masson who is in favor of the Redevelopment Area and stressed the importance and need of new businesses in the Borough.

Councilwoman Kathy Little stated her concerns with regard to the older homes which depict the flavor of the Borough. She does not want to see big box stores between Route 23 North to Route 23 South because it will destroy the look of Sussex Borough.

12. OPEN TO THE PUBLIC

The owner of 68 Hamburg Avenue appeared before the Board to voice his concerns and stated that the residence is not condemned and is being renovated from the inside out. Planner Nelson and Mayor Rose assured the property owner that he is in control of his property; and if he does want his property to be included in the Redevelopment Plan, it might be advantageous to him.

Since there were no other members of the public who wanted to speak, the meeting was closed to the public.

A motion to send The Route 23 Redevelopment Area report to the Council was made by John Rand, second by Brad Case.

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Upon roll call vote:

Ayes: Klein, Kristiansen, Rand, Darvey, Case

Nays: None

Absent: Danner, Vander Veer

Abstentions: Rose, Little

13. OPEN AND CLOSE TO THE PUBLIC

The meeting was opened and closed to the public.

14. COMMENTS FROM THE PROFESSIONALS

Planner Nelson said that Wantage Township did the same thing as Sussex Borough.

15. ADJOURNMENT

A motion to adjourn the meeting was made by Councilwoman Little, second by Mayor Rose with all in favor.

Meeting adjourned at 10:04 P.M.

Blanche Stuckey, Planning/Zoning Board Secretary

Date of Approval

16. ADJOURNMENT

A motion to adjourn was made by Councilwoman Little, second by Mayor Rose with all in favor.
Meeting adjourned at 10:04 P.M.

Blanche Stuckey, Planning/Zoning Board Secretary

Date of Approval