

**NEWTON PLANNING BOARD
NEWTON MUNICIPAL BUILDING
39 Trinity Street, Newton, NJ 07860
AGENDA
November 18, 2020**

Please take notice that the Town of Newton, Planning Board (the “Board”) will hold a public hearing remotely, thru **ZOOM**, on **November 18, 2020 at 7:00 p.m.** to review and take formal action upon Development applications, and various items as follows:

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

Joseph Ricciardo

SALUTE TO THE FLAG & ROLL CALL

Mr. Flaherty
Mr. Marion
Mr. Wink
Mrs. Vrahnos
Mrs. Hall-Romer
Mrs. Diglio
Mr. Flynn
Mr. Russo, Jr.
Mr. Ragsdale
Mr. Couce
Mr. Schick
Mr. Ricciardo
Mr. Le Frois

CONSIDERATION OF MINUTES

October 21, 2020

HISTORIC RESOLUTIONS

None

RESOLUTIONS:

Farm Pointe New Jersey, LLC. (#P-11-2020)
Main Street & Nelson Street
Block: 13.05, Lot: 1

The Resolution grants minor site plan approval to allow a drive-through food retail establishment on the property.

RECONSIDERATION:

Red Knight Properties (#P-7-2020)
10-16 Hillside Terrace
Block: 2.02, Lot 18

The Applicant is requesting a reconsideration of the Zoning Board of Adjustment's decision at its October 21, 2020 meeting to require sidewalks along the entire length of the above referenced property and a request for a variance/waiver from the sidewalk requirements of Section 320-22B(1) of the Newton Zoning Code.

The Applicants may seek any additional approvals, bulk variances, design waivers, interpretations, or other approvals as may be determined to be necessary by the Board during the review of these applications.

OLD BUSINESS:

None

NEW BUSINESS:

None

2021 MEETING DATES:

January 20, 2021
February 17, 2021
March 17, 2021
April 21, 2021
May 19, 2021
June 16, 2021
July 21, 2021
August 18, 2021
September 22, 2021
October 20, 2021
December 15, 2021
January 19, 2021

*September meeting is on the 4th Wednesday.

*No meeting in November due to the League of Municipalities.
**Falls after a Legal Holiday or following a Town Council meeting.

This hearing will take place remotely – by videoconference or telephone conference only, via ZOOM application.

Description: Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join. <https://us02web.zoom.us/j/82031916388?pwd=NTRaQWFpUzJudWZlUFJlb3NLTEN3QT09>
Passcode: 450984 Or join by phone: Dial (for higher quality, dial a number based on your current location): US: [+1 929 205 6099](tel:+19292056099) or [+1 301 715 8592](tel:+13017158592) or [+1 312 626 6799](tel:+13126266799) or [+1 669 900 6833](tel:+16699006833) or [+1 253 215 8782](tel:+12532158782) or [+1 346 248 7799](tel:+13462487799) Webinar ID: 820 3191 6388 Passcode: 450984
International numbers available: <https://us02web.zoom.us/j/82031916388?pwd=NTRaQWFpUzJudWZlUFJlb3NLTEN3QT09>

CORRESPONDENCE

Farm Pointe New Jersey, LLC letter dated November 17, 2020

Ordinance No. 2020-19 “An Ordinance amending Chapter 320-3 and 320-23 of the Code of the Town of Newton entitled “Definitions” and “Parking and Driveway Standards”.

Ordinance No. 2020-20 “An Ordinance amending Chapter 213, Article II of the Code of the Town of Newton entitled “Property Maintenance Code”.

Resolution #230-2020 “Appointment of Joseph Ricciardo as an Alternate Member of the Newton Planning Board”.

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.

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

PUBLIC PARTICIPATING IN ZOOM MEETING:

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end for you to ask questions and/or cross examine witnesses and make statements. The Board Chair will limit public comments to 10 minutes per person. We ask that if you have questions of the applicant prepared, that you e-mail