

October 23, 2024

The regular meeting of the Newton Planning Board was held at the Town Hall on October 23, 2024. Chairwoman Vrahnos called the meeting to meeting to order at 7:03 pm. Ms. Vrahnos stated that proper notice had been given for this meeting in accordance with the “Open Public Meetings Act.”

Chairwoman Vrahnos led the Salute to the flag.

ROLL CALL

Mayor Couce - present	Mr. Flaherty – present
Ms. Hall-Romer – absent	Deputy Mayor Le Frois – present
Mr. Marion – present	Mr. Ragsdale – present
Mr. Russo, Jr. – absent	Mr. Wink – present
Mr. Schlaffer, Alt #1 – absent	Samatha Waldron, Alt# 2- present
Chairwoman Vrahnos – present	

Also present: Glenn Kienz, Board Attorney, and Kerry Brown, Board Secretary

MINUTES

September 18, 2024

Mr. Flaherty made a motion to adopt the September 18, 2024 minutes. Mr. Marion seconded the motion.

AYE: Mr. Flaherty, Mr. Marion, Mayor Couce, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

RESOLUTIONS

Covenant Capital Newton LLC

PB-2-2024

40-46 Orchard Street, Block 22.10, Lot 17, Zoning T-3
Preliminary Site Plan and Use Variance application to convert existing storage building into residential apartments.

Mr. Marion made a motion to adopt the resolution as presented and Mr. Flaherty seconded the motion.

AYE: Mr. Marion, Mr. Flaherty, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

BUSINESS

Angelina Louis

PB-14-2020

137 Mill Street, Block 3.04, Lot 3

Request of Extension of Site Plan and Use Variance Approval to convert existing structure into four (4) residential apartments. Previously approved March 17, 2021

Mayor Couce and Deputy Mayor Le Frois recused themselves from the application.

Alexandra Knoth, Attorney for applicant

Ms. Knoth stated that Ms. Louis and Mr. LeMasson are seeking an extension of site plan and use variance approval for 137 Mill Street. Ms. Knoth stated the applicant received approval in March 2021 to convert the structure into four (4) residential apartments. Ms. Knoth further explained that her client

has had challenges with the conditionals of approval and is seeking an extension to comply with the conditions of approval.

Mr. Marion made a motion to approve the request for an extension. Mr. Flaherty seconded the motion.

AYE: Mr. Marion, Mr. Flaherty, Mr. Ragsdale, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Sussex County Office of GIS Records Management Parcel Document Viewer Presentation

Mr. Dan Freed Records Manager from Sussex County Division of IT provided the Board with an overview of the parcel document viewer.

Chairwoman Vrahnos stated there were no correspondence or items scheduled for executive session.

Mr. Marion made a motion to adjourn the meeting. Mr. Flaherty second the motion. All in favor. The meeting was adjourned at 7:30 pm.

Respectfully submitted,
Kerry Brown
Planning Board Secretary