



TOWN OF NEWTON PLANNING BOARD

OCTOBER 19, 2022

7:00 PM

**THE MEETING WILL BE ACCESSIBLE BY IN
PERSON AT TOWN HALL OR VIA ZOOM**

YOU ARE INVITED TO A ZOOM WEBINAR.

WHEN: OCTOBER 19, 2022 07:00 PM EASTERN TIME (US AND CANADA)

TOPIC: OCTOBER REGULAR PLANNING BOARD MEETING

When: Oct 19, 2022 07:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82547130106>

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**NEWTON PLANNING BOARD
OCTOBER 19, 2022 @ 7:00 P.M.
AGENDA**

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

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) as follows: notice was sent to the official newspaper The New Jersey Herald, posted on the bulletin board in the Town Hall and posted on the Town website and filed with the Town Clerk. The Planning Board will hold a regular meeting by both in person and web-based platform providing remote access as the meeting will be open to the public both in person and remotely. Details for public participation will be posted on the website at newtontownhall.com. The Public can access Zoom.us to join at: <https://us02web.zoom.us/j/82547130106>

3. SALUTE TO THE FLAG

4. ROLL CALL

Mr. Flaherty

Mr. Wink

Ms. Hall-Romer

Mayor Schlaffer

Mr. Le Frois

Mr. Schick, Alternate #2

Mr. Marion

Ms. Vrahnos

Deputy Mayor Teets

Mr. Russo, Jr.

Mr. Ragsdale, Alternate #1

Ms. Le Frois, Alternate #3

Glenn Kienz, Board Attorney

Jessica Caldwell, Board Planner

David Simmons, Board Engineer

Kerry Brown, Board Secretary

5. RULES

No new testimony after 10:30 p.m. Comments from each member of the public are limited to 3 minutes during the public portion of the meeting.

6. MINUTES

A. August 17, 2022

7. HISTORIC RESOLUTIONS

A. 2022-02

53 High Street, Block 5.01, Lot 22

53 High Street Associates, LLC

Replace existing slate roof, siding and add new gutters and downspouts

B. 2022-01
49 High Street, Block 5.01, Lot 20
Helping Hand Pregnancy Center for Sussex County, Inc
Replace deck railings

C. 2022-03
173 Spring Street, Block 8.04, Lot 9
Emerger Group
Exterior renovations to the rear of the building.

8. RESOLUTIONS

A. A. Lakomy - 64 High Street PB-4-2022
Application seeking reversal of Andrea Vaccariello PB-1-2022
26 Church Street Block 7.05, Lot 12
Appeal of the Zoning Officer's decision of denial of fence.

B. Newton CB, LLC PB-5-2022
117 Water Street Block 9.03, Lot 15, Zoning District SD-3
Site plan, variance, and conditional use application to use existing retail space for Class 5
Retailer license (cannabis retail).

9. OLD BUSINESS

10. NEW BUSINESS

A. PB-3-2022
Emerger Group
173 Spring Street, Block 8.04, Lot 9
Minor Site Plan/Parking Variance application to construct second floor covered deck with
patio underneath.
*****CARRIED UNTIL DECEMBER 21, 2022*****

11. CORRESPONDENCE

12. PUBLIC PORTION

13. EXECUTIVE SESSION

14. 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.