

SUSSEX COUNTY PLANNING BOARD

MINUTES

October 7, 2013

The meeting was called to order by Chairman Borisuk at 4:04 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
Daniel Conkling
Gene Crawford, 1st Alternate
Dan Flynn, 2nd Alternate
John Risko, Engineering Alternate
Rich Vohden, Freeholder Director

MEMBERS EXCUSED:

Dr. John Ford, Vice Chairman
Wolfgang Gstattenbauer

STAFF PRESENT:

Alice Brees, Principal Planner
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT:

Dennis McConnell, Esq.

MINUTES

A motion was made by Michael Cecchini to approve the Minutes of September 9, 2013 as presented. The motion was seconded by Dan Flynn. All were in favor with an abstention from Daniel Conkling. Motion carried.

SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS

A motion was made by Rich Vohden to approve the Development Review Committee Report for September 9, 2013 as presented. The motion was seconded by Michael Cecchini and carried unanimously.

APPEALS AND WAIVER REQUESTS

A. WAIVER FOR KALTSAS LOT LINE RELOCATION FILE 6/12, COUNTY ROUTE 614, FREDON;

The applicant was not present. Dennis McConnell said the Board has a letter from the applicant's engineer, ENTEC, dated September 17, 2013 with sight distance waiver requests. Using the criteria provided in the County Standards, he delineates eight separate reasons why he believes the waiver to be appropriate. A report from the Asst. County Engineer was also available.

Mr. McConnell said the plan shows different uses on the property, with the existing commercial strip mall and behind it are residential dwellings. In the past, the proposed driveway on Route 614 was originally approved as a right-in/right-out only. The applicant is looking to change the approval to a full access driveway for a residence and would keep the residential driveway separated from the commercial driveway. Alice Brees said the original site plan proposed an extension of the strip mall on the subject property. According to the engineer, DEP is saying this can't happen.

Many questions were raised that could not be answered without the applicant. Michael Cecchini made a motion that this waiver request be tabled until the next meeting. The applicant will be notified that the Board was not able to make a decision on the application because the applicant was not here to offer testimony, and additional information is needed to clarify the plans. The motion was seconded by Dan Flynn and carried unanimously.

DIRECTOR'S REPORT

Eric Snyder was away on vacation.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

OPEN TO PUBLIC

None

ADJOURNMENT

All business having been completed, a motion to adjourn the meeting was made by Gene Crawford. The motion was seconded by Daniel Conkling and carried unanimously. The meeting adjourned at 4:23 p.m.