

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 (appearing 8:15 p.m.)
PROFESSIONALS ABSENT: None
Mayor Rose and Councilwoman 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 # PZ-2015-06 appointing Dixie Ferrington as Secretary for the Planning/Zoning Board. Motion was seconded and vote taken approving Resolution # PZ-2015-06.

Upon roll call vote:

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

Resolution # PZ-2014-05 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 # PZ-2014-05 made. Motion was seconded and vote taken approving Resolution # PZ-2014-05.

Upon roll call vote:

Ayes: 6
Nays: 0
Absent: 0

Abstentions: 0

Kathleen Little and Mayor Rand are excused from meeting.

Resolution # PZ-2015-03. Applicant John Kuperus and Kenneth Wentink, architect, sworn in. Attorney Van Der Heide questions Mr. Wentink 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 made for Board. Mr. Van Der Heide addresses Board. Dave Brady questions Mr. Wentink. Discussion regarding easement and trailers on property. Mike Vreeland questions Mr. Kuperus with regard to lifting furnace off the floor one (1) foot or converting to natural gas. Further discussion about 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 about change in ownership. Mr. Wentink is willing to prepare new proposal to conform with Boards concerns with regard to adding more property to site, i.e. extending lot line to fence. Mr. Van Der Heide addresses Board. Rich Klein has concerns that the property has been zoned commercial for over twenty (20) years. Dave Brady questions Attorney Van Der Heide with regard to creek on one side and easement on the other. Mr. Van Der Heide states that it is necessary to have easements in both areas. Applicant needs to redraw plans with Mike Vreeland or defer to Mike Vreeland. Application carried to October 26, 2015 meeting. Notice current.

6. BILLS/VOUCHERS

To be 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

Ken Nelson addresses Board on Addendum 1 of Route 23 Redevelopment Plan Re: Area C. Draft prepared. Discusses positive feedback at the public forum held on September 14, 2015 and the possibility of the necessity of a second public form. After a discussion, it was determined that the October 12, 2015 workshop would be cancelled due to the Holiday, and a volunteer committee consisting of Rich Klein, Mayor Rose and Ken Nelson would 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 and second with all in favor.
Meeting adjourned at 9:40 P.M.

Upon roll call vote:

Ayes: 6

Nays: 0

Absent: 0

Abstentions: 0

Planning/Zoning Board Secretary
Dixie Ferrington

Date of Approval