



**NEWTON LAND USE BOARD
SEPTEMBER 17 , 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. ROLL CALL

Deputy Mayor Dickson	Ms. Vrahnos
Mayor Le Frois	Mr. Wink
Mr. Flaherty	Ms. Waldron
Mr. Ragsdale	Mr. Perigo
Mr. Russo, Jr.	
Mr. Teets - Alternate #1	

Glenn Kienz, Board Attorney Jessica Caldwell, Board Planner
David Simmons, Board Engineer Helen Humbert, Board Secretary

5. PUBLIC SESSION

6. MINUTES

A. August 20, 2025 (Mayor Le Frois, Ragsdale, Russo, Wink, Flaherty, Vrahnos, Perigo)

7. RESOLUTIONS

A. PB #1-2025

64 Sussex Street BFM, LLC

64 Sussex Street (Block 22.01, Lot 23)

Variance Application

B. PB #5-2024

County of Sussex

39 High Street, County Judicial Complex (Block 5.01, Lot 19)

Preliminary and Final Major Subdivision and Variance Application

8. MASTER PLAN CONSISTENCY REVIEW

3D Sign Ordinance - J. Caldwell & Associates

9. CORRESPONDENCE

A. Master Plan Consistency Review Report

10. EXECUTIVE SESSION

11. ADJOURNMENT

Next Land Use Board meeting will be held: October 22, 2025 at 7PM
Municipal Building
39 Trinity Street
Newton, NJ