

**NEWTON PLANNING BOARD
NEWTON MUNICIPAL BUILDING
39 Trinity Street, Newton, NJ 07860
AGENDA
February 17, 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 **February 17, 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

SALUTE TO THE FLAG & ROLL CALL

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

CONSIDERATION OF MINUTES

January 20, 2021

HISTORIC RESOLUTIONS

None

RESOLUTIONS:

Punctuated Equilibrium, LLC- (#P-15-2020)
1 Brooks Plaza
Block 20.01, Lot 1; Block 22.04, Lots 3 & 6
The Resolution is granting Preliminary & Final Site Plan and Bulk/C Variance Approval

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 and a “d” variance. (This Application was carried with no further notice required from the January 20, 2021 meeting)

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.

ORDINANCE 2021-2 – Stormwater Control

COURTESY REVIEW:

Dennis Library Association (#PB-2-2021)
101 Main Street
Block: 14.03 Lots: 1 & 19

The Applicant is giving a presentation on an addition on to the existing rearmost portion of the Dennis Library

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/86252420748?pwd=V0FyTVNMVHlxN1IsUG1HRDQyaWk0dz09>

Passcode: 331616

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: 862 5242 0748

Passcode: 331616

CORRESPONDENCE

The New Jersey Planner – November/December 2020 Vol. 81, No. 6

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.



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

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NJ - P.E.

February 11, 2021

MEMORANDUM TO: Town of Newton Planning Board

FROM: David B. Simmons, Jr., P.E., L.S., C.M.E.

SUBJECT: Site Plan Review for Dennis Library Expansion
Block 14.03, Tax Lots 1 & 19
Located at 101 Main Street
Town of Newton, Sussex County
HPA No. 21-061

Dear Board Members:

The County of Sussex is proposing to expand the existing Dennis Library located on the corner of Main Street (U.S. Route 206) and Elm Street. The proposed expansion consists of a new 3-story addition on the rear of the existing library, and interior renovations to the original building. Exterior improvements will include parking, lighting, landscaping, sidewalks, and stormwater improvements.

Based on a review of the application documents submitted, I have the following comments:

1. The documents submitted and reviewed include the following:
 - a. Expansion Plans, prepared by Arcari & Iovino Architects, P.C., consisting of the following sheets:

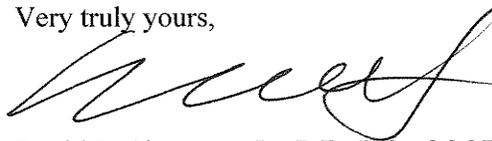
Sheet No.	Title	Latest Revision Date
---	Cover Sheet	1/26/2021
1	Boundary & Topographic Survey	3/17/2020 *
2	Proposed Site Plan	1/26/2021
3	Schematic Plans – Lower-Level Plan	1/26/2021
4	Schematic Plans – Ground Level Plan	1/26/2021
5	Schematic Plans – Second Level Plan	1/26/2021
6	Elevational Renderings	1/26/2021

* Plan by Dykstra-Walker Design Group

- b. Photos of Dennis Library – Five total; undated and not signed.

- c. Capital Improvement Narrative dated February 5, 2021, prepared by Keith Nelson, Assistant Director – Facilities Management Division, County of Sussex.
2. The Board Planner has prepared a report on the application, dated February 11, 2021. I defer to her report regarding zoning and planning.
3. The Applicant should address parking requirements versus the number of available spaces in the on-site parking lot.
4. The Town has constructed sidewalk and streetscape improvements along Main Street up to the intersection with Elm Street. Any sidewalk and lighting improvements along Elm Street should continue the same streetscape design.
5. The additional facilities may require larger water and sanitary sewer service lines for the expansion, along with a fire sprinkler main if required. Newton Utility Board approval and payment of connection fees will be required. Separate water meters will also be required for the domestic and fire service lines, to be purchased and installed by the Applicant.
6. With the addition of the proposed elevator, an emergency generator will probably be required. The location of the generator, and confirmation of the sound level meeting NJDEP and Town of Newton requirements, is needed.
7. No storm drainage facilities have been shown. The Applicant will have to meet the latest NJDEP stormwater regulations.

Very truly yours,



David B. Simmons, Jr., P.E., L.S., C.M.E. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Town of Newton Engineers

DBS:mac
K:\Projects\Municipal\Newton\PB\21-061 - Dennis Library Expansion\PB1.doc

cc: Kathy Citterbart, Newton Planning Board Administrator (*Via E-Mail & USPS 1st Class Mail*)
U. Leo, Esq., - Newton Planning Board Attorney
J. Caldwell, PP, AICP, Newton Planner
K. Nelson, Assistant Director, Sussex County Facilities Management



February 11, 2021

MEMORANDUM TO: Kathy Citterbart, Historic Preservation Commission Secretary

FROM: Jessica C. Caldwell, P.P., A.I.C.P., Town Planner

SUBJECT: Dennis Library Renovation and Expansion Project
Block 14.03, Lots 1 and 19
Located at 101 Main Street at its intersection with Elm Street
Town of Newton, Sussex County

Dear Ms. Citterbart:

The Applicant, the County of Sussex, is seeking to add a three (3) story addition to the rearmost portion of the existing Dennis Library building as well as interior renovations to the existing structure, such as removing barriers to access, including ADA compliance, improving life safety with proper fire rated egress stairs, and enhance the interior air quality with new HVAC systems all while preserving the building's historic features. The interior renovations also include cosmetic upgrades at the large front room along Main Street and the upper floor office and support space just above. The new facade along Elm Street will incorporate a large window wall surrounded by cast stone to be consistent with the historic character of the district and the original street front building.

The Applicant operates the Dennis Library on the property and the building is located within the local Historic District and is in the T-5, Neighborhood Core Zone. The original section of the building was built in 1939 and is considered Georgian Revival architectural style. An addition on the Elm Street side was added in 1960. The Town's historic inventory doesn't include a specific listing on this property, however, the County Historian, Wayne McCabe wrote an article on the library for the New Jersey Herald on August 26, 2018, which provides details on the structure. The article is attached for your information.

While the Dennis Library is a historic structure, the County of Sussex as a County government does not apply for site plan approval in the Town. The Planning Board conducts a courtesy review of the application and primarily reviews the application for consistency with the Town's Master Plan. Similarly, since the County is not proposing to significantly alter the exterior of the existing structure or demolish the existing structure and the Historic Preservation Commission is advisory to the Planning Board, which only has courtesy review powers, I believe the Historic Preservation

Commission is also conducting this review as a courtesy review. The following guidelines should be considered in the Historic Preservation Commission review:

Historic District Guidelines:

A. As per 139-13A, the criteria in this section shall be considered for review by the Historic Preservation Commission of all projects affecting a historic landmark or an improvement within the historic district. The following applicable criteria in regard to the application were reviewed:

- (1) The impact of the proposed change on the historic and architectural significance of the landmark or the historic district.

The Applicant should describe the proposed addition as it relates to the original section of the building along Main Street. The Applicant has proposed a more modern looking structure utilizing materials that mirror the brick and cast stone.

- (2) The landmark's importance to the municipality and the extent to which its historic or architectural interest would be adversely affected to the detriment of the public interest.

The Dennis Library is a significant structure to the municipality; however, more from a use perspective than from an architectural perspective. The building itself is not designated as a landmark building, however, the structure is in good condition and from the exterior and the proposed addition does not negatively impact the view of the front façade from Main Street.

- (3) The use of any structure involved.

The proposed addition will expand and enhance the library use of the building providing for a community room and additional adult and children's books and activities. Likewise, the addition proposes to address air quality issues within the building and make it more ADA accessible.

- (4) The extent to which the proposed action would adversely affect the public's view of a landmark or structure within the historic district from a public street.

The proposed addition does not impact the visual appearance of the original section of the building from Main Street. The view from Elm Street is of the more modern section of the building. The current view along Elm Street is of the 1960 addition, which is more in keeping with the proposed addition.

