

## January 15, 2025

The regular and reorganization meeting of the Newton Land Use Board was held at the Town Hall on January 15, 2025. Chairwoman Vrahnos called the meeting to meeting to order at 7:00 pm. Chairwoman 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

Deputy Mayor Dickson – absent

Mr. Flaherty – present

Mayor Le Frois – present

Ms. Hall-Romer – absent

Mr. Marion – present

Mr. Ragsdale – absent

Mr. Russo, Jr. – present

Ms. Vrahnos - present

Mr. Wink – present

Ms. Waldron, Alternate #1 – present

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

Mr. Kienz acted as the Temporary Chair.

Mr. Kienz asked if there was a nomination for Chairperson for the 2025 calendar year.

Mr. Marion nominated Ms. Vrahnos as the Chairwoman. Mayor Le Frois seconded the nomination.

AYE: Mr. Marion, Mayor Le Frois, Mr. Flaherty, Mr. Russo, Ms. Vrahnos, Mr. Wink, Ms. Waldron

Chairwoman Vrahnos asked the Board if there was a nomination for Vice-Chairperson.

Mr. Russo nominated Mr. Marion as the Vice-Chairperson. Mr. Flaherty seconded the nomination.

AYE: Mr. Russo, Mr. Flaherty, Mayor Le Frois, Mr. Marion, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Chairwoman Vrahnos asked the Board if there was a nomination for Board Secretary.

Mr. Russo nominated Ms. Brown as the Board Secretary. Mr. Flaherty seconded the nomination.

AYE: Mr. Russo, Mr. Flaherty, Mayor Le Frois, Mr. Marion, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to appoint Mr. Kienz as the Board Attorney. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to appoint James T. Bryce as the Conflict Attorney. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to appoint David Simmons and Thomas Knutelsky as the Board Engineer. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to appoint Boswell Engineer as the Conflict Engineer. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to appoint Jessica Caldwell as the Board Planner. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to appoint Phillips Preiss, LLC as the Conflict Board Planner. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to adopt the Daily Record and The New Jersey Herald as the Official Newspaper of Record for the Land Use Board for the 2025 calendar year. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Chairwoman Vrahnos appointed Mr. Russo, Mr. Marion, and herself as the Technical Review Committee members for the 2025 calendar year.

Mr. Russo made a motion to adopt the 2025 and January 2026 Meeting Dates. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

Mr. Russo made a motion to adopt the Rules and Regulations of the Land Use Board for the 2025 calendar year. Mr. Marion seconded the motion.

AYE: Mr. Russo, Mr. Marion, Mr. Flaherty, Mayor Le Frois, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

## **MINUTES**

### **December 18, 2024**

Mr. Russo made a motion to adopt the December 18, 2024 minutes. Mr. Flaherty seconded the motion.

AYE: Mr. Russo, Mr. Flaherty, Mayor Le Frois, Mr. Marion, 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. Russo made a motion to adopt the resolution as presented. Mr. Flaherty seconded the motion.

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

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 7:08 pm.

Respectfully submitted,  
Kerry Brown  
Planning Board Secretary