

SUSSEX COUNTY PLANNING BOARD

MINUTES

October 3, 2011

The meeting was called to order by Chairman Francis 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:

Michael Francis, Chairman
Gail Phoebus, Vice Chairperson
Michael Cecchini
Joseph Maikisch, 1st Alternate
John Risko, Engineering Alternate
Rich Vohden, Freeholder Member

MEMBERS EXCUSED:

Dr. John Ford
Kirk Perry

STAFF PRESENT:

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

ALSO PRESENT:

Megan Ward, Esq.

MINUTES

A motion was made by Joe Maikisch to approve the minutes of September 12, 2011 as presented. The motion was seconded by John Risko and carried unanimously. A roll call vote was taken. All were in favor with abstentions from Gail Phoebus and Michael Cecchini. Motion carried.

SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS

A motion was made by John Risko to approve the Development Review Committee Minutes for September 12, 2011 as presented. The motion was seconded by Rich Vohden. A roll call vote was taken. All were in favor with an abstention from Michael Cecchini. Motion carried.

APPEALS AND WAIVER REQUESTS

- A. 13 NEWTON, LLC, SITE PLAN FILE #14E(PSP)08, ROUTES 519 AND 206, BRANCHVILLE AND FRANKFORD TOWNSHIPS- CARRY TO NOVEMBER (SEE ATTACHED LETTER):

A motion was made by Michael Cecchini to carry this item to the November meeting. The motion was seconded by Gail Phoebus and carried unanimously.

- B. RESOLUTION FOR WAIVERS GRANTED – QUICK CHEK CORP., SITE PLAN FILE #63(PSP)09, ROUTES 517 AND 616, SPARTA TOWNSHIP:

A motion was made by Joseph Maikisch to memorialize the Resolution for the Quick Chek Corp Site Plan. The motion was seconded by Michael Francis. A vote was taken. Results were as follows: Michael Francis-Yes; Joseph Maikisch-Yes. Motion carried.

DIRECTOR'S REPORT

Eric Snyder requested that the Board adopt a Resolution declaring October as Community Planning Month and urging the Freeholders to follow suit.

A motion was made by Michael Cecchini to declare October as Community Planning month and to recommend to the Freeholders to do the same. The motion was seconded by Gail Phoebus and carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. PROPOSED DEVELOPER'S AGREEMENT, AIRPORT ROAD, LLC, FILE #53(MSP)10, ROUTE 603, GREEN TOWNSHIP:

Megan Ward, Esq. said her client has an 8-lot commercial/ industrial subdivision on Airport Road, County Route 603 with municipal approval. One of the conditions of approval by the County and Green Township in the Developer's Agreement is that as individual site plan applications are made for the development, they will be submitted to the County, including a Traffic Analysis. Then the County can determine at what point a left-turn lane might be required, and there is already a plan prepared for a future left turn lane, if it is required.

Eric Snyder said there is no point in building it now because it is not known when or if a left turn lane will be warranted in the future. So it is better to wait until the actual events occur.

A motion was made by John Risko to recommend to the Freeholder Board that they accept the Developer's Agreement for Airport Road, LLC in Green Township. The motion was seconded by Michael Cecchini. All were in favor with an abstention from Rich Vohden.

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 and carried unanimously. The meeting adjourned at 4:08 p.m.