- (5) If the application deals with a structure within the historic district, the impact the proposed change would have on the district's architectural or historic significance and the structure's visual compatibility with the buildings, places, and structures to which it would be visually related in terms of the visual compatibility factors set forth herein.

The proposal retains the original structure and proposes an addition adjacent to the 1960 addition to the rear of the structure along Elm Street.

- (6) Rhythm of entrance and/or porch projections. The relationship of entrance and porch projections to the street shall be visually compatible with buildings and places to which it is visually related.

- (7) Roof shape. The roof shape of a building shall be visually compatible with buildings and places to which it is visually related.

The proposed addition has a flat roof in keeping with the adjacent 1960 addition. The change in grade on the site allows for a three-story addition that does not visually obtrusive above the current roofline on Main Street.

- (8) Scale of building. The size of a building, the mass of a building in relationship to open spaces, the windows, door openings, porches and balconies shall be visually compatible with buildings and places to which it is visually related

The scale of the proposed addition is in keeping with the adjacent addition along Elm Street. The grade of the site allows for a three-story addition that does not appear taller than the existing 2 ½ story structure.

- (9) Directional expression of the front elevation. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this is vertical character, horizontal character, or nondirectional character.

The Applicant should discuss entrances on the Elm Street side and how they relate to the Main Street entrance. Visually, the front entrance along Main Street is unchanged.

- B. As per 139-13B, In regard to an application for new construction, alterations, additions, or replacement affecting a historic landmark or an improvement within the historic district, the following factors shall be considered:

- (1) Height. The height of the proposed building shall be visually compatible with adjacent buildings.

- (2) Proportion of the building's front facade. The relationship of the width of the building to the height of the front elevations shall be visually compatible with buildings and places to which it is visually related.
 - (3) Proportion of openings within the facility. The relationship of the width of windows to the height of windows in a building shall be visually compatible with buildings and places to which it is visually related.
 - (4) Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with buildings and places to which it is visually related.
 - (5) Rhythm of solids to voids on facades fronting on public places. The relationship of solids to voids in such facades of a building shall be visually compatible with buildings and places to which it is visually related.
 - (6) Rhythm of entrance and/or porch projections. The relationship of entrance and porch projections to the street shall be visually compatible with buildings and places to which it is visually related.
 - (7) Roof shape. The roof shape of a building shall be visually compatible with buildings and places to which it is visually related.
 - (8) Scale of building. The size of a building, the mass of a building in relationship to open spaces, the windows, door openings, porches and balconies shall be visually compatible with buildings and places to which it is visually related.
 - (9) Directional expression of front elevation. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- C. As per 139-13C, Rehabilitation. Supplemental design guidelines which should be considered in evaluating the appropriateness of changes to a historic landmark or within the historic district are as follows:
- (1) Relationship of materials, texture and color. The relationship of materials, texture and color of the facade and roof of a building shall be visually compatible with the predominant materials used in the building to which it is visually related.
 - (2) Walls of continuity. Appurtenances of a building such as walls, open-type fencing, evergreens, and landscape masses shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the main building with the buildings and places to which it is visually related.
 - (3) Exterior features.

(a) A structure's related exterior features such as lighting, fences, signs, sidewalks, driveways, and parking areas shall be compatible with the historic period for which the structure is significant. New signage shall also abide by any supplemental historic design graphic standards that may be developed by the Commission for the district.

(b) It is the intent of this chapter to preserve the integrity and authenticity of the historic preservation districts and to ensure the compatibility of new structures therein.

The Applicant should discuss any potential impacts from the proposed renovations and improvements to ensure they do not have any impact on the significance of the building or the historic district. The Applicant should discuss roof shape, proportion of the addition's side and rear facades, parking, landscaping, lighting, sidewalks, stormwater improvements, and the relationship of materials, texture and color to confirm there are no significant impacts.

Very truly yours,



Jessica C. Caldwell, P.P., A.I.C.P.
J. CALDWELL & ASSOCIATES, LLC.
Newton Town Planner

cc: Keith Nelson, Assistant Director, Sussex County Facilities Management

New Jersey Herald

A Look Back, Aug. 26: A brief history of Dennis Library

By **WAYNE T. McCABE / Sussex County Historian**

Posted Aug 26, 2018 at 2:00 AM

During the late 19th and early 20th centuries, some communities in Sussex County were blessed to find they had magnanimous individuals who were able to bestow sufficient funds for major projects that would not otherwise be available;

During the late 19th and early 20th centuries, some communities in Sussex County were blessed to find they had magnanimous individuals who were able to bestow sufficient funds for major projects that would not otherwise be available; Newton was one of those communities.

In November 1866, Alfred L. Dennis, who was residing in Newark, determined that he wanted to finance a major project for Newton, his hometown. Dennis offered the town \$25,000 for the erection of a town hall and public library. The offer was predicated on the condition that the residents of the town raise \$5,000 for that same project.

On April 2, 1867, the Newton Library Association was incorporated. Martin Ryerson, George Neldon, Thomas Anderson and Franklin Smith served as the incorporators. It was not until October of 1870 that 201 shares of stock in the association had been sold at \$25 each and the required funds were raised.

A lot on High Street was originally selected for the building. However, a groundswell of public opinion forced a change in location and the site where the current post office is located was deemed the best site. A building on that site that had been a drug store was removed before the new brick structure could be built.

The library was designed by architect J.V. Nichols and was erected by local contractors Andrew Price and Robert Baughan for a total of \$18,500. Numerous sub-contractors were responsible for manufacturing the furnishings and other appointments throughout the building. The building, designed in the Second Empire style of architecture with a projecting central bay and Mansard roof, was dedicated on Thanksgiving Day, Nov. 28, 1872.

The building did not include offices for the town staff, but did include the post office and the offices and printing plant of the New Jersey Herald on the first floor. The public library and reading rooms were situated on the second floor. The third floor was a public hall that could accommodate 500 people.

In 1869, the Board of Directors of the Dennis Library decided that there was a pressing need to expand their facilities. They embarked on a capital finance campaign that permitted them more rooms on the second and third floors. A second round of expansion took place in 1903 with a two-story addition to the rear of the building, giving the New Jersey Herald an additional 20-foot by 22-foot area for an engine to drive the printing presses of the newspaper.

Having again outgrown the facilities in this building, the Library Association acquired a building lot on the corner of Main and Elm streets. The new building's cornerstone was laid on Sept. 30, 1939. The library was designed in the Georgian Revival style, was two stories in height with a central hall entrance, and had a broken-arched pediment set over the double entrance doors. Local builder William I. Houghton erected this building.

Identifying features of this style of architecture included: Renaissance-inspired classical symmetry, two rooms deep, two floors high (four over four plan), central or end chimneys, classical detailing, transom lights, pilasters (flat, attached columns) around the main entrance with a full or broken pediment over the door(s) and a side-gable roof.

The new building featured a grand winding staircase flanked by tall arches that led into a children's area on the right and the adult reading room on the left. The service desk is in the foyer at the foot of the winding stairs.

At the top of the grand staircase was a large reference room and included built-in bookcases set around the walls that contained the private library of leather bound books that belonged to Dr. Frederick S. Dennis.

The Dennis Library is one of the many branch libraries that now make up the Sussex County Library system.

•••

Sussex County Historian Wayne T. McCabe may be contacted at sussexhistorian@juno.com.

