

**A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON,
COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, APRIL 1st, 2019
AT THE MUNICIPAL BUILDING BEGINNING AT 7:00 P.M.**

Vice Chairman Sinha called the meeting to order. This meeting has been advertised in accordance with the Open Public Meetings Act by advertising notice of the meeting in the N.J. Herald and posting copy of the notice in the Sandyston Township Municipal Building.

Roll Call:

Members Present: Harper, Huber, Hull, Cunico, Green, Sinha, Woodhead, and Mikulka.
Absent: Smith, Milligan, and Utter.

MINUTES:

A MOTION was made by Mr. Cunico, seconded by Mrs. Woodhead to approve the minutes of the meeting held on March 4th, 2019. Upon roll call the following votes were cast: AYES: Harper, Hull, Cunico, and Woodhead. NAYS: None. ABSTAIN: Huber, Green, Sinha, and Mikulka. Motion carried.

VOUCHER REPORT:

A MOTION was made by Mrs. Woodhead, seconded by Mrs. Hull to approve the April 1, 2019 voucher report. Upon roll call the following votes were cast: AYES: Harper, Huber, Hull, Cunico, Green, Sinha, and Woodhead. NAYS: None. Motion carried.

HOLLANDER STRELZIK PASCULLI

General:

Invoice #WEH-3999 – dated 3/15/19 – Professional Legal Services \$450.00

Escrow:

Invoice #WEH-4002 – dated 3/20/19 \$594.00

Application #04-2018 - Andrew Kaplan – Project Name: #7 Garage

Invoice #WEH-4000 – dated 3/15/2019 \$1278.00

Application #02-2018 - Certified Used Auto / Toro

H.E. PELLOW & ASSOCIATES, INC

General:

Invoice # 68529 Dated: 03/19/2019

Land Use Board Professional Services \$65.00

Escrow:

Invoice # 68532 Dated: 03/19/2019

Certified Used Auto / Albert Toro - Site Plan #02-2018 \$195.00

Invoice # 68533 Dated: 03/19/2019

Andrew Kaplan - Site Plan #04-2018 \$33.00

CORRESPONDENCE: None.

FORMAL APPLICATION: None.

RESOLUTIONS:

A MOTION was made by Mr. Cunico, seconded by Mrs. Woodhead to memorialize the resolution for Variance Approval for Andrew Kaplan, Application #04-2018, block 2803 lot 1 Zone: W heard on 3/4/19. Upon roll call the following votes were cast: AYES: Harper, Hull, Cunico, and Woodhead. NAYS: None. ABSTAIN: Huber, Green, Sinha, and Mikulka. Motion carried.

OTHER BUSINESS: None.

AUDIENCE PARTICIPATION:

Mr. John Snyder of 1A Woods Road approached the board and asked for clarity on a matter of accessory structures on a vacant property. Mr. Snyder stated that he is interested in purchasing a property that is farmland assessed and would like to place a pole barn on it. He was told by his real estate agent that the zoning office advised that it would require a variance as there is no principle structure on the property. This requirement necessitating a principle structure on the property in order to place an accessory structure also on the property was confirmed by the board. Mr. Snyder asked what the likelihood of obtaining the variance approval would be. The board explained that is not an answer they could provide and that guidance from his own professionals in preparing that application could put him in the right direction.

Mr. Glen Hull of Sandyston asked if a property is subdivided and is not built upon could it retain the farmland assessment. He that told that it was possible as long as it remained farmed and filed as farmland assessed.

A MOTION was made by Mr. Cunico, seconded by Mr. Mikulka to adjourn the meeting. AYES: All in favor. NAYS: None. Motion carried.



Beth Brothman
Board Secretary