

SUSSEX COUNTY PLANNING BOARD

MINUTES

January 9, 2012

The meeting was called to order by Eric Snyder at 4:04 p.m. The meeting is held in compliance with the Open Public Meetings Act, NJSA 10:4-2 of 1975, as amended. Present were:

MEMBERS PRESENT:

Andy Borisuk, Vice Chair
Michael Cecchini
Dr. John Ford
Michael Francis
Phillip Crabb, Freeholder Director
Rich Vohden, Freeholder Member
John Risko, Engineering Alternate

MEMBERS EXCUSED:

Gail Phoebus, Chairwoman
Joseph Maikisch, 1st Alternate

STAFF PRESENT:

Eric Snyder, Planning Director
Alice Brees, Principal Planner
Neal Leitner, Senior Planner
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT:

Megan Ward, Esq.
Tom Kneutelski

The recording system failed to record this meeting. Minutes were prepared from notes and memory.

REORGANIZATION:

Michael Francis nominated Gail Phoebus as Planning Board Chairwoman and Andy Borisuk as Planning Board Vice Chairman. No other nominations were offered. The motion was seconded by Michael Cecchini and carried unanimously.

Eric Snyder turned the meeting over to Andy Borisuk, Vice Chairman.

MINUTES

Minutes were not available.

SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS

A motion was made by Michael Francis to approve the Development Review Committee Reports for October 1, 2011; October 24, 2011; November 7, 2011; November 21, 2011; December 5, 2011 and December 19, 2011. The motion was seconded by Rich Vohden. All were in favor with an abstention from Phillip Crabb. Motion carried.

APPEALS AND WAIVER REQUESTS

A. BEAVER RUN SOLAR FARM, SITE PLAN FILE 31(MSP)11, ROUTE 661, LAFAYETTE TOWNSHIP:

Tom Knutelsky, P.E. and Megan Ward, attorney, presented the waiver requests. He stated that due to exceptional wetlands with 150' buffer, access cannot be provided from Pond School Road. For that reason, the reverse frontage waiver is requested for access to Route 661, located at the vacated Fox Hill Road access. Mr. Knutelsky said that the driveway access would be a paved entrance with 20' width, waiver requested from County standard of 24' minimum width for a commercial driveway. He said that the usage would be minimal, a few trips per month for maintenance, similar to a cell tower access. He proposed a flush curb, so that drainage would not be channelized.

Mr. Knutelsky said that sight distances associated with the proposed access point are substantially greater than the existing farm driveway currently serving the property, which will be closed off by the applicant. The access drive has 606' sight distance to the north, and 372' to the south within the County right-of-way. If a sight easement can be obtained across Lot 2 in Block 27, then the sight distance would be 485'.

The last waiver request is for access location, where the vacated Fox Hill Road access is 65' from Pond School Road access, and County standards for access spacing require 100 to 150. There will be improvements made to the Pond School Road intersection and relocation of the Stop sign and stop bar.

A motion was made by Michael Francis to approve the waiver request for reverse frontage. The motion was seconded by Michael Cecchini and carried.

A motion was made by Michael Francis to approve the waiver request for driveway width from the County Standard of minimum 24' to a 20' wide by 50' long paved apron. The motion was seconded by John Ford and carried.

A motion was made by Michael Cecchini to approve the waiver request for 372' sight distance to the south, with the condition that the applicant make an offer to obtain a sight easement on Lot 2 in Block 27, which would provide for 485' sight distance. The motion was seconded by Michael Francis and carried.

A motion was made by Michael Francis to approve the waiver request for Access Location Management. The motion was seconded by John Ford and carried.

B. RESOLUTION FOR ANDOVER ANIMAL HOSPITAL, SITE PLAN FILE 53(MSP)11, ROUTE 616 AND 669, ANDOVER TOWNSHIP:

A motion was made by Michael Francis to memorialize the Resolution for the Andover Animal Hospital Site Plan. The motion was seconded by Michael Cecchini. A vote was taken. Results were as follows: Michael Francis-Yes; Michael Cecchini-Yes; Rich Vohden-Yes. Motion carried.

DIRECTOR'S REPORT

Eric Snyder said he is working on the County Plan. He also discussed the January 18 Six County meeting in Morristown regarding the Tea Party and stressed the importance of their participation.

UNFINISHED BUSINESS

None

NEW BUSINESS

A. MEETING DATES FOR 2012:

A motion was made by Michael Cecchini to accept the Planning Board Meeting Dates for 2012. The motion was seconded by Michael Francis and carried unanimously.

A motion was made by Michael Cecchini to accept the Development Review Committee Meeting Dates for 2012. The motion was seconded by John Risko and carried unanimously.

OPEN TO PUBLIC

None

ADJOURNMENT

All business having been completed, a motion to adjourn the meeting was made by Michael Francis. The motion was seconded by Michael Cecchini and carried unanimously. The meeting adjourned at 4:50 p.m.