Town of Newton

39 Trinity Street
Newton, New Jersey 07860

Phone: 973-383-3521
Fax: 973-383-8961

HISTORIC PRESERVATION ADVISORY COMMISSION Application for Certificate of Appropriateness (Please print or type)

Block: 14.03 Lot: 1 & 19 HPC Application No.: _____

For Office Use Only

Property Address: 101 Main Street, Newton

Common Name of Property: Dennis Memorial Library

Applicant's Name: County of Sussex

Applicant's Address: One Spring Street

Newton, NJ 07860

Applicant's Phone: (973) 579-0250 Fax: ()

Property Owner's Name: Newton Library Association c/o Stephen McNally

Property Owner's Address: 101 Main Street

Newton, NJ 07860

Property Owner's Phone: (973) 383-4810 Fax: ()

Form of Ownership: Individual Partnership Corporate

Governmental Nonprofit Utility

If applicant is not the owner, state the applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale):

The County operates the Dennis Library on behalf of the Association. The County and the Association have entered into a letter of intent regarding the donation of the Library to the County. The Association has consented to the filing of this application for capital improvement courtesy review.

Present Use: Public library use Proposed Use: No change

Number of Stories: 2 Size of Property: _____

Type of Building Construction: Brick Frame Other _____

Surrounding Property Usage (your neighbors):

North: Professional Office East: Professional Office

South: Professional Office West: Residential

Has any previous application been filed in conjunction with this property? Yes No
If Yes, please list name and application number under which it was filed:

The County hereby requests copies all prior applications for the subject property and will provide copies of same,
if any, upon receipt.

Identify Nature of Proposed Work:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Alteration | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Relocation | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Replacement | <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Paint | <input type="checkbox"/> Sign | <input type="checkbox"/> Other: _____ |
-
-
-

Current Condition of Affected Areas (existing materials and finishes): _____
Please see attached.

PROPOSED WORK PROGRAM (attach additional sheets if necessary; provide samples if possible):

A. Describe Proposed Work: _____ Please see attached.

B. Materials and Construction Methods and/or Landscaping to be used: _____
Please see attached.

C. Will the Proposed Work Match the Existing Architectural Details? Explain: _____
Please see attached.

Please check the appropriate letter as it pertains to your legal representation:

a. I am not represented by an attorney in connection with this application.

b. I am represented by Diane N. Hickey, Esq.
Riker Danzig Scherer Hyland & Perretti LLP

Address: Headquarters Plaza, One Speedwell Avenue, Morristown, NJ 07962

Phone: 973-451-8528 in connection with this application.

CERTIFICATION: I hereby certify that the above statements made and contained in this application including any attachments are true and correct to the best of my knowledge and belief. I further understand that any falsification of information may be considered reason to deny this application. NOTE: If the applicant is other than the owner, then the owner must countersign this application indicating his/her concurrence.



Keith Nelson
Applicant's Signature

02/05/2021
Date

* see attached owner's consent

Owner's Signature
(Required if applicant is not owner)

Date

Co-owner's Signature

Date

Keith Nelson, Assistant Director
Facilities Management Division County of Sussex
Contact Person in Charge of Work, Title
knelson@sussex.nj.us

(973) 579-0490 x1335
Phone No.

(973) 579-0499
Fax No.

Date Received by
Administrative Officer

HPC Administrative Officer

The following checklist is for your use in completing your application for a Certificate of Appropriateness. Those items marked with an asterisk (*) are required for all applications. Other items listed are required if they are relevant to the application. The Commission also has the right to request additional information if it is determined that it will materially supplement or help to clarify a specific issue regarding the application.

	Property Owner Check Here	Town Official Check Here
1. Completed copy of application form. *	X _____	_____
2. Photographs of building(s) taken of of the street side(s), also photographs of specific area(s) to be affected by the the proposed work (minimum 3 photos).*	X _____	_____
3. Copy of the tax map.*	X _____	_____
4. Copy of survey for the subject property.*	X _____	_____
5. Brochure(s) showing the types of doors, windows, fencing, light fixtures, etc. for such items contained in the application.*	NA _____	_____
6. Sketch of proposed modifications, showing the proposed improvements in relation to the face of the building the work is to be done on. In the event the modification is substantial, then architectural drawings shall be required.	X _____	_____
7. Samples of the siding or roofing materials proposed.	NA _____	_____
8. Other materials that will help explain your your proposal.	X _____	_____
9. Specifications for specific improvements.	X _____	_____
10. All signs require a scale drawing of the sign in place showing the sizes and type faces, along with any graphic devices, proposed to be used.	NA _____	_____

Town of Newton

39 Trinity Street
Newton, New Jersey 07860

Phone: 973-383-3521
Fax: 973-383-8961

HISTORIC PRESERVATION ADVISORY COMMISSION Instructions for filing an application For a Certificate of Appropriateness

1. According to the Town of Newton Ordinances, any work to a locally designated historic landmark located in the municipality, or any work affecting a building and/or structure located in the Historic District, which involves new construction, demolition, relocation, changes in the exterior appearance; including alterations, renovations, new signage, exterior lighting, excavation or ground disturbance, must be reviewed by the Historic Preservation Advisory Commission for recommendation prior to the Administrative Officer's issuance of a Certificate of Appropriateness.
2. Issuance of a Certificate of Appropriateness does not automatically mean a final approval to a specific proposal. Other municipal, county or state approvals may be required. It is recommended that the applicant consult with the Town Zoning Officer, Construction Official and Planning Board Administrative Officer to determine what, if any, other approvals, permits and/or inspections may be required by the Town.
3. If your application for a Certificate of Appropriateness should be denied, the applicant may appeal the decision to the Town of Newton Planning Board with 30 days of the Administrative Officer's written decision.
4. All application forms must be completed in full, signed and submitted to the Town of Newton Community Development Office by the cut-off date indicated for each of the Commission's regularly scheduled monthly meetings.
5. All drawings, photographs and sample materials as required by the ordinance and/or checklist must be completed and submitted with the application. Incomplete applications will not be accepted and will not be scheduled for a hearing.
6. Applications for Demolition and Relocations must comply with the appropriate sections of the municipal historic preservation ordinance. A public hearing for demolition or relocation will be held by the Planning Board unless otherwise directed by said board. It shall be the applicant's responsibility for completing the public notice.
7. The applicant or a duly authorized agent with power of attorney for the applicant must be present at the scheduled hearing. All corporations must be represented by an

attorney. Written confirmation of the date, time and place of the hearing will be provided. Any application which is not properly represented may be denied without prejudice by the Commission. A continuance of the application to the next month's agenda may be permitted upon the applicant's written request and/or consent and grant of an extension of time for the review period.

8. A Certificate of Appropriateness is valid for one year from the date of issuance. Work must commence or be in the ongoing process within said time frame in order for the Certificate of Appropriateness to remain valid. If no activity has transpired with the one year time frame, the Certificate of Appropriateness shall become null and void. Extensions may be granted by the Commission on a case by case basis. The applicant must petition the Commission prior to the expiration date.

Certification: I have read the above information and understand the administrative procedures as they relate to my application.



