

DECEMBER 20, 2023

The regular meeting of the Newton Planning Board was held at the Town Hall on December 20, 2023. Chairman LeFrois called the meeting to order at 6:02 pm. Chairman LeFrois stated that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act."

Chairman LeFrois led the Salute to the flag.

ROLL CALL

Deputy Mayor Couce - present	Mr. Flaherty – present (6:07)
Ms. Hall-Romer – present (6:09)	Mr. Marion – present
Mr. Russo, Jr. – absent	Mayor Teets – present (6:23)
Ms. Vrahnos – present	Mr. Wink – present
Mr. Ragsdale, Alternate #1 - present	Mr. Schick, Alternate #2 – present
Jason Schlaffer, Alternate #3 – present	Chairman Le Frois – present

Also present: Glenn Kienz, Board Attorney, Thomas Knutelskyer, P.E. and Kerry Brown, Board Secretary

RULES

Chairman LeFrois read the rules of the Newton Planning Board.

MINUTES

Mr. Marion made a motion to adopt the July 19, 2023 minutes. Ms. Vrahnos seconded the motion.

AYE: Mr. Flaherty, Mr. Marion, Ms. Vrahnos, Mr. Ragsdale, Mr. Schick, Mr. Schlaffer, Mr. Wink

HISTORIC RESOLUTIONS

No Historic Resolutions were presented.

RESOLUTIONS

No Resolutions were presented.

NEW BUSINESS

Chairman LeFrois announced that application PB-7-2023, 4 Grace Ave, LLC, 85.5 Trinity Street, Block 15.01, Lot 18, Zone T-5 and PB-8-2023, Marotta-Godkar, LLC, 59-61 High Street, Block 5.01, Lot 24, Zone T-6 would be carried until the January 17, 2024 meeting.

Siegfried Mueller dba Analytical Science and Technologies Group

PB-6-2023

20 Water Street, Block 5.01, Lot 11, Zone T-5
Install liquid nitrogen tank on loading dock.

William Haggerty, Attorney for applicant
Siegfried Mueller, Owner/applicant

Mr. Haggerty informed the Board, his client was seeking a Minor Site Plan Waiver.

Mr. Mueller was sworn in. Mr. Mueller stated that he is seeking permission to install a liquid nitrogen tank on a loading area.

Mr. Mueller stated no other changes are being proposed. Mr. Mueller testified the tank will be permanently connected to the building and will rest on a structure resembling a skid. Mr. Mueller stated the tank will be movable due to the fact it is attached to lines coming from the building. Mr. Mueller stated he anticipated the tank to be filled once to twice a month. Mr. Mueller stated deliveries will be in the morning and during the delivery process no noise emanates from the equipment.

Mr. Knutelskyer detailed Mr. Simmons report dated December 13, 2023. Mr. Mueller stated they have no issues with complying with the report. Mr. Knutelskyer recommended the applicant install bollards in front of the tank for protection. Mr. Knutelskyer also recommended that lighting on the site be reestablished, and that the Applicant provide an Easement to the Town. Mr. Knutelskyer also recommended that a security fence be placed around the tank and that signage be installed in accordance with code requirements.

There was no public present.

Mr. Flaherty made a motion to approve the application. Ms. Vrahnos seconded the motion.

AYE: Mr. Flaherty, Ms. Vrahnos, Deputy Mayor Couce, Ms. Hall-Roomer, Mr. Marion, Mr. Ragsdale, Mr. Schick, Mr. Schlaffer, Mr. Wink, Chairman LeFrois

RESOLUTIONS

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.

Ms. Vrahnos made a motion to approve the resolution. Mr. Flaherty seconded the motion.

AYE: Ms. Vrahnos, Mr. Flaherty, Mr. Marion, Mr. Ragsdale, Mr. Schick, Mr. Schlaffer, Mr. Wink

CORRESPONDENCE

Chairman LeFrois announced to the Board that he would be resigning from the Board. Mr. LeFrois stated that he has been a Board member for the last 15 years and has enjoyed his time serving on the Planning Board.

Deputy Mayor Couce presented Chairman Le Frois with a Proclamation of service.

Chairman LeFrois asked the Board members to sign the certification for NJDEP Stormwater Training Video and to pass along to Board Secretary Brown.

There was no member of the public present.

Motion to adjourn the meeting was made by Ms. Vrahnos and seconded by Mr. Marion. All in favor. The meeting was adjourned at 6:28 p.m.

Respectfully submitted,
Kerry Brown, Planning Board Secretary