

**NEWTON PLANNING BOARD  
NEWTON MUNICIPAL BUILDING  
39 Trinity Street, Newton, NJ 07860  
AGENDA  
REORGANIZATION MEETING  
January 20, 2021 at 7:00 p.m.**

Please take notice that the Town of Newton, Planning Board (the “Board”) will hold a public hearing remotely, thru **ZOOM**, on **January 20, 2021 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**

Neil Flaherty – Regular Member  
Joseph Ricciardo – Alternate Member  
Earl Schick – Alternate Member  
Helen Le Frois – Alternate Member  
Matthew Dickson – Class I  
Thomas S. Russo – Class II  
Jason Schlaffer– Class III

**AFFIRMATION OF TESTIMONY**

David Simmons– Board Engineer  
Jessica Caldwell – Board Planner

**SALUTE TO THE FLAG & ROLL CALL**

Mr. Flaherty  
Mr. Marion  
Mr. Wink  
Mrs. Vrahnos  
Mrs. Hall-Romer  
Mr. Dickson  
Mr. Schlaffer  
Mr. Russo  
Mr. Ragsdale  
Mr. Schick  
Mr. Ricciardo

Mrs. Le Frois  
Mr. Le Frois

**2021 REORGANIZATION**

Election of Chairman  
Election of Vice Chairman  
Election of Board Secretary

**2021 PROFESSIONAL APPOINTMENTS**

Appointment of Board Attorney  
Appointment of Conflict Attorney  
Appointment of Board Engineer  
Appointment of Conflict Engineer  
Appointment of Board Planner  
Appointment of Conflict Board Planner

**2021 NEWSPAPERS OF RECORD**

Designation of Official Newspapers of Record

**2021 TECHNICAL REVIEW COMMITTEE APPOINTMENT**

**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, 2022

\* September meeting is the fourth Wednesday of the month.  
\*No meeting in November due to the League of Municipalities Convention.  
\*\*Falls after a Legal Holiday or following a Town Council meeting

**CONSIDERATION OF MINUTES**

December 18, 2020

**HISTORIC RESOLUTIONS**

None

**RESOLUTIONS:**

AHS Hospital Corp. (P-12-2020)  
175 High Street  
Block 1.01, Lots 3 &4

The Resolution grants site plan and bulk variance approval for signage at the Newton Medical Center.

Katie’s House (P-13-2020)  
26 Mason Ave.  
Block 18.04, Lot 23

The Resolution grants a setback variance to allow construction of a wheelchair accessible ramp.

Martorana Enterprises, LLC (P- 14-2020)  
104 Sparta Ave.  
Block 22.05, Lots 13.01 & 13.02

The Resolution grants an amended site plan to allow the modification of two units.

**COURTESY REVIEW**

Newton Board of Education (# P-1-2021)  
59 Halsted Street  
Block 14.05, Lot 13  
44 Ryerson Ave.  
Block 6.05, Lot 12

The Newton Board of Education is to give a Courtesy Review on the proposed projects to be reviewed.

**OLD BUSINESS**

None

**NEW BUSINESS:**

Angelina Louis & Alfred Stewart, Jr. (#P-14-2020)  
137 Mill Street  
Block 3.04, Lot 3

The Applicant is requesting minor site plan approval with a “d” variance.

*The Applicant(s) 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.*

Punctuated Equilibrium, LLC- (P-15-2020)

1 Brooks Plaza

Block 20.01, Lot 1; Block 22.04, Lots 3 & 6

The Applicant is requesting preliminary site plan approval for the construction of a 158,000 sq. ft. building and bulk variance approval for first-floor story height.

*The Applicant(s) 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.*

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

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/87495695127?pwd=UndUcjEvVW5xVW1Dd3FMN1F5TGZUQT09>

Passcode: 334225

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 874 9569 5127

Passcode: 334225

International numbers available: <https://us02web.zoom.us/j/87495695127?pwd=UndUcjEvVW5xVW1Dd3FMN1F5TGZUQT09>

## **CORRESPONDENCE**

2020 Zoning Summary – David Soloway

Engineer’s 2020 End-of-Year Report – David Simmons of Harold E. Pellow & Associates

2020 Historic Commission Project Report/Planning Report – Jessica Caldwell of J. Caldwell & Associates.

Resolution #10-2021 Appointment of Mayor as a Class I Member of the Newton Planning Board.

Resolution #11-2021 Appointment of Town Council Representation as a Class III Member to the Newton Planning Board

Resolution #24-2021 Appointment of Sandy Diglio to HPC

Resolution #37-2021 Appointment of Helen Le Frois as an Alternate to the Newton Planning Board

Resolution #38-2021 Reappointment of certain Boards & Commission Members

Resignation of John Paul Couce

**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.