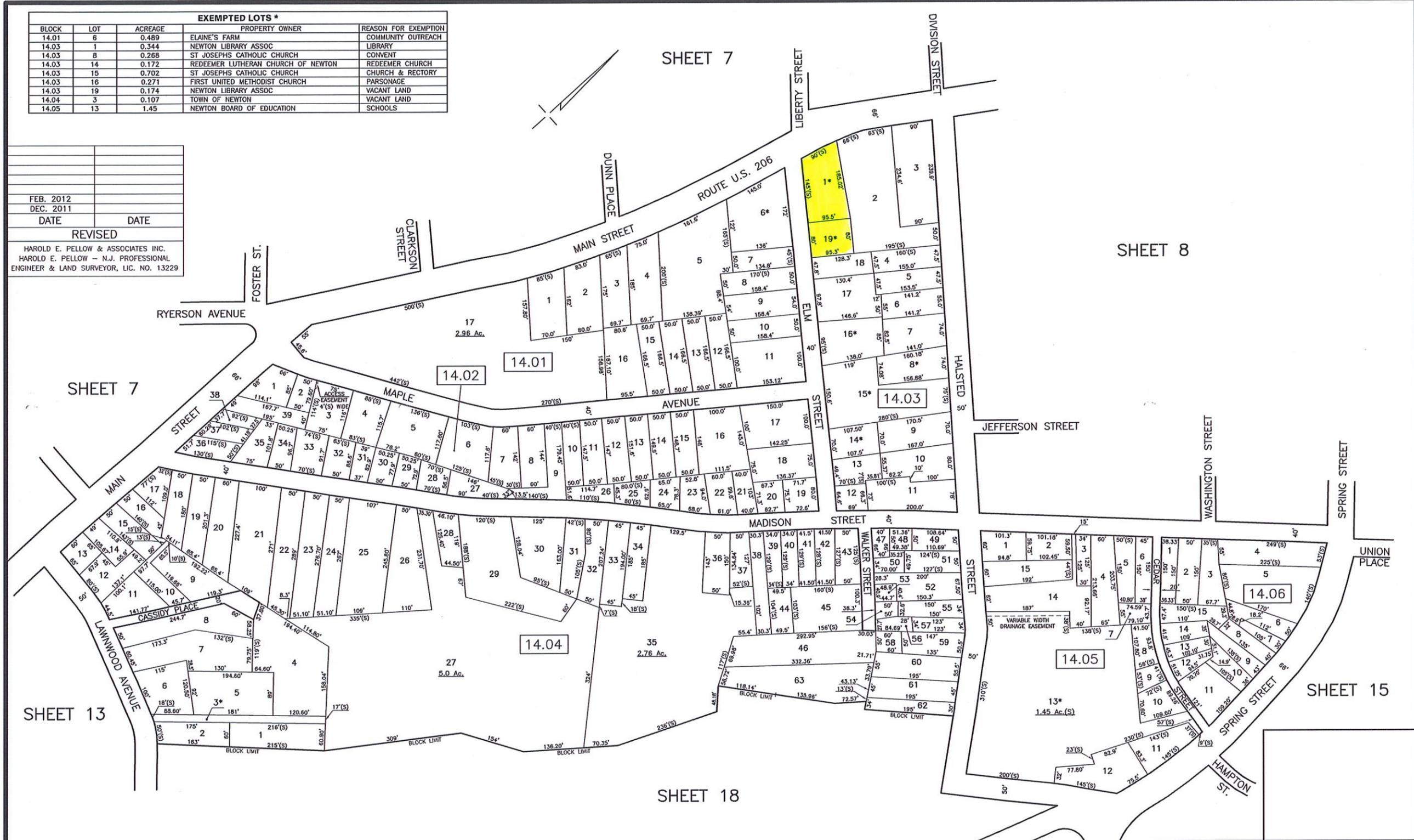
Keith Nelson, Assistant Director
Applicant's Signature

02/05/2021
Date

Facilities Management Division County of Sussex
(973) 579-0490 x1355
knelson@sussex.nj.us

EXEMPTED LOTS *				
BLOCK	LOT	ACREAGE	PROPERTY OWNER	REASON FOR EXEMPTION
14.01	6	0.489	ELAINE'S FARM	COMMUNITY OUTREACH
14.03	1	0.344	NEWTON LIBRARY ASSOC	LIBRARY
14.03	8	0.268	ST JOSEPHS CATHOLIC CHURCH	CONVENT
14.03	14	0.172	REDEEMER LUTHERAN CHURCH OF NEWTON	REDEEMER CHURCH
14.03	15	0.702	ST JOSEPHS CATHOLIC CHURCH	CHURCH & RECTORY
14.03	16	0.271	FIRST UNITED METHODIST CHURCH	PARSONAGE
14.03	19	0.174	NEWTON LIBRARY ASSOC	VACANT LAND
14.04	3	0.107	TOWN OF NEWTON	VACANT LAND
14.05	13	1.45	NEWTON BOARD OF EDUCATION	SCHOOLS

FEB. 2012	DATE
DEC. 2011	DATE
REVISED	
HAROLD E. PELLOW & ASSOCIATES INC. HAROLD E. PELLOW - N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. NO. 13229	



MAP REFERENCES:
 1. THIS SHEET HAS BEEN REDRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) BASED ON THE MAP PREPARED BY W.J. HARDIN, DATED 1943, AND THE GENERAL REVISIONS THERETO, PRIOR TO JULY 2007. FOR REVISIONS AND CONDITIONS PRIOR TO JULY 2007, SEE APPROVED ORIGINAL MAPS ON FILE IN THE MUNICIPAL TAX ASSESSOR'S OFFICE.

TAX MAP
 TOWN OF NEWTON
 SUSSEX COUNTY, NEW JERSEY
 SCALE: 1" = 100' OCT. 2009
 Prepared By
HAROLD E. PELLOW
 NEW JERSEY PROFESSIONAL ENGINEER AND
 LAND SURVEYOR, LIC. #13229
 HAROLD E. PELLOW & ASSOCIATES, INC.
 17 PLAINS ROAD, AUGUSTA, NEW JERSEY
 * TO SHOW CONDITIONS AS OF FEB. 2012

February 5, 2021

HAND DELIVERY

Town of Newton Planning Board
Municipal Building
39 Trinity Street
Newton, NJ 07860

Re: Sussex County – Dennis Library Renovation and Expansion Project
Capital Improvement Review
101 Main Street, Newton
Block 14.03, Lots 1 and 19

Dear Board Members:

The County of Sussex (the “County”) is pleased to present its application for capital improvement review pursuant to N.J.S.A. 40:55D-31 for the Dennis Library Renovation and Expansion Project. In connection with this application, enclosed please find a check in the amount of \$1,000 representing application escrow and 19 copies of the following:

1. Owner’s Consent;
2. Project Narrative;
3. Site Photo Packet; and
4. Architectural Drawings prepared by Arcari & Iovino Architects, PC dated January 25, 2021.

By way of background, the County made application pursuant to the New Jersey Library Construction Bond Act, P.L. 2017, c. 149, and the regulations promulgated pursuant thereto (the “LCBA Program”), for the Project and was recently notified that it is the recipient of a grant in the amount of \$3,080,875 awarded for same. The County is required to provide evidence of other agency approvals by March 1, 2021 as a condition of its grant award. Accordingly, the County presents the enclosed conceptual drawings for the Commission’s review and looks forward to hearing the Board’s feedback regarding the Project.

Please feel free to contact me should have any questions or require any additional information. Thank you.

Very truly yours,



Keith Nelson, Assistant Director
Facilities Management Division County of Sussex

**Re: Sussex County - Dennis Library Renovation and Expansion Project
Capital Improvement Review
Town of Newton Planning Board
Township of Newton Historical Preservation Commission
101 Main Street, Newton
Block 14.03, Lots 1 and 19**

The Newton Library Association (the "Association") is the owner of the property located at 101 Main Street, Newton, also known as Block 14.03, Lots 1 and 19 on the Official Tax Map of the Town of Newton, which property is improved with the Dennis Library. The property is the subject of a capital improvement review pursuant to N.J.S.A. 40:55D-31 filed by Sussex County for the Dennis Library Renovation and Expansion Project. On behalf of the Association, the undersigned has reviewed the materials submitted for this purpose and hereby consents to Sussex County proceeding with this review before the Town of Newton Planning Board and Historical Preservation Commission.

The Newton Library Association

By: *Stephen McAdilly* 1/22/2021
Newton Library Association

Stephen McAdilly

*As authorized by resolutions of
the Board of Directors ratified on
January 21, 2021 and January 22, 2021*

**Re: Sussex County - Dennis Library Renovation and Expansion Project
Capital Improvement Review
Town of Newton Planning Board
Township of Newton Historical Preservation Commission
101 Main Street, Newton
Block 14.03, Lots 1 and 19**

Introduction

The County of Sussex (the “County”) is pleased to present its application for capital improvement review pursuant to N.J.S.A. 40:55D-31 for the Dennis Library Renovation and Expansion Project.

