

SUSSEX COUNTY PLANNING BOARD

MINUTES

November 7, 2016

The meeting was called to order by Chairman Borisuk at 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:

Andy Borisuk, Chairman
Wolfgang Gstattenbauer, Vice Chairman
Gene Crawford
Michael Francis
Mark Zschack
Matthew Hannum, 1st Alternate
Bill Koppenaar, County Engineer
George Graham, Freeholder Director
Carl Lazzaro, Freeholder Member (4:10 p.m.)

STAFF PRESENT:

Autumn Sylvester, Principal Planner
Alice Brees, Principal Planner
Rick VanderPloegh, Engineering Division
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT:

John Williams, Esq., County Counsel

MINUTES

A motion was made by Wolfgang Gstattenbauer to approve the Minutes of October 3, 2016 as presented. The motion was seconded by George Graham and carried unanimously.

SITE PLAN/SUBDIVISION DEVELOPMENT REVIEW COMMITTEE REPORTS

A motion was made by Wolfgang Gstattenbauer to approve the Development Review Committee Reports for September 12, 2016, October 3, 2016 and October 17, 2016 as presented. The motion was seconded by Gene Crawford and carried unanimously.

APPEALS AND WAIVER REQUESTS

A. RESOLUTION FOR WAIVERS AND PROPOSED DEVELOPER'S AGREEMENT FOR PATRICK'S PUB MINOR SITE PLAN 9(MSP)15, COUNTY ROUTE 607, HOPATCONG BOROUGH:

Bill Koppenaar suggested a modification to the Resolution to include a reference to the Engineering Report that was presented at the time of the meeting. The report went into consideration and support of the waivers that were granted by the Board. The Resolution referenced the site plan and goes through each of the waivers. He wants included in the body of the Resolution that the Board had and took into consideration the Engineering Report that was prepared by the County in support of the waiver requests.

Autumn said that the Resolution will be amended to include an additional "Whereas," clause stating that the Planning Board based their determination on the Engineering Report.

A motion was made by Wolfgang Gstattenbauer to memorialize the Resolution and Developer's Agreement for the Patrick's Pub Minor Site Plan Application, with the addition of the above noted clause. The motion was seconded by Mark Zschack. A vote was taken. Results were as follows: Andy Borisuk-Yes; Wolfgang Gstattenbauer-Yes; Gene Crawford-Yes; Michael Francis-Yes; and Mark Zschack-Yes. Motion carried.

DIVISION REPORT

Autumn updated the Planning Board on some activities of the Planning Division. The Solid Waste Advisory Council received an application to amend the County Solid Waste Management Plan for a Class A Facility on Limecrest Road in Andover Township. This is the same site where Cambridge Pavers had proposed a paving stone manufacturing operation. The applicant did a preliminary presentation to SWAC last month. We have not received a final application yet. Because it is a Class A facility, it falls under State Solid Waste regulations.

The applicant is Pace Glass. They take glass from different sites and sort it by color before processing it and selling it to other users. Mr. Koppenaar said the site plan may come to the County but he is not positive. One of the reasons they selected this site was because of the nearby rail line. They want rail access to this facility. Autumn said they will operate 24/7 and will employ about 40-50 people. There are private residences around the facility, but the property is very large.

There was a question regarding containment of the glass. Alice said that SWAC will hear about that in detail. There was also some discussion about truck traffic. Autumn said as part of the Solid Waste Plan Amendment, the applicant will need to address the truck traffic and provide a truck route plan.

Autumn also reported that she and Alice attended an outreach session at the DEP two weeks ago regarding the new Water Quality Rules. The new rules, which are meant to simplify the process, are expected to be adopted today.

Prior to today's Planning Board Meeting, the Development Review Committee met to review the existing Fee Schedule. They consolidated, reduced and removed either redundant fees or overly burdensome fees. They will continue the discussion at the next meeting. Bill said they hope to present the revised Fee Schedule at the December Planning Board meeting. He also said that this is one step as the Division is concurrently reviewing the bonding requirements. They also want to revisit the Road Opening Access and Highway Occupancy permits. They want to combine all these efforts into one that will eventually go before the Freeholders.

Autumn said that Planning staff and Bill met with the GIS Consultant and Dan Freed in Records Management to review the existing Planning data. They want to create an interactive mapping tool which will provide development information to public and interested developers and parties to support economic development initiatives in the County. George Graham asked if this work will include the separate municipal zoning designations. Bill said they are looking to have a municipal base. The last time the County updated its GIS information for municipal zoning was 2013. There is work to be done to update those data sets. George Graham said there have been properties that have been bought where the purchaser was unaware he could not use the property as he planned. It is important for the public to have access to this information. Bill said the County is not looking to create data that does not already exist. They are looking to streamline access to the information. Carl Lazzaro said it may be a good idea for the County to visit the local Planning/Zoning Boards to talk about the development process.

Autumn reported that there is a Grant Application opportunity available through NJ Future called, "Mainstreaming Green Infrastructure." Grant money will be available to advance demonstration projects for Green Infrastructure, such as rain gardens, bio swales, etc. They are open to Developers, Municipalities and non-profits. The project must be located in the northwest NJ Highlands area. The grant will provide \$10,000 to develop the plan and \$5,000 to implement it. They will provide the media exposure. Copies of the grant information were provided to the Planning Board members.

George Graham said that the Planning Board was never sworn in as individuals. He asked the Chair to ask County Counsel to make sure that the Planning Board is covered under all the rules, regulations and By-Laws to make sure that the Planning Board is working as a legal entity. He also asked the Chair to speak to the Clerk of the Board to make sure that the appointments as members/alternates are proper for January 1st. Chairman Borisuk agreed.

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 Wolfgang Gstattenbauer and carried unanimously. The meeting adjourned at 4:26 p.m.