

**SUSSEX COUNTY PLANNING BOARD**

**MINUTES**

**February 4, 2013**

The meeting was called to order by Chairman Borisuk at 4:00 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, Chairman  
  Michael Cecchini  
  Dr. John Ford, Vice Chairman  
  Michael Francis  
  Rich Vohden, Freeholder Member  
  John Risko, Engineering Alternate

MEMBERS EXCUSED:                   None

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

ALSO PRESENT:                   Allen Campbell, P.E. for Weshnak Trust

**MINUTES**

A motion was made by John Ford to approve the Minutes of October 1, 2012 as presented. The motion was seconded by Michael Francis and carried unanimously.

The meeting of November 5, 2012 did not have a quorum present; therefore a Report of the work session rather than Minutes was prepared. A motion was made by Rich Vohden to approve the Report of the November 5, 2012 meeting as presented. The motion was seconded by John Ford. All were in favor with abstentions from Andy Borisuk and Michael Francis. Motion carried.

A motion was made by Michael Cecchini to approve the Minutes of January 7, 2013 as presented. The motion was seconded by Michael Francis and carried unanimously.

**SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS**

A motion was made by Michael Francis to approve the Development Review Committee Reports for October 1, 2012 and January 7, 2013 as presented. The motion was seconded by Michael Cecchini and carried unanimously.

**APPEALS AND WAIVER REQUESTS**

A. WESHNAK TRUST, LOT LINE RELOCATION FILE #23/12, ROUTE 635, WANTAGE TOWNSHIP:

Allen Campbell was sworn by Eric Snyder. Mr. Campbell said he is a Professional Engineer and Professional Planner with the firm of Robert Campbell Associates in Branchville, NJ.

Mr. Campbell explained that this application is for a Lot Line Adjustment in Wantage Township on County Route 635. The application involves Lot 14, a 2.5 acre triangular parcel which has substantial frontage on Haggerty Road. The lot has a pond and associated wetlands and riparian zones in the center of the property on the frontage along Route 635. In evaluating the property's frontage for a driveway location, the optimum and unconstrained location is on the right side, the easterly portion of the property line. To put a driveway at this location, they need to add property to the existing 2.5 acre lot. They propose to take 3.5 acres from the Big Spring Game Farm (Lot 13.01) and reconfigure the 2.5-acre property into a 6-acre parcel. No new lots will be created and the driveway location is proposed on the easterly corner.

This driveway location requires a waiver from this Board because it cannot meet the County Standards for the existing road for sight distance. They are proposing a driveway at the best possible location along their frontage, and a waiver is needed for 375' available to the south.

When asked, Mr. Risko said 582 feet of sight distance is required at that location by County Standards. He added that the biggest factor is the constraints imposed by DEP. Mr. Campbell said there is a hump in the road which creates the obstacle for sight. Currently there is not a dwelling on the property but there may be in the future. They are creating a lot in conformance with Wantage Township Zoning Ordinance.

The meeting was opened to the Public. None present. The meeting was closed to the Public.

**MOTION:**

A motion was made by Michael Cecchini to grant the waiver as requested. The motion was seconded by John Ford. A roll-call vote was taken. Results were as follows: Andy Borisuk-Yes; Michael Cecchini-Yes; John Ford-Yes; Michael Francis-Yes; John Risko-No; and Rich Vohden-Yes. Motion carried.

**DIRECTOR'S REPORT**

A. SCARC SMALL CITIES GRANT:

Eric Snyder reported that the County has formally applied for the SCARC Small Cities Grant. The State requested some additional paperwork and he is working with SCARC to get this done. This is a \$400,000.00 grant to do improvements to some of the group homes and for a Day Care Center that SCARC operates.

Mr. Snyder also reported that at the Development Review Committee earlier this afternoon, there was discussion about a proposed change in the Land Development Standards. He asked Mr. Risko to talk about this. Mr. Risko said to require a left-turn lane into a site, County Land Dev. Standards currently use a threshold of 100 parking spaces. They would like to remove that threshold because it is possible to have a site with 25 parking spaces that would generate enough traffic for a left-turn lane. He said the 100 parking space threshold is arbitrary and it came from the old standards. They would use a national standard (a Research Report,) whereby it is possible to analyze and determine the warrants for a left turn. This would be applied to everything except a minor subdivision and minor site plan. The analysis for the report is not complicated; it only takes about an hour. He feels it is a better way of looking at it.

Mr. Snyder said this change would reduce the number of times an applicant can be expected to go through the waiver process. If the Board agrees, he will prepare a Resolution recommending that the Freeholders adopt that change.

**MOTION:**

A motion was made by Michael Cecchini to direct Staff to prepare a Resolution recommending that the Freeholder Board adopt this change to the Land Development Standards. The Resolution will be considered for adoption by this Board at the next meeting. The motion was seconded by Andy Borisuk. A roll call vote was taken, all were in favor.

**UNFINISHED BUSINESS**

A. DISCUSSION OF PEDESTRIAN IMPROVEMENTS:

At the last meeting there was some discussion about how the Planning Board could track Municipal Site Plan requirements; specifically regarding pedestrian improvements to County roads. Eric Snyder said the Planning Board has a responsibility to make the road safe for all users. When an applicant comes in with a project that is likely to change the way that road will be used, for example, where there are anticipated altered pedestrian patterns, the County has an obligation to sure the matter is addressed. He mentioned the Shell Station/7-11 application in Sparta where there are senior citizens who will use the 7-11 because the Stop N Shop is now one half mile down Route 517 with only intermittent sidewalk access.

Mr. Snyder said in this case, the State has jurisdiction over the whole intersection. He said the County will be in a position to make recommendations to the State and that the County has already made its opinion known as John Risko has already written a letter recommending that that intersection be brought up to safe pedestrian standards. The Planning Division will write a letter as well. Mr. Snyder said there have been circumstances where the town or an applicant didn't want to put sidewalks in where sidewalks made sense.

Mr. Francis said when they reviewed the application for the Quick Check at the corner of Newton Sparta Road and Route 517 across from Pope John High School, the Planning Board talked about requiring sidewalks on both sides of the road and a crossing. He said last week the principal from high school was hit by a car while crossing the road at night in the rain.

Mr. Snyder asked the Board to give some thought as to how they want to address this. There are some other issues regarding Land Standards and they may want to put this in as new policy to be brought before the Freeholders as a Land Standards issue.

Mr. Francis said this should be part of the planning process as they talk about different sites and the relationship to the activities they will generate. Mr. Risko said in this case (the Shell Station/7-11) they have senior citizen housing on one side of the road and a health facility on the other side of the road.

Mr. Snyder said the County is also looking to update the County Strategic Growth Plan. He also talked about the Complete Streets Grant which he hopes will be awarded sometime within the next week or so. These issues need to be addressed as an introduction to policy. He also mentioned a conversation he had with DOT about the intersection near Hayek's. This is an awkward intersection as it is very wide and the pedestrian crossing light is operated by a push button. If the button is not pushed in time or at all, the pedestrian light remains steady red. There are pedestrians (including children) who run across the highway because they don't want to wait through the complete light cycle. If the green pedestrian light goes at the same time as the green traffic light, it should help this situation. Ideally, he would like to see a countdown clock there.

### **NEW BUSINESS**

None

### **OPEN TO PUBLIC**

None

### **ADJOURNMENT**

All business having been completed, a motion to adjourn the meeting was made by Michael Cecchini. The motion was seconded by John Ford and carried unanimously. The meeting adjourned at 4:28 p.m.