By way of background, the County made application pursuant to the New Jersey Library Construction Bond Act, P.L. 2017, c. 149, and the regulations promulgated pursuant thereto (the “LCBA Program”) for a project of capital improvements, including the renovation and expansion of the Dennis Library. The County was recently notified that it is the recipient of a grant in the amount of \$3,080,875 awarded pursuant to the LCBA Program for the Project. As a condition of the grant, the County is required to provide matching funds for the Project.

Scope of Review

N.J.S.A. 40:55D-31 of the Municipal Land Use Law provides for capital improvement review by the Planning Board of any capital improvement necessitating the expenditure of public funds by a public agency such as the County. The Planning Board’s review is in the nature of a site plan review, but is not binding on the County. The review provides the Planning Board the opportunity to review a project for consistency with the Master Plan and to offer any suggestions or comments on the same.

The County is under tight deadlines under its Grant Agreement with the State. It is required to provide proof of all other agency approvals by March 1, 2021. As a result, the County intends to present the Dennis Library Renovation and Expansion Project in concept at this time. Of course, the County will keep the Planning Board and Newton apprised of its progress with the Project and provide same with copies of its fully engineered site plan for file and information.

The Dennis Library

The Dennis Library is located at 101 Main Street, also known as Block 14.03, Lots 1 and 19 on the Official Tax Map of the Town of Newton (the “Property”). The Property is currently owned in fee by the Newton Library Association (the “Association”), a not-for profit organization that was formed and endowed to maintain and administer the Dennis Library. The Dennis Library is operated by the County of Sussex (the “County”) as part of the Sussex County Library System. The Association

intends to donate the Property, including the Dennis Library building and grounds, to the County.

The Dennis Library is uniquely located within the walkable Newton downtown, and consequently has outsize importance for children, elders, residents with disabilities, and other populations without ready access to motor vehicles. The County anticipates growing demand for walkable, accessible, available civic space in this downtown core and the Dennis Library Renovation and Expansion Project seeks to compliment the nearby development of a technical campus for the Sussex County Community College as well as exciting redevelopment in the downtown area.

The Dennis Library is a lovely, historic facility located in the T-5 – Town Core Support Area/Neighborhood Cores zone district and the Newton Historic District. The Library was constructed for the needs of a different time. At under 6,000 square feet, the physical structure of the library building is unable to meet the growing needs of its service population - 20,000+ residents of Newton, Fredon, Green, Stillwater, and Andover Townships, Andover Borough, and portions of Byram, Hampton, and Lafayette Townships.

The Town of Newton Master Plan

In connection with making this application, the County has reviewed the Town of Newton Master Plan dated August 2008. The Dennis Library Renovation and Expansion Project will further several general goals and objectives of the Master Plan, including but not limited:

- To encourage the appropriate use or development of lands in Newton in a manner that will promote the public health, safety, morals and general welfare.
- To provide adequate light, air and open pace.
- To ensure that the development of the Town does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

In addition, the Project will serve all of the Historic Preservation goals set forth in the Master Plan.

The Property's location in the T-5 zone district is appropriate considering its proximity to the Town center and the residential uses located in the zone district.

The Dennis Library Renovation and Expansion Project

The Dennis Library Renovation and Expansion Project seeks to renovate the original Library building to remove barriers to access, including ADA compliance, improve life safety with proper fire rated egress stairs, and enhance the interior air

quality through proper HVAC systems all while preserving the building's historic features. Conceptually, the approach to the Project is to minimize the impact to the historic district by limiting any modifications to the building frontages along both Main Street and Elm Street.

The streetscape on Elm Street will be modified through the location of an ADA accessible entrance to the building along Elm Street. While the front Main Street entrance will remain, it is not anticipated to be used as the main entrance to the building considering it is ADA non-compliant. Importantly, the County determined not to rehabilitate the Main Street façade to accommodate an ADA entrance because such improvements would greatly impact the original structure and appearance of the building.

With respect to the Library expansion, the new addition will use materials that are complimentary to the original building using the same color palette. The new addition will incorporate red brick throughout to match the character of the original building. The new façade along Elm Street will have a large window wall with cast stone surround which is consistent with the historic character of the district and surrounding community. Further, the height of the new addition will not compete with the original street front structure. In fact, the design intent along Elm Street is to align the new roof coping with the bottom horizontal coping of the original building. The current rear building section will now become a mid-section that serves to visually join the new and original sections. This will allow the new addition to be visually distinct from the original building yet completely compatible with the historic character of the Dennis Library and the surrounding historic district.

Further, the rear façade of the original building, which faces the current parking area, will be encased by the new addition. The existing exterior fire escape on the rear façade will be removed while two new fire stairs and an elevator will be attached to the Library addition. The fire stairs shall be located so as to not detract from the appearance of the building. New mechanical equipment is expected to be located on the new addition's roof, however, this equipment will be set back from Elm Street so as not to be visible from the street. If needed, roof screening will be implemented.

The Project will also include interior renovations to the original building, including cosmetic upgrades at the large front room along Main Street and the upper floor office and support space just above. The current book-stacks room at the main floor, as well as the meeting room above, will be reconfigured and repurposed to marry the new functions to the current. This reconfiguration will not involve modifications to the window arrangements.

As a compliment to these architectural changes, the Project also seeks to make exterior improvements to Property, including parking, lighting, landscaping, sidewalks, and stormwater improvements. The lighting will be decorative in nature and will blend with the architectural style of the Dennis Library and the surrounding community. All

lighting fixtures shall be shielded so as to minimize light trespass and sky glow. The landscaping will serve the dual purpose to beautify the property and provide appropriate screening to adjacent properties. Adequate parking will be provide on-site and through on-street parking spaces. It should be noted that the County has requested that the Newton Parking Authority provide dedicated on-street parking spaces for Library use during hours of operation. The Project also contemplates stormwater improvements to improve the drainage of the property and connect to the municipal stormwater collection system. These site plan features will be developed in connection with the preparation of a fully engineered site plan for the Project.

No signage is proposed at this time.

Improvement to Library Services

The Project will expand the Library building to facilitate growth in Library services. It will resize and refresh the Library collection and make materials more accessible and user friendly to all ages. It will further create new community space to facilitate more library sponsored programming as well as collaborative space for work and study. Further, this community space will serve the area's nonprofit organization by providing space for meetings, programs and events. Finally, the Project will provide additional space to be used as a warming/cooling & charging center for the community.

The Project will incorporate new technology to support the new ways people work and learn in a digital environment, including internet access. The Project will free up space for a digital library, including eBooks, audiobooks, TV and music.

In sum, the Dennis Library Renovation and Expansion Project seeks to better meet the needs of local residents and improve the community quality of life. The Project will position the Dennis Library as the center of community engagement, communication and learning.



DENNIS LIBRARY EXPANSION – SUSSEX COUNTY LIBRARY - 101 MAIN STREET, NEWTON, NJ



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DENNIS LIBRARY EXPANSION – SUSSEX COUNTY LIBRARY - 101 MAIN STREET, NEWTON, NJ

