

A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, OCTOBER 1ST, 2018 AT THE MUNICIPAL BUILDING BEGINNING AT 7:00 P.M.

Chairman Utter 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:

Messrs. Harper, MacDonald, Pinzone, Sinha, Woodhead, Smith and Utter.

Absent: Huber, Cunico, Green, Milligan,

ALSO PRESENT: Glen Gavan, Board Attorney

OATH OF OFFICE:

The oath of office was administered to Mrs. Tracey Woodhead, Class IV, Alternate II

MASTER PLAN REVIEW:

Jessica Caldwell, Municipal Planner, reviewed the final draft of the Sandyston Township Master Plan Reexamination with the Planning Board.

A MOTION was made by Mr. MacDonald, seconded by Mr. Pinzone to approve the Plan as submitted. Upon roll call the following votes were cast: AYES: Harper, MacDonald, Pinzone, Sinha, Woodhead, Smith and Utter. NAYS: None. Motion carried.

The public hearing is scheduled for Monday, November 5th, 2018 at 7 p.m.

MINUTES:

A MOTION was made by Mr. Harper, seconded by Mr. MacDonald to approve the minutes of the meeting held on May 7th, 2018. Upon roll call the following votes were cast: AYES: Harper, MacDonald, Pinzone, Sinha, Smith and Utter. NAYS: None. ABSTAIN: Woodhead. Motion carried.

VOUCHER REPORT:

A MOTION was made by Mr. Pinzone, seconded by Mr. Sinha to approve the October 1st, 2018 voucher report. Upon roll call the following votes were cast: AYES: Harper, MacDonald, Pinzone, Sinha, Woodhead, Smith and Utter. NAYS: None. Motion carried.

CRISCUOLI & GAVAN, LLC

General: None. \$0.00

Escrow:

Invoice # 219 dated 08/08/2018 – Shi Site Plan #02-2011 \$264.00

Invoice # none dated 08/08/2018 – PMG NJ II LLC #05-2017 \$231.00

H.E. PELLOW & ASSOCIATES, INC

General: None. \$0.00

Escrow:

Invoice # 67085. Dated: 08/17/18 - Mark Utter / Shi Site Plan #05-2005 \$97.50
Invoice # 67266. Dated: 09/19/18 – Certified Auto #02-2018 \$309.50

J. CALDWELL & ASSOCIATES, LLC

General:

Invoice # None. Dated: 7/3/18 – Work Performed for MASTER PLAN REEXAM \$480.00
Invoice # INV1960. Dated 08/01/18 – Work Performed for MASTER PLAN REEXAM \$1610.00

ENGINEER'S REPORT: The following reports were presented and placed on file:

Application #02-2018 – Preliminary Site Plan for Certified Towing, block 1105 lot 22.02
Application #03-2018 – Subdivision for Thaddeus Spinks, block 2602 lot 5.02

CORRESPONDENCE:

A letter from Sussex County Planning re: Minor Subdivision for Thaddeus Spinks, block 2602 lot 5.02 was reviewed and placed on filed.

FORMAL APPLICATION:

Applicant: Thaddeus Spinks
Application: #03-2018
Location: Block 2602 Lot 5.02
Project Name: Subdivision

Mr. Daniel Kent, professional surveyor and Mr. Ted Spinks appeared before the board and for testimony on the subdivision application. Mr. Spinks reported that the property of application was subdivided as an agricultural subdivision about three years ago. He continued to explain that his son will be getting out of the service in the near future and would be interested in building a home on that site. Today, Mr. Spinks is interested in subdividing this piece of property out of the agricultural status so that it is easier for his son when he comes home.

Mr. Kent reported on behalf of the applicant that a requirement in the subdivision resolution dated 12/1/2014 is what brings this application to the board.

There was a very brief question and explanation of the recusal requirement from a board member. The Board Attorney explained the recusal requirement for planning board members to make clear that obligation. No member recused themselves.

Mr. Kent continued to explain that condition #5 of the resolution, resulting from the subdivision in 2014, dictates that residential use must be granted approval. As part of the record, Mr. Kent clarified for the Board that the lot of application is 18.811 acres to the center line of Bevans Road.

Mr. Kent continued to report that soil logs were done and inspected by the County to prove that the lot is buildable and would accept a septic design. There was some dialogue regarding the site distance along Bevens Road for a driveway entrance as per the County Planning Board report which can be addressed at the time of the driveway submission.

The applicant also sought a waiver of storm water management plan on check list #52. Mr. Kent conveyed that the lot is so large that the run off would not be a problem. Any run off from the future driveway onto the county road would have to be addressed at the time of plan submission. The Board Engineer did not address that concern in his report so it was considered not an immediate issue and one that could be addressed with a driveway application.

A MOTION was made by Mr. Harper, seconded by Mr. MacDonald to approve the application for minor subdivision. The matter was opened to the public and closed without comment. Upon roll call the following votes were cast: AYES: Harper, MacDonald, Pinzone, Sinha, Woodhead, Smith and Utter. NAYS: None. Motion carried.

RESOLUTIONS: None.

OTHER BUSINESS: None.

AUDIENCE PARTICIPATION: None.

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


Beth Brothman
Board Secretary