

BOROUGH OF SUSSEX  
PLANNING/ZONING BOARD  
MEETING MINUTES  
June 27, 2016

1. CALL TO ORDER by Chairman Richard Klein.
2. ROLL CALL – MEMBERS PRESENT: Rich Klein, Steve Danner, Kathy Little, Karen Vander Veer, Frank Darvey, Joe Luna  
ABSENT: Ed Meyer, Bruce Kristiansen, Brad Case  
PROFESSIONALS PRESENT: Dave Brady  
PROFESSIONALS ABSENT: Mike Vreeland, Ken Nelson
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. SWEARING IN – Joe Luna sworn in as alternate.
6. APPROVAL OF MINUTES – Motion made by Steve Danner, second by Frank Darvey approving June 13, 2016 minutes.

Upon roll call vote:

Ayes: Danner, Darvey, Klein, Vander Veer

Nays: None

Absent: Meyer, Kristiansen, Case

Abstentions: Little

7. RESOLUTIONS

RBND, LLC, PZ 2015-05, seeking authority to deviate from the uses permitted by the Redevelopment Plan for the “Area A” Redevelopment Area Block 104, L0t 1.01. Decided June 13, 2016 DENIED, Memorialized June 27, 2016.

Upon roll call vote: (members who voted “No” only)

Motion by Karen Vander Veer, second by Rich Klein.

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23 Walling Properties, LLC, PZ 2015-04, Preliminary & final major site plan approval, Block 103, Lots 3 and 7. Decided April 25, 2-0167, Memorialized June 27, 2016. Motion made by Karen Vander Veer, second by Frank Darvey.

Upon roll call vote:

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

8. BILLS/VOUCHERS

Dated 6/17/16 from Guerin & Vreeland, re: General	\$ 1,440.00
Dated 6/17/16 from Guerin & Vreeland, re: 23 Walling	300.00
Dated 6/17/16 from Guerin & Vreeland, re: Simmons	120.00

Motion by Steve Danner and second by Karen Vander Veer . Motion passed.

Upon roll call vote:

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

9. NEW BUSINESS

Property Maintenance Advisory Committee – representative needed from the Planning/Zoning Board. Joe Luna volunteers. Motion made by Kathy Vander Veer, second by Steve Danner.

Upon roll call vote:

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

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10. JUNE ESCROW REPORT

Dave Brady, Esq., to contact attorneys for Kuperus and RBND regarding outstanding shortage of escrow funds. Mike Vreeland to decide amount of escrow necessary for Simmons, Cellco, Singh, and Walling. Disbursement of any outstanding funds in escrow on closed files, if any.

11. MEETING OPEN TO PUBLIC

12. CLOSE MEETING TO THE PUBLIC

11. COMMENTS FROM BOARD MEMBERS

12. COMMENTS FROM THE PROFESSIONALS

13. ADJOURNMENT

A motion to adjourn was made by Kathy Little, second by Karen Vander Veer, all in favor. Meeting adjourned at 8:15 p.m.

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LAND USE BOARD SECRETARY  
Dixie Ferrington

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DATE OF APPROVAL