

Sussex County Planning Board

Minutes

March 1, 2010

The meeting was called to order by Chairman Cecchini at approximately 4:00 PM. The meeting is held in compliance with the Open Public Meetings Act, NJSA 10:4-2 of 1975, as amended. Present were:

MEMBERS PRESENT:

Michael Cecchini, Chairman
Michael Francis, Vice Chairman
Andy Borisuk
Richard Vohden
Gail Phoebus
Walter Cramp, County Engineer
Rich Zeoli, Freeholder

MEMBERS EXCUSED:

Kirk Perry

STAFF PRESENT:

Eric Snyder, Planning Director
John Risko, Cty. Engineer Alternate
Bill Koppenaar, Chief Engineer
Alice Brees, Principal Planner
Neal Leitner, Senior Planner
Donald Hogan, Attorney

At this time, Chairman Cecchini mentioned that Linda Fountain called to inform him that she has stepped down from this Board. Her obligations on the County College Board have been increasing and she wants to focus on that. Ms. Fountain asked Chairman Cecchini to convey her thanks to the Board for working with them. Chairman Cecchini would like to send a letter to her from the Board thanking her for her time and participation.

Also, Mr. Perry called Chairman Cecchini to inform him that he wouldn't be present.

Chairman Cecchini thanked the Board for voting him into the position of Chairman, and also thanked Mr. Francis for filling in for him at last month's meeting.

MINUTES

A motion was made by Mr. Borisuk to approve the minutes of January 4, 2010. It was seconded by Mr. Vohden. A roll call vote was taken. Results are as follows: A. Borisuk - yes; R. Vohden - yes; G. Phoebus - yes; W. Cramp - yes; M. Cecchini - abstain; M. Francis - yes; R. Zeoli - yes.

SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS

A motion was made by Mr. Vohden to accept the reports of 12/7/2009, 12/21/2009, and 1/19/2010. It was seconded by Mr. Francis. A roll call vote was taken. Results are as follows: A. Borisuk - yes; R. Vohden - yes; G. Phoebus - yes; W. Cramp - yes; M. Cecchini - yes; M. Francis - yes; R. Zeoli - abstain.

APPEALS AND WAIVER REQUESTS

A. Good Shepherd R. C. Church, Andover Borough, County Route 517

As previously mentioned by Chairman Cecchini, a letter was received by the attorney for Good Shepherd R. C. Church asking for this application to be postponed until next month's meeting. Mr. Borisuk made a motion to grant this extension. It was seconded by Mr. Vohden. A roll call vote was taken. Results are as follows: A. Borisuk - yes; R. Vohden - yes; G. Phoebus - yes; W. Cramp - yes; M. Cecchini - yes; M. Francis - yes; R. Zeoli - yes.

DIRECTOR'S REPORT

Mr. Snyder reported that the County is currently moving towards instituting flow control of solid waste. Correspondence has been sent out to the municipalities informing them of meetings that will take place for them and the haulers.

He also reported that the County has submitted its petition for conformance in the preservation area of the Highlands. Not surprisingly, it has been found to be incomplete. Mr. Snyder said there is no rush to correct that.

ATTORNEY'S REPORT - Memorializations

A. Northwood Boatworks Realty LLC, File #37(MSP)09, Route 609, Hopatcong

Regarding this application, Mr. Hogan said his notes mentioned design exceptions, and he asked John Risko to clarify. Mr. Risko said they have to submit design exceptions for work on the County road, for their proposed left turn lane to be acceptable.

Mr. Borisuk raised a question about item #8 regarding factual vs. expert testimony. Mr. Hogan said there were no fact witnesses, only expert testimony. Mr. Hogan will revise that statement to reflect this explanation.

Mr. Vohden raised a question about item #16 regarding rock outcropping. Mr. Hogan said there were no specifics in the plans; it was left open ended. Mr. Borisuk asked if they're going to remove enough rock to make it qualify. Mr. Francis said anything the applicant does will help that existing condition; but they're not going to blast. Mr. Cramp asked what is the criteria used to say they've made a good effort. Mr. Cramp would like #16 worded differently for legal reasons. Chairman Cecchini said he's sure the issues that are now being brought up have been reviewed, and if there were questionable items they would've been discussed before. He says we might want to change the wording for technical reasons. Mr. Snyder agreed; they received a waiver for a certain sight distance and that needs to be met somehow, County Engineer's office would inspect the work done.

Mr. Borisuk made a motion to approve this memorialization with the corrections. It was seconded by Mr. Francis. A roll call vote was taken. Results are as follows: A. Borisuk - yes; R. Vohden - yes; G. Phoebus - yes; W. Cramp - yes; M. Cecchini - yes; M. Francis - yes; R. Zeoli - abstain.

B. Turnquist Subdivision and Site Plan, File #21(CSS)09, Route 565, Frankford Twp.

Mr. Risko said there were two letters written by the engineering staff regarding this application, one involving item #11. Mr. Hogan said the letter that is being referred to is in the file so there is no need to attach it. Chairman Cecchini stated that when the date of the second letter is added, #11 will be ok. Mr. Hogan said #17 states they have to submit the design exception waivers. Mr. Hogan said he understands this Board doesn't have any jurisdiction over the design exception report; it has to go to the Freeholder Board. Mr. Snyder said yes. Mr. Hogan will put that language in his final report, which is if design standards for County road can't be met, then it must go to the Freeholders.

Mr. Borisuk made a motion to approve this memorialization with those changes noted. It was seconded by Mr. Vohden. A roll call vote was taken. Results are as follows: M. Cecchini - yes; A. Borisuk - yes; R. Vohden - yes; M. Francis - yes; G. Phoebus - yes.

9:38:34

C. R. Schindelar, File #38-09, Route 565, Frankford Township

Mr. Borisuk made a motion to approve this memorialization. It was seconded by Mr. Vohden. A roll call vote was taken. Results are as follows: A. Borisuk – yes; R. Vohden – yes; M. Francis – yes; G. Phoebus – yes; W. Cramp – yes, R. Zeoli – yes.

UNFINISHED BUSINESS

None

NEW BUSINESS

A. County Planning Awards for 2010 and Awards Committee

Regarding the awards dinner this year, Mr. Snyder told the committee that things have been fairly quiet in the Planning Division and asked for their opinion on whether to have the dinner or not. He said it hasn't been held in a couple of years. Sue Zellman would like to hold it again and establish some momentum, but Mr. Snyder says right now there aren't many projects to choose from. Ms. Brees said usually the first meeting of the awards committee is in April. Ms. Phoebus said maybe we could put together a subcommittee and work towards 2011, possibly with a few changes to the categories. Ms. Brees said she will send copies of the awards nomination criteria to the committee.

OPEN TO PUBLIC

None present

ADJOURNMENT

There was no further business to be discussed at this time, and a motion was made by Mr. Borisuk to adjourn. Motion was seconded by Freeholder Zeoli and carried. Meeting adjourned at 4:35 p.m.