

BOROUGH OF SUSSEX
MEETING MINUTES
LAND USE BOARD
October 26, 2015

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Case (7:55 p.m.), Danner, Darvey, Kristiansen, Little, Rand, Vander Veer, Rose, Klein.
ABSENT: None
PROFESSIONALS PRESENT: Ken Nelson, Dave Brady, Mike Vreeland
PROFESSIONALS ABSENT: None
Mayor Rose and Councilwoman Little leave meeting at 7:45 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. APPROVAL OF MINUTES – A motion to approve the minutes of the September 25, 2015 meeting was made by John Rand, second by Steve Danner.

Upon roll call vote:

Ayes: Danner, Darvey, Kristiansen, Rand, Vander Veer, Klein

Nays: None

Absent: None

Abstentions: Little, Rose

6. INFORMALS

Patricia Lettiri, Block 501, Lot 8, Denial of Zoning Permit. David Brady advises Board of history of application, Mr. Wentink appears with Mrs. Lettiri, discusses history and application. Mr. Brady responds that the application violates use provision and bulk requirements and he does not agree that it is “permitted use”, Section 19-5.1 partial destruction discussion. Mr. Brady also advises that “grandfathering” only applies to single dwelling. Discussion as to whether a portion of the house can be kept while the rest is rebuilt. Mrs. Lettiri was advised to get an architect and an attorney.

7. RESOLUTIONS

Chairman Klein signed the following Resolutions:

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Fitzpatrick Variance Application, Block 204, Lot 4, Application #2013-03
In the Matter of 24 Bank Street, Block 701, Lot 17
Satnam Singh, Dimensional Variance Relief and Minor Site Plan Approval, Block 103, Lots
5 & 6, Application #2015-02
Cellco Partnership d/b/a Verizon Wireless, Conditional Use Variance, Relief and Site Plan
Approval, Block 506, Lot 1, Application #2015-01
David B. Simmons, Jr., Amendment to the February 23, 2015 Resolution, Block 105, Lot 2
Application #PZ-2014-05

Kuperus, PZ#2015-03, Martin Van Der Heide, Attorney appearing, Kenneth Wentink,
Architect appearing, and applicant, Mr. Kuperus. Mr. Wentink still under oath. Mr.
Wentink addresses Board with regard to the amended plans. Ken Nelson reviewed new
plans. Concerns discussed. Mike Vreeland addresses Board.
Chairman opens meeting to public, no public present, closes meeting to public.
Mr. Brady addresses Board on issues regarding use of property that Board will vote on.
Mr. Nelson addresses Board with Mr. Van Der Heide responding. Mr. Kuperus advised
Board that he wants subdivision regardless of outcome of variance vote. Board discusses
issue of the front door use. Mr. Kuperus willing to move front door to side and Board is
concerned what that would do aesthetically to the front of the building. Discussion on
issues of furnace being moved 1 foot above flood level, fencing, and signage removal.
Mr. Brady quotes approval wordage of variance. Steve Danner makes motion on
variance application, Brad Case seconds. Motion did not pass.

Upon roll call vote:

Ayes: Case, Danner, Darvey
Nays: Rand, Vander Veer, Klein
Absent: 0
Abstentions: Kristiansen

Mr. Brady quotes approval wordage of subdivision/bulk, using amended plan. Motion
made by John Rand, second by Brad Case. Motion passed.

Upon roll call vote:

Ayes: Case, Danner, Darvey, Rand, Vander Veer, Klein
Nays: 0
Absent: 0
Abstentions: Kristiansen

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8. BILLS/VOUCHERS

Dated 10/6/15 from Brady & Correale, LLP re: Simmons	\$ 480.00
Dated 10/6/15 from Brady & Correale, LLP re: Kuperus	280.00
Dated 10/6/15 from Brady & Correale, LLP re: Cellco	120.00
Dated 10/6/15 from Brady & Correale, LLP re: General	360.00
Dated 10/20/15 from Guerin & Vreeland Engineering, Inc. re: Simmons	60.00
Dated 10/20/15 from Guerin & Vreeland Engineering, Inc. re: General	360.00
Dated 10/20/15 from Guerin & Vreeland Engineering, Inc. re: Cellco	180.00
Dated 10/21/15 from Nelson Consulting Group, re: Kuperus	483.00
Dated 10/21/15 from Nelson Consulting Group, re: Simmons	391.00
Dated 10/21/15 from Nelson Consulting Group, re: Cellco	218.50
Dated 10/21/15 from Nelson Consulting Group, re: Redevelopment Plan Area "C"	1,667.50

A motion to approve the Bills and Vouchers was made by Karen Vander Veer, second by Steve Danner.

Upon roll call vote:

Ayes: Case, Danner, Darvey, Kristiansen, Rand, Vander Veer,
Klein

Nays: 0

Absent: 0

Abstentions: 0

9. OPEN AND CLOSE TO THE MEETING

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

10. COMMENTS FROM THE PROFESSIONALS

Mr. Nelson discusses "Area C" report.

11. ADJOURNMENT

A motion to adjourn was made by Bruce Kristiansen and seconded by Karen Vander Veer with all in favor. Meeting adjourned at 9:15 p.m.

LAND USE BOARD SECRETARY
Dixie Ferrington

DATE OF APPROVAL