



NEWTON LAND USE BOARD

JANUARY 15, 2025 7:00 P.M.
AGENDA

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting of the Newton Land Use 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. OATH OF OFFICE

Mayor LeFrois - Class I
Thomas S Russo, Jr. - Class II

Deputy Mayor Dickson - Class III
Neil Flaherty - Class IV

5. ROLL CALL

Deputy Mayor Dickson
Mayor LeFrois
Mr. Marion
Mr. Russo, Jr.
Mr. Wink

Mr. Flaherty
Ms. Hall-Romer
Mr. Ragsdale
Ms. Vrahnos
Ms. Waldron, Alternate #1

Glenn Kienz, Board Attorney
David Simmons, Board Engineer

Jessica Caldwell, Board Planner
Kerry Brown, Board Secretary

6. 2025 REORGANIZATION

Appointment of Temporary Chairman
Election of Chairman
Election of Vice Chairman
Election of Board Secretary

2025 PROFESSIONAL APPOINTMENTS

Appointment of Board Attorney
Appointment of Conflict Attorney
Appointment of Board Engineer
Appointment of Conflict Engineer
Appointment of Board Planner
Appointment of Conflict Board Planner

2025 NEWSPAPERS OF RECORD

Designation of Official Newspapers of Record

2025 TECHNICAL REVIEW COMMITTEE APPOINTMENTS

2025 & JANUARY 2026 MEETING DATES:

January 15, 2025	July 16, 2025
February 19, 2025	August 20, 2025
March 19, 2025	September 17, 2025
April 16, 2025	October 22, 2025
May 21, 2025	No November meeting
June 18, 2025	December 17, 2025

January 21, 2026

7. AFFIRMATION OF TESTIMONY

David Simmons - Board Engineer
Jessica Caldwell - Board Planner

8. RULES

A. Adoption of Rules and Regulations of the Planning Board of the Town of Newton
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.

9. PUBLIC SESSION

10. MINUTES

A. December 18, 2024

11. RESOLUTIONS

A. Emerger Real Estate, LLC
#PB-4-2024
200 Spring Street, Block 8.09, Lot 8, Zoning T-6 Town Core
Preliminary Site Plan and Variance application for reconstruction and an addition for mixed-use building.

12. BUSINESS

13. CORRESPONDCE

14. EXECUTIVE SESSION

15. ADJOURNMENT

Next Land Use Board meeting will be held February 19, 2025