

**NEWTON PLANNING BOARD  
NEWTON MUNICIPAL BUILDING  
39 Trinity Street, Newton, NJ 07860  
AGENDA  
Regular Meeting August 15, 2012  
7:00 p.m.**

**SUNSHINE STATEMENT**

"Adequate notice of this meeting of the Newton Planning Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975)."

**RULES**

No new testimony after 10:30 p.m. Comments from each member of the public are limited to 5 minutes during the public portion of the meeting.

**OATH OF OFFICE** – David Steinberg (Alt. 3)

**SALUTE TO THE FLAG & ROLL CALL**

**CONSIDERATION OF MINUTES**

July 18, 2012 Regular and Executive

**HISTORIC**

None

**RESOLUTIONS**

None

**OLD BUSINESS**

**Robert Occhifinto (#PSPV-05-2012)  
Block 20.02, Lot 1  
42 Hicks Avenue**

The applicant is requesting preliminary site plan approval and variances for construction of two (2) warehouse structures with loading docks and on-site parking lot.

**NEW BUSINESS**

**Merriam Gateway Redevelopment Plan Amendment –  
Block 18.03, Lot 10  
(Former Block 1104, Lot 22)  
Block 22.02, Lots 8, 9, and 10  
(Former Block 1209, Lots 10, 11, and 12.01)  
Block 18.02, Lots 9, 10, 11, 12, 14, 15, 16, and 17  
(Former Block 1301, Lots 1, 1.04, 10, 11, 12, 13, 14, 15 and 16)  
Block 22.04, Lots 1, 2, 3, 4, 5, 13, 14 and 15  
(Former Block 1308, Lots 1, 1.01, 1.02, 10, 11, 12, 13 and 14)**

**Anwar Qarmout (#PBSPV-06-2012)  
Block 8.08, Lot 34  
16 Washington Street**

The applicant is requesting a variance for front yard parking

**Martorana Enterprises, LLC (#SPMSV-07-2012)  
Block 22.05, Lot 13  
104 Sparta Avenue  
Formerly: Block 1201, Lots 5 & 5.03  
100-110 Sparta Avenue**

The applicant is requesting to construct 54 townhouses and six (6) low and moderate income apartments.

**CORRESPONDENCE**

Ordinance #2012-17	Amending Section 320-2. C Permitted Uses and Section 320-3 Definitions and Section 320-26 T-5 Transect Zone of Chapter 320 Form-Based Code of the Town of Newton (add to your Newton Land Development Ordinance)
Resolution #121-2012	Appointment of Karen Schulte as Class C, Regular Member of the Historic Preservation Commission
Resolution #129-2012	Appointment of Betsy Van Orden to the Advisory Shade Tree Commission

**EXECUTIVE SESSION**

**PUBLIC PORTION**

**ADJOURNMENT**