DENNIS LIBRARY EXPANSION SUSSEX COUNTY LIBRARY

101 MAIN STREET, NEWTON, NJ



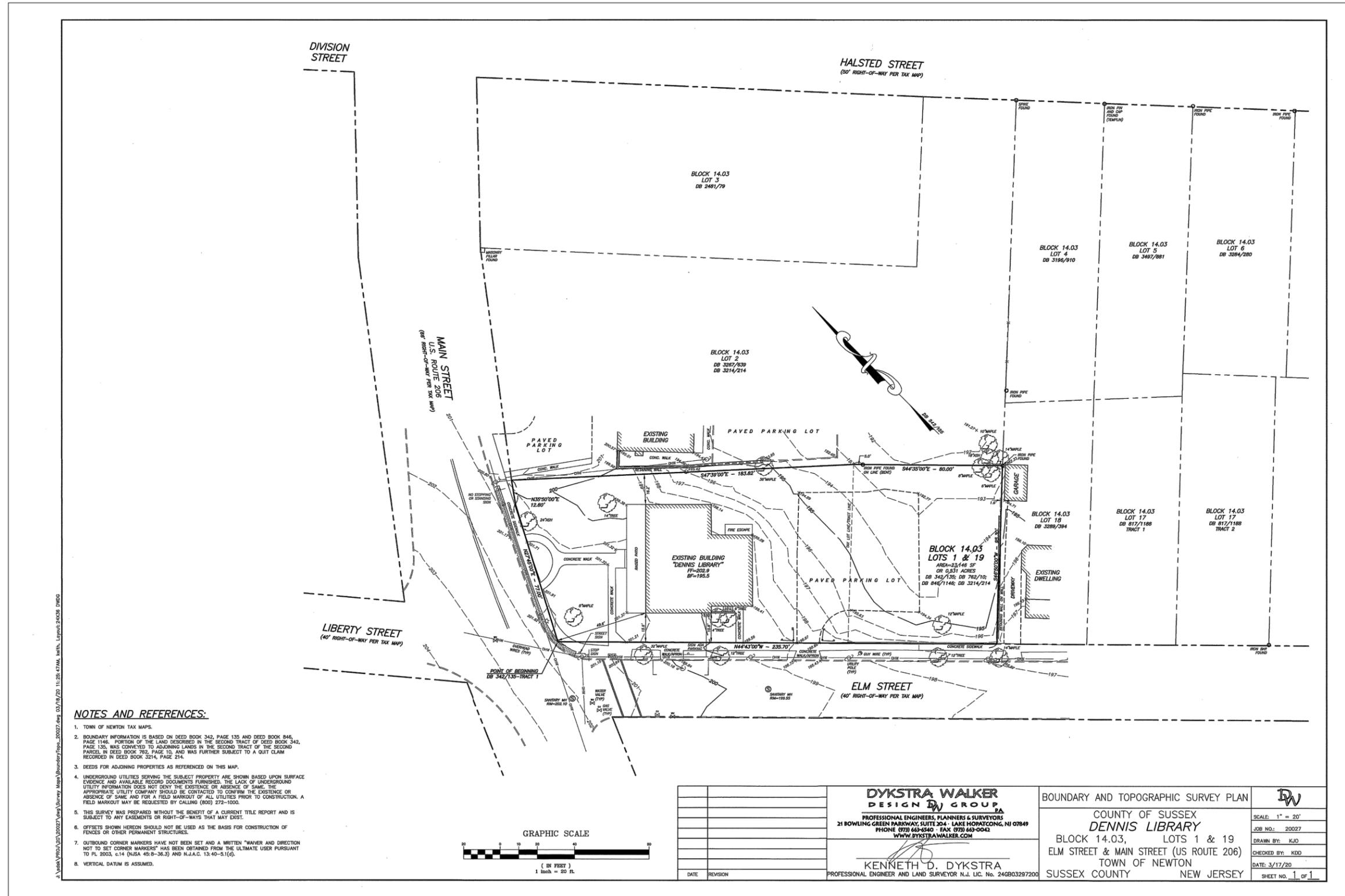
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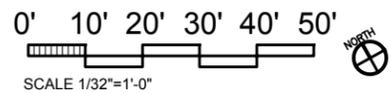
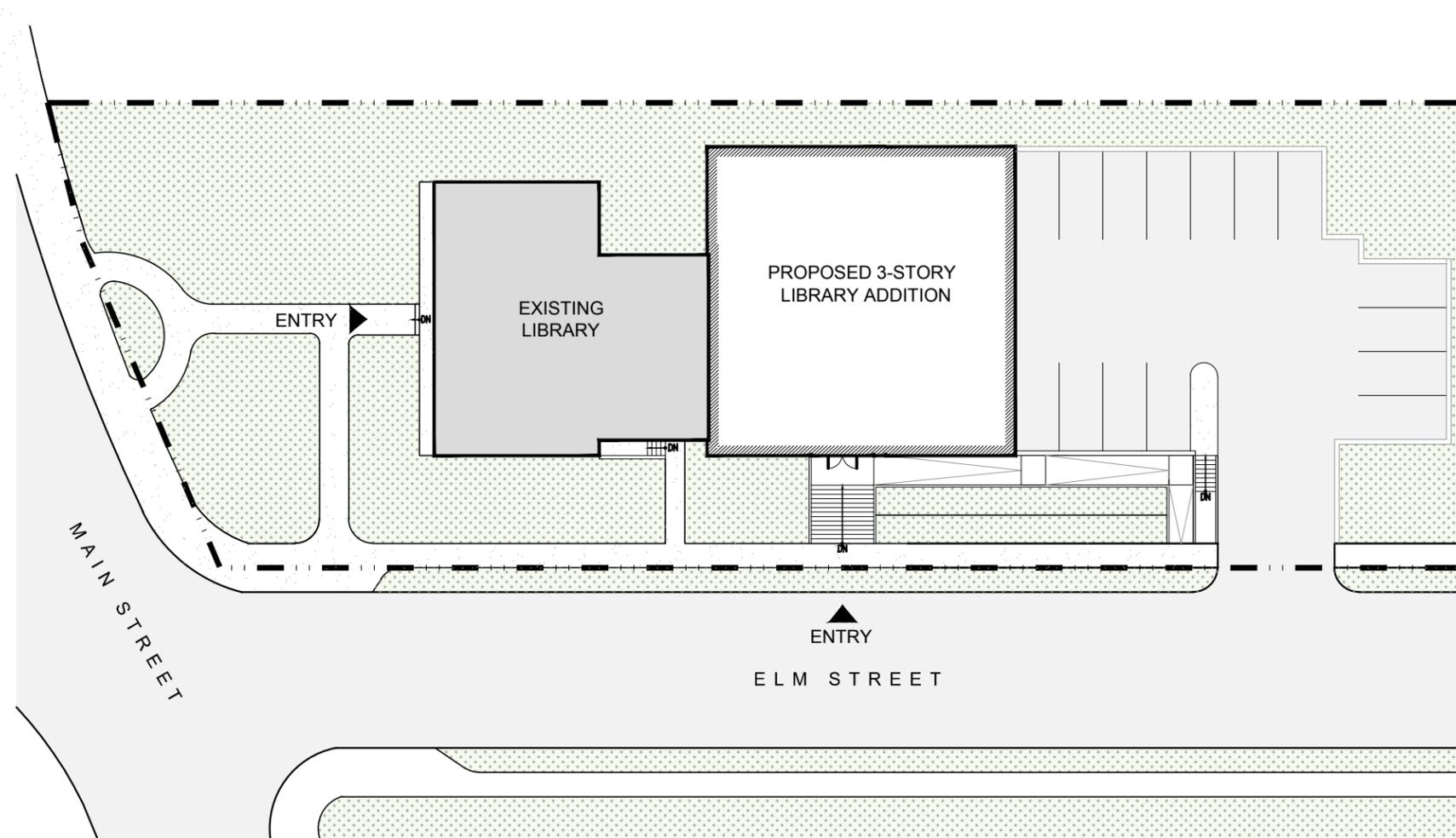
ARCARI & IOVINO ARCHITECTS, PC
ONE KATHERINE STREET
LITTLE FERRY, NJ 07643
(201) 641-0600

DRAWING LIST

- 1 BOUNDARY AND TOPOGRAPHIC SURVEY PLAN BY DYKSTRA WALKER
- 2 PROPOSED SITE PLAN
- 3 SCHEMATIC PLANS - LOWER LEVEL PLAN
- 4 SCHEMATIC PLANS - GROUND LEVEL PLAN
- 5 SCHEMATIC PLANS - SECOND LEVEL PLAN
- 6 ELEVATIONAL RENDERINGS

