

A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, NOVEMBER 2nd, 2015 AT THE MUNICIPAL BUILDING BEGINNING AT 7:00 P.M.

Mr. Cunico 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:

Present: Messrs. MacDonald, Huber, Harper, Pinzone, Cunico, Green, Sinha, Powers, Smith.

Absent: Utter, Milligan

ALSO PRESENT: Glen Gavan, Board Attorney

MINUTES:

A MOTION was made by Mr. Pinzone, seconded by Mr. Green to approve the minutes of the meeting held on August 3rd, 2015. Upon roll call the following votes were cast: AYES: MacDonald, Huber, Harper, Pinzone, Cunico, Green, Sinha, Powers. NAYS: None. ABSTAIN: Smith. Motion carried.

VOUCHER REPORT:

A MOTION was made by Mr. Green, seconded by Mr. Huber to approve the October 5th, 2015 voucher report. Upon roll call the following votes were cast: AYES: MacDonald, Huber, Harper, Pinzone, Cunico, Green, Sinha, Powers, Smith. NAYS: None. Motion carried.

Criscuoli & Gavan, LLC

General: Planning Board Business	\$199.68
Escrow: Invoice # 7619 – PMG New Jersey II LLC	\$815.36

H. E. Pellow & Associates, Inc.

General: Invoice # 61160 – Planning Board Business	\$31.25
Escrow: Invoice # 61020 – PMG New Jersey II LLC	\$359.00
Invoice # 61019 – Mark Utter / Shi Site Plan #05-2005	\$341.00
Invoice # 61159 – Mark Utter / Shi Site Plan #05-2005	\$125.00
Invoice # 61161 – Farrell #04-2014 – Subdivision	\$156.00

ENGINEER'S REPORT:

Application #04-2014 – Subdivision for Farrell, O'Sullivan & Spinks – block 2602 lot 5 Re: Review of deed submitted by Applicant's attorney Tsitsiragos (Spinks) was presented to the board and placed on file.

Application #03-2015 – Site Plan & Variance for PMG New Jersey LLC – block 905 lot 2.04 Re: Review of revised plans in accordance with condition of approval granted 8/3/15 was presented to the board and placed on file.

CORRESPONDENCE:

Letter from Attorney Tsitsiragos for Spinks of Subdivision #04-2014 Farrell, O'Sullivan & Spinks B. 2602 L.5.02 #04-2014 Re: Executed Deed for Lot 5.02 – request for Chairperson & Secretary signature the record was executed as requested after review.

Letter from Dulce Cuco Re: Notification of application made to NJDEP for permit / approval under Freshwater Wetlands Protection Act rules, NJAC 7:7A for property located at block 801 lot 24.03 – Cemetery Road was presented to the board and placed on file.

Letter to Mayor Harper from The Land Conservancy of New Jersey Re: Invitation for board members to attend a meeting on Thursday 10/9 at 10:30 a.m. in the Municipal Building to identify what is important to the town for land, conservation, recreation & stewardship was presented to the board and placed on file.

FORMAL APPLICATION: No Formal Applications:

RESOLUTIONS:

A MOTION was made by Mr. Pinzone, seconded by Mr. Sinha to memorialize the Resolution for application #03-2015 for PMG New Jersey II LLC, block 905 lot 2.04 zone V-1 for "C" Variance passed at the meeting held on August 3, 2015. Upon roll call the following votes were cast: AYES: MacDonald, Huber, Pinzone, Cunico, Green, Sinha, Powers. NAYS: None. ABSTAIN: Harper & Smith. Motion carried.

OTHER BUSINESS:

The following ordinances were reviewed:

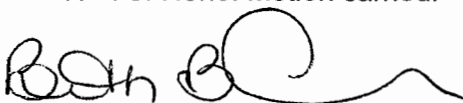
The Dog / Kennel Ordinance was discussed at length. There were many challenges as to determining what a kennel is and how does it fit in the zoning code. Ultimately, the discussion concluded that the current definition of a kennel should be improved. The ordinance, in turn, may then be prepared to define the number of permitted dogs that constitutes a kennel and that number may be determined on whether the dog is spayed / neutered. This is a matter that will very likely require both Planning Board and Committee to make updates to the Code to be effective. Mr. Gavan will draft something for the Board to review for the next meeting.

The Sign Ordinance review which has been discussed at prior meetings continued at this meeting. There was some consideration over the placement and size of signage in relation to speed limit. There was also some discussion of the modernization of billboard signs to LED. The suggestions that Mr. Powers had presented in prior reviews will be put together with information that Mr. Gavan will research pertaining to standards followed by engineers. Mr. Gavan will draft something more formal for the Board to look at.

Limitations and Standards review - Mr. Gavan expressed that it would be necessary to fill in all areas that have a "dash" even if the space would indicate "N/A". It was determined that Mr. Gavan and the Zoning Official would conference to discuss suggestions and Mr. Gavan would prepare a draft for the Board to review.

AUDIENCE PARTICIPATION: None.

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



Beth Brothman
Board Secretary