

**NEWTON PLANNING BOARD  
NEWTON MUNICIPAL BUILDING  
39 Trinity Street, Newton, NJ 07860  
AGENDA  
September 18, 2019 at 7:00 p.m.**

**SUNSHINE STATEMENT**

“Adequate notice of this meeting of the Newton Planning Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975).”

**RULES**

No new testimony after 10:30 p.m. Comments from each member of the public are limited to 5 minutes during the public portion of the meeting.

**OATH OF OFFICE**

None

**2019 PROFESSIONAL APPOINTMENTS**

Appointment of Conflict Planner, Phil Abramson of Topology NJ, LLC for Redevelopment of Block 10.01, Lot 4.

**SALUTE TO THE FLAG & ROLL CALL**

Mr. Flaherty  
Mr. Marion  
Mr. Wink  
Mrs. Vrahnos  
Mr. Ragsdale  
Ms. Hall  
Mr. Couce  
Mrs. Le Frois  
Mr. Flynn  
Mr. Russo, Jr.  
Mr. Le Frois

**CONSIDERATION OF MINUTES**

July 17, 2019

**HISTORIC RESOLUTIONS**

First Presbyterian Church (#HPC-3-2019)  
Block 8.01, Lot 1  
54 High Street

T-6 Zone

The recommendation is to install three (3) Mitsubishi ductless air conditioning condenser units to the flat roof of Fellowship Hall.

Sussex County Sheriff's Office (#HPC-5-2019)

Block: 5.01, Lot 19

39 High Street

The recommendation is to conduct renovations and improvements to the exterior. This includes window and door replacement, parapet repair, facade and site improvements.

**RESOLUTIONS:**

None

**OLD BUSINESS**

Kwest Properties, LLC (#PB-3-2019)

Block: 8.08, Lot(s): 10 & 23

134 Spring Street

T-6 Zone

The Applicant is requesting subdivision and preliminary site plan approval to demolish a one-story building and construct a four-story building with commercial on the 1<sup>st</sup> floor and 9 apartments on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors.

(\*Please bring prior information from the July 17, 2019 meeting as this is a continuation from that meeting.)

**NEW BUSINESS:**

Martorana Enterprises, LLC (#PB-8-2019)

Block: 22.05, Lot(s): 13.01 & 13.02

104 Sparta Avenue

SD-4 Zone

The Applicant is seeking an appeal of Paul Ferriero, the Conflict Board Engineer's denial of authorization to proceed to Phase 3 of this 3 phase development or in the alternative for the Board to grant permission for the Developer to proceed to Phase 3 prior to the completion of the construction of the 6 low/middle income apartments in Building 10. The Applicant is also seeking an extension of time to complete construction of Building 10.

Newton Town Centre Urban Renewal Associates, L.P. (#PB-10-2019)

Block 8.05, Lots 4, 7, 8 and 9

50 Trinity Street

The Applicant is requesting Amended Site Plan approval to reconfigure the location of the parking spaces allocated by the Resolution decided December 17, 2014 and memorialized

January 21, 2015 to the Town of Newton Parking Authority and the residents of Newton Town Centre Apartments, respectively.

Thorlabs (#PB-1A-2019)  
Block 18.02, Lots 2, 3, 19-23, 31 and 32  
Lower Spring Street, Diller Avenue & Sparta Avenue

The Applicant is requesting Amended Site Plan approval to amend Condition #32 of the Memorializing Resolution decided April 17, 2019 and memorialized on May 15, 2019 for the Preliminary & Final Site Plan Approval application #PB-1-2019.

Brookside Urban Renewal, LLC (#PB-7-2019)  
Block: 5.05, Lot: 23  
33 Mill Street  
T-5 Zone

The Applicant is requesting Minor Site Plan approval for an emergency generator to be installed on the property.

### **CORRESPONDENCE**

The New Jersey Planner May/June 2019 Issue

Brach Eichler, LLC – Letter dated September 10, 2019

### **EXECUTIVE SESSION**

### **PUBLIC PORTION**

### **ADJOURNMENT**

\*The Board Engineer and Board Planner are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.