01.25.2021 PLANNING BOARD / HPC REVIEW





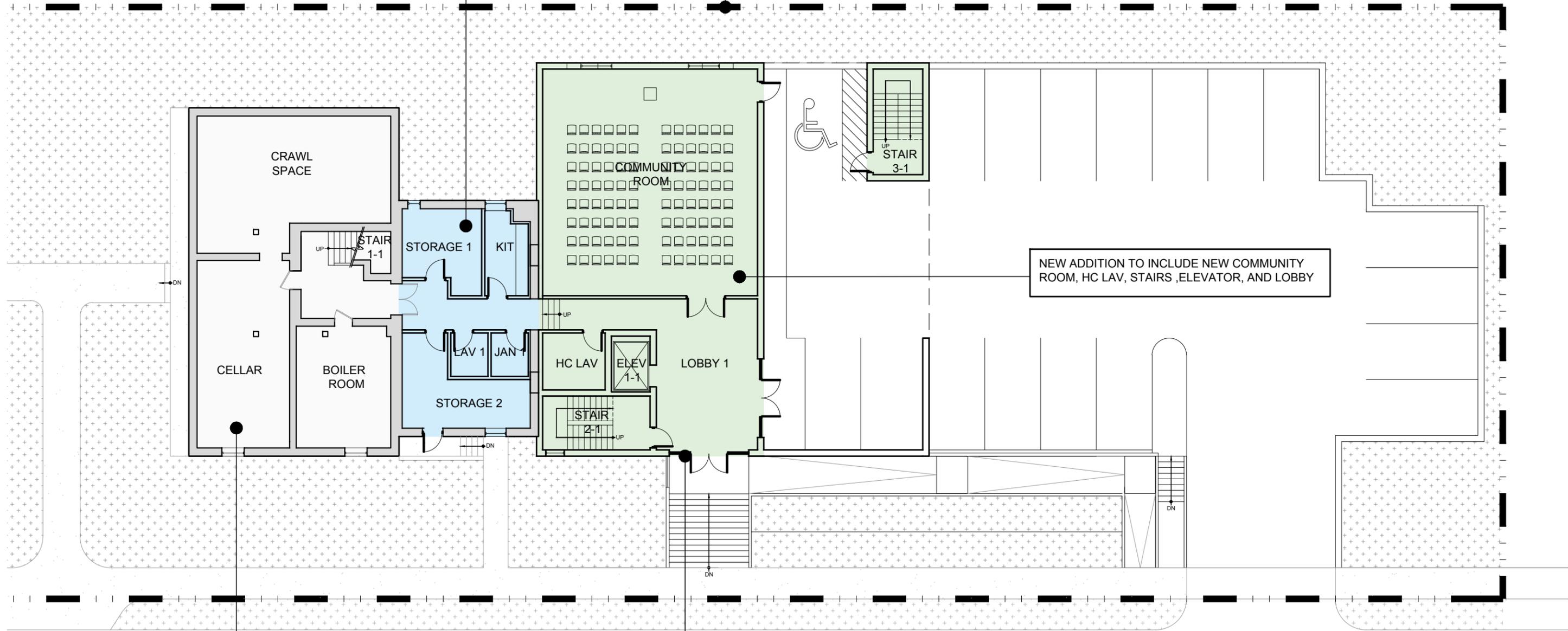
ADDITION AREA

RENOVATION AREA

NO WORK AREA

EXISTING AREA RENOVATED TO ACCOMMODATE NEW KITCHEN, LAV, JANITORS CLOSET AND STORAGE.

PROPERTY LINE

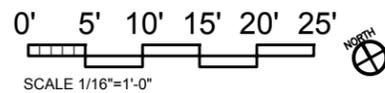


NEW ADDITION TO INCLUDE NEW COMMUNITY ROOM, HC LAV, STAIRS, ELEVATOR, AND LOBBY

NO WORK TO EXISTING CRAWL SPACE, CELLAR, BOILER ROOM, AND STAIRS.

NEW LIBRARY ENTRANCE

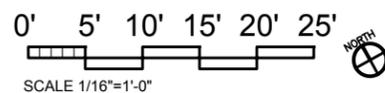
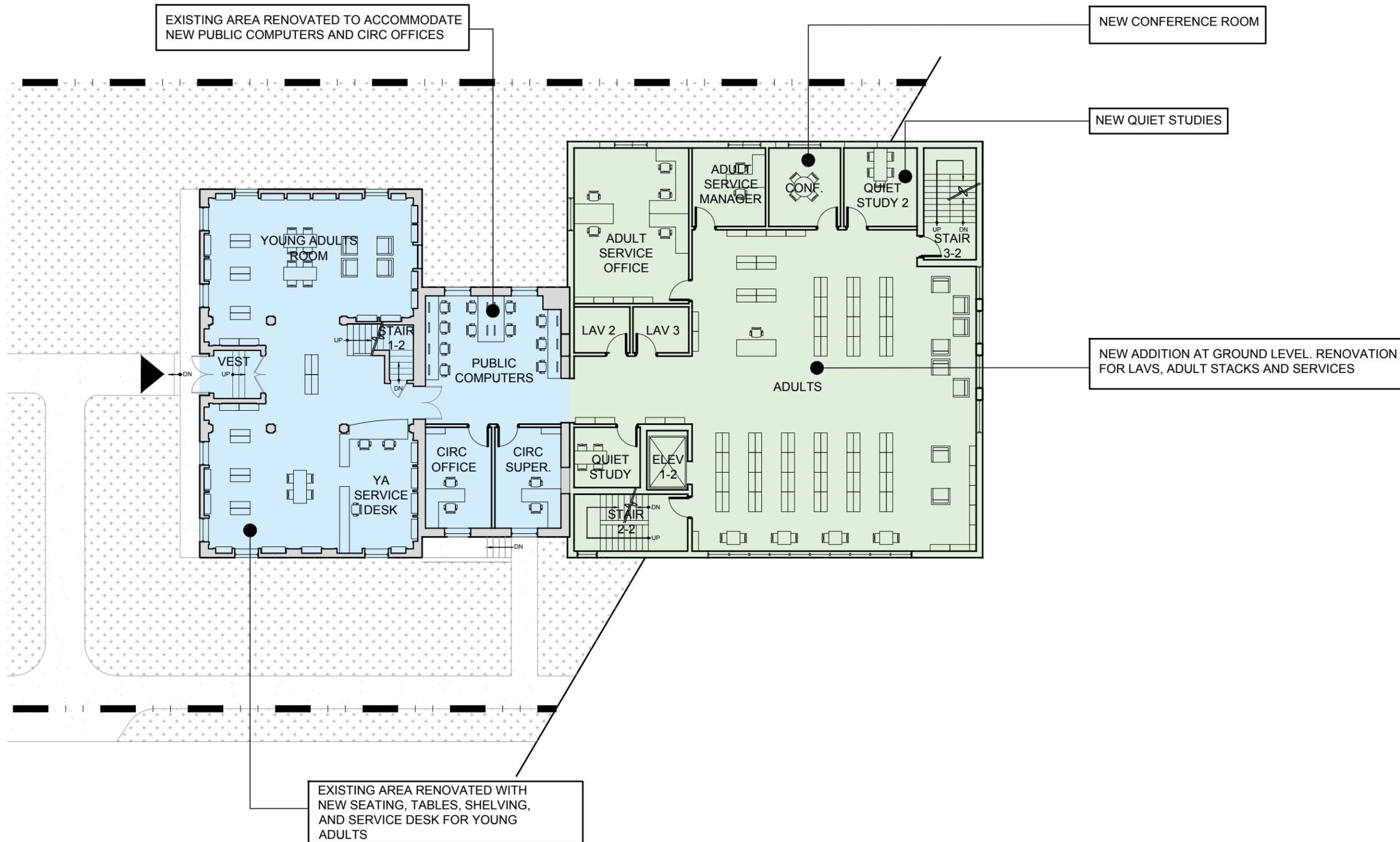
ELM STREET



