



NEWTON PLANNING BOARD

JUNE 21, 2023

7:00 PM

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

YOU ARE INVITED TO A ZOOM WEBINAR.

WHEN: JUNE 21, 2023 07:00 PM EASTERN TIME (US AND CANADA)

TOPIC: JUNE REGULAR PLANNING BOARD MEETING

<https://us02web.zoom.us/j/82849597544?pwd=NmhZZWlrNWRIbDI6ZTBkM2JPUjgxdz09>

Passcode: **302587**

Or Telephone:

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

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NEWTON PLANNING BOARD

JUNE 21, 2023 @ 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 Public can access Zoom.us and to join at: <https://us02web.zoom.us/j/82849597544?pwd=NmhZZWlrNWRIbDI6ZTBkM2JPUjgxdz09>

3. SALUTE TO THE FLAG

4. ROLL CALL

Deputy Mayor Couce
Ms. Hall-Romer
Mr. Russo, Jr.
Ms. Vrahnos

Mr. Flaherty
Mr. Marion
Mayor Teets
Mr. Wink

Mr. Ragsdale, Alternate #1
Mr. Schlaffer, Alternate #3

Mr. Schick, Alternate #2

Chairman Le Frois

Glenn Kienz, Board Attorney
David Simmons, Board Engineer

Jessica Caldwell, Board Planner
Kerry Brown, Board Secretary

5. RULES

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

6. MINUTES

A. May 17, 2023

7. HISTORIC RESOLUTIONS

8. RESOLUTIONS

9. **OLD BUSINESS**

10. **NEW BUSINESS**

A. **Curiosity Cannabis, LLC PB-3-2023**

70-72 Mill Street, Block 2.02, Lot 17, Zone T-4

Preliminary and Final Site Plan application for cannabis retail.

(P. Ferrerio & K. Hughes)

B. **Redevelopment Plan**

125 Water Street & 5 South Park Drive, Block 10.01, Lots 5 & 6

(Hughes)

C. **Sussex Realty Investments, LLC PB-4-2023**

122 Main Street Block 7.09, Lot 5

124 Main Street Block 7.09, Lot 3

Amended preliminary and final site plan and variance application to construct four (4) apartments.

(D. Simmons & J. Caldwell-Dykstra)

D. **Town of Newton**

Master Plan Update Natural Resource Inventory Conservation Element Open Space and Recreating Plan

(J. Caldwell-Dykstra)

E. **Town of Newton**

Ordinance 2023-18

Ordinance to Amend, revise and supplement section 320-28 "Conditional Uses" of the Zoning Code of the Town of Newton to regulate the number of approved cannabis retail facilities and delivery businesses in certain zones within the Town of Newton

11. **CORRESPONDENCE**

12. **PUBLIC PORTION**