



NEWTON PLANNING BOARD

JULY 19, 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.

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. June 21, 2023
(Couce, Flaherty, Marion, Teets, Wink, Ragsdale)

7. HISTORIC RESOLUTIONS

8. BUSINESS

A. Sussex County Community College
1 College Hill Road, Block 3.01, Lot 1, Zone SD-2
Construct 2,500 sq ft addition to existing Optics Center (Building R)
(Simmons & Caldwell-Dykstra)

B. Sussex Realty Investments, LLC PB-4-2023

122 Main Street Block 7.09, Lot 5

124 Main Street Block 7.09, Lot 3

Reconsideration and modification for amended preliminary and final site plan and variance application to construct four (4) apartments.

(Simmons & Caldwell-Dykstra)

C. Redevelopment Plan

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

(Hughes)

9. RESOLUTIONS

10. CORRESPONDENCE

Letter from Mr. Kienz, Board Attorney regarding 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. PUBLIC PORTION

12. EXECUTIVE SESSION

13. 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.