

BOROUGH OF SUSSEX  
MEETING MINUTES  
PLANNING/ZONING BOARD  
September 25, 2015

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Chairman Klein, Karen Vander Veer, Brad Case, Frank Darvey, John Rand, Mayor Rose, Councilwoman Little, Steve Danner, Bruce Kristiansen.  
ABSENT: None  
PROFESSIONALS PRESENT: Ken Nelson, Dave Brady, Mike Vreeland  
PROFESSIONALS ABSENT: None  
Mayor Rose and Counsel Woman Little leave meeting at 8:15 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. RESOLUTION  
Motion to approve Resolution # \_\_\_\_\_, to appoint Dixie Ferrington as Secretary for the Planning/Zoning Board. Motion was seconded and vote taken approving Resolution # \_\_\_\_\_.

Upon roll call vote:

Ayes: 9  
Nays: 0  
Absent: 0  
Abstentions: 0

Waiting for Mike Vreeland, Engineer, to attend meeting.

Resolution # \_\_\_\_\_ Simmons. Dave Brady, Esq. addresses Board. Rich Klein discusses the issue of the tanker on the loading dock and fencing. Timeline was discussed. Discussion by Board on change of façade, installation of real windows, and plans for removal of porch. Motion to vote on Resolution # \_\_\_\_\_ made. Motion was seconded and vote taken approving Resolution # \_\_\_\_\_.

Upon roll call vote:

Ayes: 9  
Nays: 0  
Absent: 0  
Abstentions: 0

Resolution # \_\_\_\_\_ Kuperus . Applicant John Kuperus and Kenneth Wentink, architect, sworn in. Attorney VanderHyte questions Mr. Wentink with regarding renting out Lot I.

Applicant wants to decrease lot and put a 2 bedroom apartment on first floor commercial zone. Dave Brady addresses depth variance on lot. Mr. Wentink describes lot 3 expansion, frontage variance. Copy of letter from County engineer stating compliance with county issues make for Board. Mr. Vander Hyte addresses Board. Dave Brady questions Mr. Wentink. Discussion regarding easement, trailers on property. Mike Vreeland questions Mr. Kuperus with regards to lifting furnace of the floor one (1) foot or converting to natural gas. Further discussion of non-conforming use, proposed lot size on two-family structure, and existing conditions. Rich Klein asks Mr. Wentink to discuss "Creamery". Discussion continues. Mike Vreeland has concerns of change in ownership. Mr. Wentink is willing to prepare new proposal to conform with Boards concerns with regards to more property to site, maybe extending lot line to fence. Mr. Vander Hyte addresses Board. Rich Klein remarks on his concerns that the property has been zoned commercial for over twenty (20) years. Dave Brady questions Attorney Vander Hyte with regards to creek on one side and easement on the other. Mr. Vander Hyte states that it is necessary to have easements in both areas. Applicant needs to redraw with Mike Vreeland or defer to Mike Vreeland. Application carried to October 26, 2015 meeting. Notice current.

6. BILLS/VOUCHERS

Discussed at October 26, 2015 Meeting.

7. OPEN AND CLOSE TO THE MEETING

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

8. COMMENTS FROM THE PROFESSIONALS

Discussion regarding "Area C, Addendum 1" opened by Kevin \_\_\_\_\_. Rich Klein volunteers for committee to complete and send \_\_\_\_\_ to council. Mayor Rose and Kevin volunteer to meet with John Rand within two (2) weeks.

Mike Vreeland, Engineer, discusses Shop Rite meeting with regard to taxes scheduled September 29, 2015.

Mike Vreeland discusses Verizon zoning permit.

9. ADJOURNMENT

A motion to adjourn was made by \_\_\_\_\_, second by \_\_\_\_\_ with all in favor. Meeting adjourned at 9:40 P.M.

\_\_\_\_\_  
\_\_\_\_\_, Planning/Zoning Board Secretary

\_\_\_\_\_  
Date of Approval