

SUSSEX COUNTY PLANNING BOARD

MINUTES

October 6, 2014

The meeting was called to order by Chairman Borisuk 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:

Andy Borisuk, Chairman
Dr. John Ford, Vice Chairman
Michael Francis
Gene Crawford, 1st Alternate
Dan Flynn, 2nd Alternate
John Risko, Engineering Alternate
Rich Vohden, Freeholder Director

MEMBERS EXCUSED:

Wolfgang Gstattenbauer

STAFF PRESENT:

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

ALSO PRESENT:

None

MINUTES

A motion was made by John Ford to approve the Minutes of July 7, 2014 as presented. The motion was seconded by Dan Flynn. All were in favor, with abstentions from Gene Crawford and John Risko. Motion carried.

A motion was made by John Ford to approve the Minutes of September 8, 2014 as presented. The motion was seconded by Dan Flynn and carried unanimously.

SITE PLAN/SUBDIVISION DEVELOPMENT REVIEW COMMITTEE REPORTS

A motion was made by Rich Vohden to approve the Development Review Committee Reports for July 7, 2014; July 21, 2014; August 25, 2014; September 8, 2014 and September 22, 2014 as presented. The motion was seconded by John Ford and carried unanimously.

PLANNING STAFF REPORT

Activity for July 2014 included a “No Effect on County” Site Plan; Deed Work for a Preliminary Site Plan and Deed Work for a Combined Subdivision/Site Plan.

Activity for August 2014 included a “No Effect on County” Site Plan; Waivers for a Combined Subdivision/Site Plan and a Preliminary Site Plan and an Approval for revised Subdivision Plans.

Activity for September 2014 included two Exempt Site Plans; a Reviewed Combined Subdivision/Site Plan; a “No Effect on County” Site Plan; two “Incomplete” Site Plan applications and an Exempt Site Plan.

APPEALS AND WAIVER REQUESTS

A. RESOLUTION FOR WILLIAM COWAN, JR. SITE PLAN #14(MSP)14, BRANCHVILLE BOROUGH:

A motion was made by Dan Flynn to memorialize the Resolution for the William Cowan, Jr. Site Plan. The motion was seconded by John Ford. A vote was taken. Results were as follows: Andy Borisuk-Yes; John Ford-Yes; Michael Francis-Yes; Gene Crawford-Yes; Dan Flynn-Yes; and Rich Vohden-Yes. Motion carried.

B. RESOLUTION AND DRAFT DEVELOPERS AGREEMENT FOR TOWN SQUARE GARDENS, LLC SITE PLAN #14(PSP)12/14, NEWTON:

A motion was made by Michael Francis to memorialize the Resolution for waivers for the Town Square Gardens, LLC Site Plan. The motion was seconded by Rich Vohden. A vote was taken. Results were as follows: Andy Borisuk-Yes; John Ford-Yes; Michael Francis-Yes; Gene Crawford-Yes; Dan Flynn-Yes and Rich Vohden-Yes. Motion carried.

A revised copy of the Developers Agreement was provided to the Planning Board. Mr. Snyder said the next step for the Developers Agreement is for the Planning Board staff to prepare a Resolution for the Freeholders to vote upon.

MOTION:

A motion was made by John Ford that the Planning Board recommend the revised Developers Agreement, dated today, be forwarded to the Freeholder Board for their

consideration. The motion was seconded by Michael Francis. A vote was taken. Results were as follows: Andy Borisuk-Yes; John Ford-Yes; Michael Francis-Yes; Gene Crawford-Yes; Dan Flynn-Yes and Rich Vohden-Abstain.

DIRECTOR'S REPORT

Eric Snyder reported that he has been working on the Economic Development Study and it is almost complete. He reminded the Board that the Strategic Growth Plan Update consisted of the Hughes/Seneca Report, the Plan Update and topic Report Appendices that were added. The body of the report is now in reasonable shape and can go to the Steering Committee. He is currently reviewing the topic reports which are equivalent to the Municipal Master Plan Elements. This is the fourth time that he has gone through the documents with revisions and edits and that the whole process with the consultant has not been a very good experience.

The Grant for this study is part of federal money that went to Together North Jersey and the deadlines are inflexible. Mr. Snyder said the report from Doctors Hughes and Seneca, Rutgers University was excellent.

Mr. Snyder said there are economic signs of life in Sussex County which seem to be in the centers, but there are clouds on the horizon for the County. When the report is ready, it will go out to the Steering Committee and the Planning Board.

Rich Vohden asked Mr. Snyder if he received a copy of the Quarterly Rutgers Regional Report authored by Hughes and Seneca. Mr. Snyder said he received the most recent report but he has not read it yet. Mr. Vohden said he would be interested in seeing the report.

Mr. Snyder said the County is now putting together Developers Agreements for some applications that involve sidewalks and other pedestrian improvements. The Agreements involve the County, the applicant and the towns. The process is complete for Sparta. The Agreement says sidewalk maintenance and all of the on-site safety provisions, such as stop signs, parking lot stripes, and stop bars are all the responsibility of the developer/property owner. Newton's Ordinance says with developments such as Town Square Gardens and Martorana, the property owners are responsible for the maintenance of sidewalks. In Sparta, the County is asking, and the Township has agreed that the town will enforce their sidewalk maintenance code. Dan Flynn asked if the agreements are sent to the towns. Mr. Snyder said they are and that the Town governing bodies would need to adopt a Resolution to sign the agreement.

The County Land Development Standards that the Planning Board recommended and the Freeholders adopted in 2008 are beginning to have an effect. There have been ongoing discussions as to how they are specifically interpreted in some cases; but there's been real progress in making developments walkable rather than being designed only for cars and trucks.

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 John Ford. The motion was seconded by Dan Flynn and carried unanimously. The meeting adjourned at 4:18 p.m.