ADDITION AREA

RENOVATION AREA

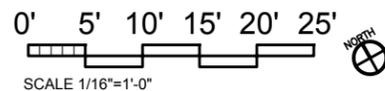
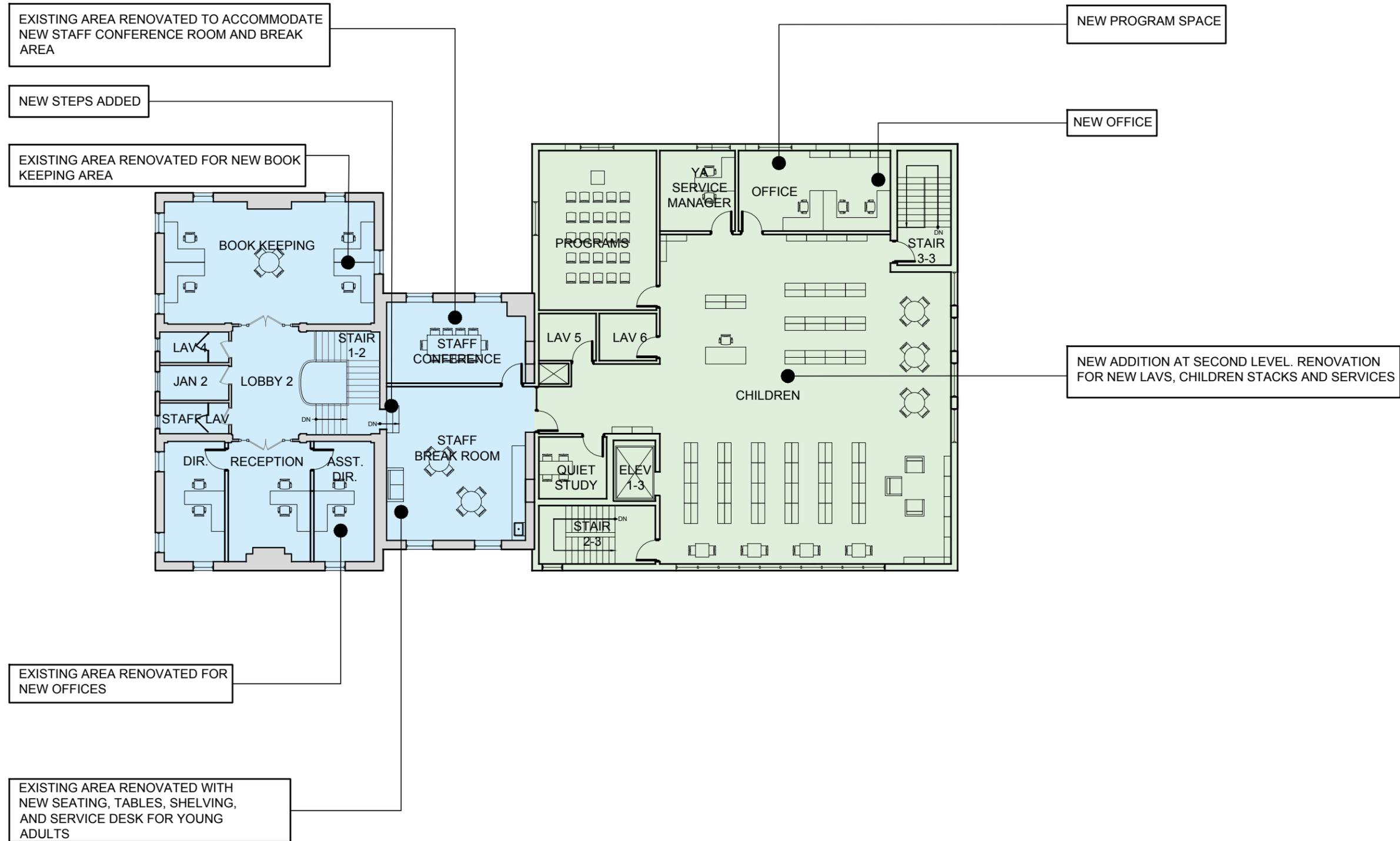
NO WORK AREA

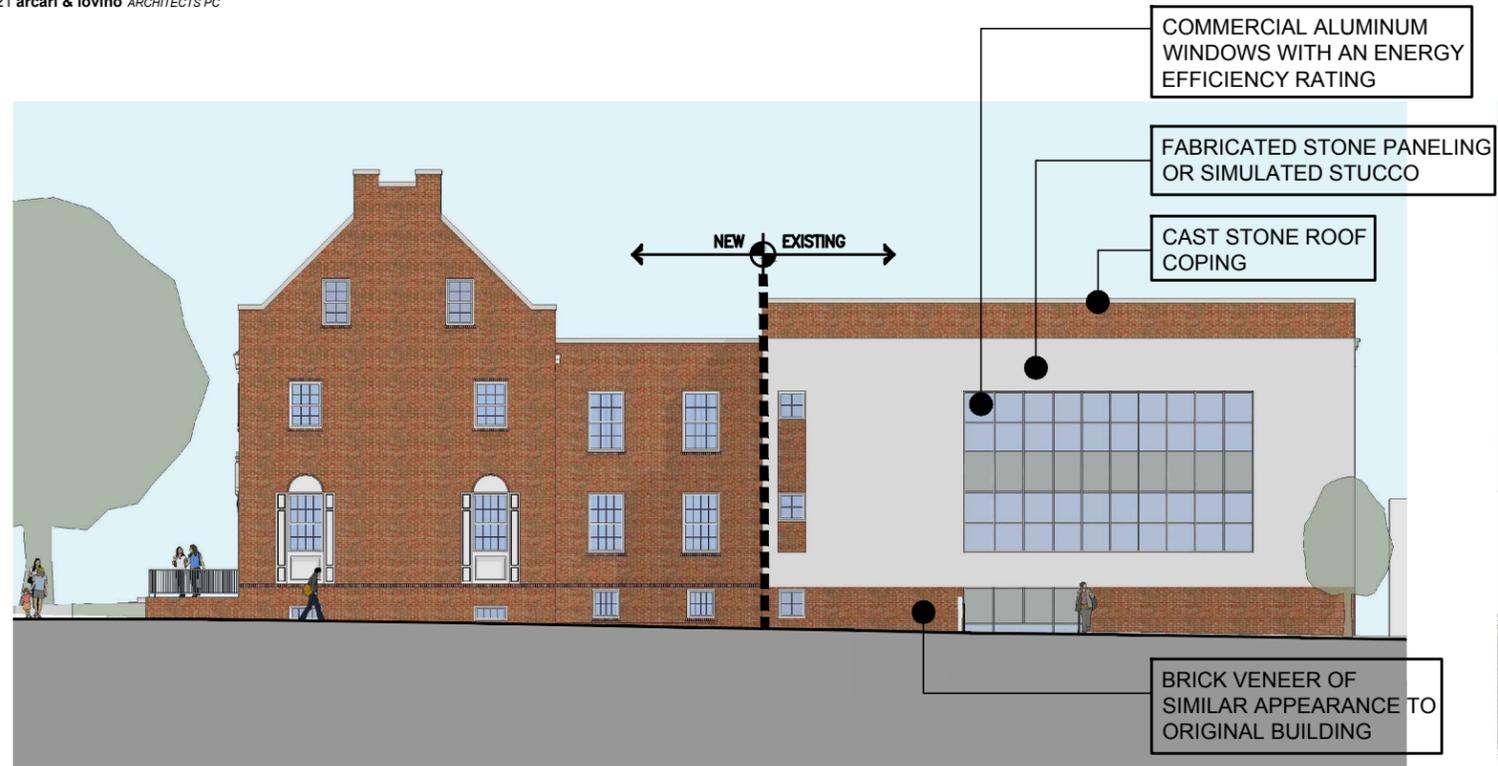


ADDITION AREA

RENOVATION AREA

NO WORK AREA





RENDERED ELEVATION FROM ELM STREET



RENDERED VIEW FROM PARKING ENTRANCE



RENDERED VIEW FROM MAIN STREET



RENDERED AERIAL VIEW