

BOROUGH OF SUSSEX  
PLANNING/ZONING BOARD  
MEETING MINUTES  
June 13, 2016

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Brad Case, Frank Darvey, Karen Vander Veer, Kathy Little, Richard Klein, Steve Danner, Ed Meyer, Bruce Kristiansen.  
ABSENT: None  
PROFESSIONALS PRESENT: Ken Nelson, Dave Brady, Mike Vreeland  
PROFESSIONALS ABSENT: None
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 – Motion made by Steve Danner, second by Ed Meyer approving May 23, 2016 minutes.

Upon roll call vote:

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

6. APPLICATION

RBND, Weibel, PZ-2015-04 – Use variance, temporary use for parking, month to month lease. Board members Ed Meyer and Kathy Little step down.

Attorney for applicant, Martin Van Der Heide. Applicant, Paul Weibel sworn and questioned. Greenway plans 8-8-11 marked as A-1 in evidence, shows building and parking lot. Board members review A-1. Applicant testified that there are 245 cars stored on site, no sales conducted, no repairs, no signage, no banners, and no customers on site. He also testified that as soon as demolition begins on building, lease will end for parking. Terms of lease, month to month, \$2,500 per month which ends in February 2017. Questioned about tractor trailer on site, applicant will find out why. The question of fire safety access was discussed.

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Board attorney Brady, discusses “temporary variance”. Vreeland discusses sanitary manhole and repair of same. Board attorney reviews usage and “D variance”. Ken Nelson addresses Board. Chairman Klein discusses Master Plan, rehabilitation plan and change to Re-Development Plan. Discussion about the cars being parked on site for over a year without permission, and if application is granted, would extensions be permitted. Applicant discusses dealings with Ronetco and their investment so far, along with his own investment so far. Board members discuss time extensions. Chairman Klein addresses Board and Mr. Van Der Heide responds.

Meeting open to public at 8:15 p.m., closed to public at 8:15 p.m.

Board Attorney, Brady, discusses “precedent”.

Motion to approve application made by Steve Danner, second by Bruce Kristiansen. Application failed.

Upon roll call vote:

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

Ed Meyer and Kathy Little rejoin meeting.

7. BILLS/VOUCHERS

Dated 6/1/16 from Brady & Correale, re: Ronetco	\$ 80.00
Dated 6/1/16 from Brady & Correale, re: RBND	240.00
Dated 6/1/16 from Brady & Correale, re: General – School	280.00
Dated 6/1/16 from Brady & Correale, re: 23 Walling	1,600.00

Motion by Karen Vander Veer and second by Brad Case . Motion passed.

Upon roll call vote:

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

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8. NEW BUSINESS

9. MEETING OPEN TO PUBLIC

10. CLOSE MEETING TO THE PUBLIC

11. COMMENTS FROM BOARD MEMBERS

Discussion on Simmons, Harrison Street Parking, recommendation to Council re: parking on 23 North.

12. COMMENTS FROM THE PROFESSIONALS

Ken Nelson discusses progress on Singh.

13. ADJOURNMENT

A motion to adjourn was made by Bruce Kristiansen, second by Karen Vander Veer, all in favor. Meeting adjourned at 8:44 p.m.

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LAND USE BOARD SECRETARY  
Dixie Ferrington

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DATE OF APPROVAL