

## **SUSSEX COUNTY PLANNING BOARD**

### **MINUTES**

**October 1, 2012**

The meeting was called to order by Vice Chairman Borisuk at 4:10 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 Chairman  
Michael Cecchini  
Dr. John Ford  
Michael Francis  
Rich Vohden, Freeholder Member  
Daniel Conkling, 2<sup>nd</sup> Alternate  
John Risko, Engineering Alternate

**STAFF PRESENT:**

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

**ALSO PRESENT:**

Robert Regimbal, Counsel for Thor Labs  
Christian Roche, Langan Engineers

### **MINUTES**

A motion was made by Michael Francis to approve the Minutes of September 10, 2012 as presented. The motion was seconded by Michael Cecchini. All were in favor with an abstention from Daniel Conkling. Motion carried.

On Page 5, second paragraph, the discussion for the Martorana waiver request says the speed limit at the site is 35 MPH. John Risko asked that the Minutes reflect that the design speed is not the posted speed limit. Based on the 85<sup>th</sup> percentile speed, it is 45 MPH. A motion was made by Michael Francis to approve the Minutes of September 17, 2012 as amended. The motion was seconded by Michael Cecchini. All were in favor with an abstention from Daniel Conkling. Motion carried.

Dr. Ford asked that this change be made to the Resolution as well.

**SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS**

A motion was made by John Risko to approve the Development Review Committee Report for September 10, 2012 as presented. The motion was seconded by Michael Cecchini and carried unanimously.

**APPEALS AND WAIVER REQUESTS**

A. RESOLUTION FOR ST. JUDE CHURCH SITE PLAN, SCPB 4(PSP)08/12, COUNTY ROUTE 661, HARDYSTON TOWNSHIP:

A motion was made by Michael Cecchini to memorialize the Resolution for the St. Jude Church Site Plan. The motion was seconded by John Ford. A vote was taken. Results were as follows: Andy Borisuk-Yes; Michael Cecchini-Yes; John Ford-Yes; Michael Francis-Yes; John Risko-Yes; and Rich Vohden-Yes. Motion carried.

B. RESOLUTION FOR CAMPBELL SITE PLAN, SCPB 14(PSP)12, COUNTY ROUTES 661 AND 669, ANDOVER TOWNSHIP:

A motion was made by Michael Cecchini to memorialize the Resolution for the Campbell Site Plan. The motion was seconded by John Ford. A vote was taken. Results were as follows: Andy Borisuk-Yes; Michael Cecchini-Yes; John Ford- Yes; Michael Francis-Yes; John Risko-Yes; and Rich Vohden-Yes. Motion carried.

C. RESOLUTION FOR MARTORANA SITE PLAN, SCPB 15(CSS)12, COUNTY ROUTE 616, TOWN OF NEWTON:

John Ford said at the September 17, 2012 meeting, it was agreed that the parking spaces in front of the building would be eliminated and the improvements to the west bound turning lane exit be addressed in Phase 1 not Phase 2. He asked that the Resolution be amended to show these conditions. Rich Vohden noted a typo on Page 2, third full paragraph; correct the spelling of Quick Chek. A motion was made by Michael Cecchini to memorialize the Resolution for the Martorana Site Plan as amended. The motion was seconded by John Ford. A vote was taken. Results were as follows: Andy Borisuk-Yes; Michael Cecchini-Yes; John Ford-Yes; Michael Francis-Yes; and Rich Vohden-Yes. Motion carried.

C. 13-19 WOODSIDE AVENUE SITE PLAN, SCPB 18(PSP)12, ROUTE 621, TOWN OF NEWTON:

Robert Regimbal, General Counsel to Thor Labs said he represents the applicant for the 13-19 Woodside Avenue site plan. Christian Roche, of Langan Engineers, the Engineer and Consultant for the project was also present. Mr. Roche said the Thor Labs complex is located off of Sparta Avenue and currently has two buildings and 35 parking spaces. They are proposing the demolish one of the existing buildings and increase the total parking spaces to 78. They are also proposing a modified entrance onto Woodside Avenue. That entrance will meet all County requirements. The applicant is requesting a waiver from stormwater management and groundwater recharge. This groundwater recharge waiver has already been granted by the Town of Newton and Sussex County Soil Conservation District.

Mr. Roche said there are three areas in stormwater management: water quality, water quantity and groundwater recharge. They meet water quality and water quantity criteria; however, due to some environmental issues on site, they are requesting a waiver from groundwater infiltration. Mr. Roche explained that if there are potential contaminants on the site, you don't want to risk infiltrating these contaminants into the groundwater and have them disperse off site.

When asked which building will be demolished, Mr. Roche said it is the old printing building on the western portion of the site.

John Risko said the County does not require recharge, that is the State standard and the towns enforce it. The County does require that they do not increase the volume level.

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

**MOTION:**

Michael Cecchini said in light of not making a good situation bad, he made a motion to approve the waiver from controlling stormwater volume. The motion was seconded by Michael Francis. A vote was taken. Results were as follows: Andy Borisuk-Yes; Michael Cecchini-Yes; John Ford-Yes; Michael Francis-Yes; Daniel Conkling-Yes; John Risko-Yes; and Rich Vohden-Yes. Motion carried.

**DIRECTOR'S REPORT**

A. QARMOUT:

Eric Snyder reported that based on Michael Garofalo's opinion, which was shared by Dennis McConnell, Esq. and others, the Freeholder Board declined to hear the appeal from Anwar Qarmout as they believed they did not have jurisdiction to do so. Mr. Qarmout has rights to appeal in Superior County; however, Mr. Snyder does not believe he has much of an avenue there.

B. NEW JERSEY CONSORTIUM:

Mr. Snyder reported that the New Jersey Consortium is a \$5 million, three year project for a group plan for sustainability. The group is comprised of people from all of northern New Jersey, 13 northern New Jersey towns, including Sussex County, Rutgers, the Regional Plan Association and various others. The first of the subcommittee meetings was held last week.

This is a fund that was established through collaboration between the Federal EPA , HUD and DOT. Mr. Snyder added that this is the first time somebody at a very high level has decided that transportation, housing and economic development matter if you do planning.

The \$5 million is only part of the funding; it is actually double that, a \$10 million project. The goal is to come up with something that's implementable on the ground.

Mr. Snyder said hopefully, with the broad participation of individuals and agencies at all four levels of government Sussex County may benefit. The Freeholder Board adopted a Resolution to become part of this Consortium. Rich Vohden said when the Freeholders were discussing this, it was pointed out that Morris County has or thinks they have their entire transportation infrastructure in place. Sussex County is behind and needs more infrastructure. The Freeholders wanted Sussex County to be a part of the process.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

Michael Francis reported that the Sussex County Chamber of Commerce awarded the Borough of Hopatcong the Municipal Award for its efforts with economic development. He added the Rich Vohden won the highest award given by the Chamber of Commerce, the Distinguished Person Award. Eric Snyder asked if Michael Francis would give a presentation on the work done by the Borough of Hopatcong. Mr. Francis said he would and added that Hopatcong Borough is very excited about the North Jersey Consortium.

Rich Vohden said he attended three meetings of the North Jersey Planning Transportation Authority with Eric Snyder. He said he mentioned to the Freeholders that he has been attending these meetings and that when Sue Zellman retires, he would like to be the Transportation Representative.

Dan Conkling reported that Green Township has two applications coming in next week development on Rt. 603 across from Trinca Airport. There will be two industrial applications on a 10 acre/8 lots piece that was approved about 18-24 months ago. He believes one project will be a daycare center. Hopefully these projects will bring jobs to the County.

### **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 5:10 p.m.