

Sussex County Planning Board

Minutes

March 7, 2011

The meeting was called to order by Chairman Francis at approximately 4:05 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:

Michael Francis, Chairman
Gail Phoebus, Vice Chairperson
Andy Borisuk
Kirk Perry
Walter Cramp
Joseph Maikisch
Dr. John Ford
Rich Vohden, Freeholder

MEMBERS EXCUSED:

Michael Cecchini

STAFF PRESENT:

Eric Snyder, Planning Director
John Risko, Assistant County Engineer
Alice Brees, Principal Planner
Neal Leitner, Senior Planner

ALSO PRESENT:

Ken Dykstra, P.E. for Woodport 80, LLC
William Hinkes, Esq. for Woodport 80, LLC

MINUTES

A motion was made by Mr. Borisuk to approve the minutes of February 7, 2011. It was seconded by Vice Chairperson Phoebus. After abstentions from Mr. Cramp and Mr. Perry, all were in favor.

SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS

No reports

APPEALS AND WAIVER REQUESTS

A. Woodport 80, LLC, File 49(PSP)10, CR 605, Sparta

Mr. Snyder swore in Mr. Dykstra, principal engineer for this application. Mr. Hinkes, attorney for the applicant, said they are asking for a waiver for the sight triangle requirements at the corner of Stanhope Road (CR 605) and Professional Quadrangle. Because of existing conditions, the applicant is asking for a waiver that will allow shorter sight triangle dimensions. County standards require 90 feet x 300 feet; applicant is proposing 43 feet x 218 feet. Mr. Dykstra displayed a color exhibit of the site plan for the project. He said the existing site has relatively poor sight distance to the south. Due to the vegetation and the embankment, it is currently about 90 feet. The applicant proposes to enhance the sight line up to 190 feet by clearing the vegetation and grading the site, which will not impact the residential home site next door.

Mr. Perry asked if the County concurs that this is the best that can be done. Mr. Risko said, yes; this is a tough spot with poor visibility.

Mr. Perry asked if the applicant will maintain the vegetation so that the 190 feet sight distance will be kept. Mr. Hinkes asked Mr. Risko if there is a condition attached to this form of easement about whether the property owner or the County will maintain the area. Mr. Risko said the County has the right to correct that area if not maintained by the property owner. Mr. Hinkes agreed that it will be maintained by the applicant.

Chairman Francis opened this meeting to the public. Hearing none, he brought it back to the Board.

Mr. Borisuk made a motion to move the application. Mr. Perry seconded it. A roll call vote was taken. Results are as follows: A. Borisuk - yes; W. Cramp - abstain; J. Ford - yes; J. Maikisch - yes; G. Phoebus - yes; M. Francis - yes; R. Vohden - yes; K. Perry - yes.

B. Draft Resolution for ABJC Investments, Route 517 and Memory Lane, Sparta

Mr. Borisuk made a motion to accept this resolution. It was seconded by Mr. Maikisch. A roll call vote was taken. Results are as follows: A. Borisuk - yes; W. Cramp - abstain; J. Ford - yes; J. Maikisch - yes; G. Phoebus - abstain; M. Francis - yes; R. Vohden - yes; K. Perry - abstain.

DIRECTOR'S REPORT

Mr. Snyder stated that there is a Complete Streets Workshop on March 31st from 5:30 – 8 p.m. at the Waterloo Village Meeting House. The cost is \$10.00 per person, which includes a bag supper. Registration forms were handed out. Mr. Snyder said hopefully this workshop is just the first of a series between Sussex-Warren-Morris Counties.

Mr. Snyder also said there is a meeting with the DEP on March 15 from 5 – 8 p.m. here in the Freeholder Meeting Room to discuss wastewater service areas and DEP review maps. He said we hope to have the process identified by the DEP with regard to putting new areas into the plan.

ATTORNEY'S REPORT

No report

UNFINISHED BUSINESS

Ms. Brees distributed a flyer from Rutgers Continuing Education regarding a green infrastructure seminar to be held on March 30 in the 3rd floor conference rooms from 1-3 p.m.

NEW BUSINESS

- A. DEP Public Meeting on Sewer Service Area Maps, March 15, 5-9 p.m. – discussed above.

- B. 2010 Census Data on Population by Age, Housing Units – provided in the mailing for the Board's information.

OPEN TO PUBLIC

None were present.

ADJOURNMENT

There was no further business to be discussed at this time, and a motion was made by Vice Chairperson Phoebus to adjourn. Motion was seconded by Mr. Borisuk and carried. Meeting adjourned at 4:28 p.m.