

**NEWTON PLANNING BOARD  
NEWTON MUNICIPAL BUILDING  
39 Trinity Street, Newton, NJ 07860  
AGENDA  
September 23, 2015 at 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**

None

**SALUTE TO THE FLAG & ROLL CALL**

Mr. Flaherty  
Mr. Marion  
Mr. Russo, Jr.  
Mr. Hardmeyer  
Mr. Ricciardo  
Mrs. Le Frois  
Mr. Flynn  
Mrs. Diglio  
Mr. Hemschot  
Mr. Le Frois

**CONSIDERATION OF MINUTES**

August 19, 2015

**HISTORIC RESOLUTIONS**

None

**RESOLUTIONS**

Iliff Camps & Clinics, LLC (#PFSPV-06-2015)  
Block 18.02 Lot 31  
280 Spring Street

Resolution granting preliminary & final site plan approval and variances.

## **CONCEPT PLAN**

Sussex County Habitat for Humanity (#CP-05-2015)  
Block 19.05 Lot 33  
82 Mount View Street

Applicant proposing to erect a pole barn to use the building for warehouse and office use.

## **OLD BUSINESS**

MNA Newton Realty, LLC (#PFSP-03-2015)  
Block 9.01 Lot 1  
45-47 Water Street;  
Block 9.01 Lot 2  
8 Hamilton Street;  
Block 9.01 Lot 3  
10 Hamilton Street

The applicant is requesting preliminary and final site plan approval and several "C" variances for a Taco Bell Restaurant at the corner of Water Street and Hamilton Street. (This is a continuation from the July 15, 2015 & August 19, 2015 Planning Board meetings)

## **NEW BUSINESS**

Newton Dunkin Donuts (ASPV-08-2015)  
65 Sparta Avenue  
Block 18.02, Lot 16  
T-5 Zone

The applicant has amended the previously approved plans to reflect changes required by the Sussex County Engineer's Office. The changes include the elimination of three parking spaces and to provide a stormwater overflow connection from proposed seepage pits to the County drainage system by the intersection of Sparta Avenue and Railroad Avenue.

## **DISCUSSION**

Wireless Communication Facilities (2015-\_\_) – To amend Chapter 320-30 on the Town Code entitled "Wireless Communication Facilities" to comply with recent law and regulations.

## **CORRESPONDENCE**

- Resolution #137-2015 – Approval of Historic Downtown Newton's Voluntary Code of Conduct
- The Land Conservancy of New Jersey letter dated September 9, 2015

## **EXECUTIVE SESSION**

## **PUBLIC PORTION**

## ADJOURNMENT

- *The Board Engineer and Board Planner are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.*