

**NEWTON PLANNING BOARD  
NEWTON MUNICIPAL BUILDING  
39 Trinity Street, Newton, NJ 07860  
REVISED AGENDA  
October 23, 2019 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**

**SALUTE TO THE FLAG & ROLL CALL**

Mr. Flaherty  
Mr. Marion  
Mr. Wink  
Mrs. Vhranos  
Mr. Ragsdale  
Mrs. Hall-Romer  
Mr. Couce  
Mrs. Le Frois  
Mr. Flynn  
Mr. Russo, Jr.  
Mr. Le Frois

**CONSIDERATION OF MINUTES**

September 18, 2019

**HISTORIC RESOLUTIONS**

None

**RESOLUTIONS:**

Kwest Properties, LLC (#PB-3-2019)  
Block: 8.08, Lot(s): 10 & 23  
134 Spring Street  
T-6 Zone

The Resolution is granting minor subdivision approval and dismissing without prejudice the application for site plan and variance approval relating to Block 8.08, Lots 10 & 23.

Martorana Enterprises, LLC (#PB-8-2019)  
Block: 22.05, Lot(s): 13.01 & 13.02  
104 Sparta Avenue  
SD-4 Zone

The Resolution grants an amendment to the final site plan and final subdivision approval to allow the Applicant to commence construction of the Phase III improvements at the project, including the residential buildings and units include in Phase III, before completing construction of Building No. 10.

Newton Town Centre Urban Renewal Associates, L.P. (#PB-10-2019)  
Block 8.05, Lots 4, 7, 8 and 9  
50 Trinity Street

The Resolution grants an amendment to the final site plan approval to allow reconfiguration of the parking.

Thorlabs (#PB-1A-2019)  
Block 18.02, Lots 2, 3, 19-23, 31 and 32  
Lower Spring Street, Diller Avenue & Sparta Avenue

The Resolution grants an amendment to condition no. 32 of preliminary and final site plan approval.

Brookside Urban Renewal, LLC (#PB-7-2019)  
Block: 5.05, Lot: 23  
33 Mill Street  
T-5 Zone

The Resolution grants minor site plan approval to install an emergency generator on the property.

**OLD BUSINESS**

None

**NEW BUSINESS:**

Thorlabs (#PB-14-2019)  
Block 18.03, Lot 11  
56 Sparta Ave.

The Applicant requests minor site plan approval for an exterior bead blasting unit.

Carolyn Dippel, Co-Administrator of Frederick J. Judge a.k.a. Frederick J. Judge, Jr.  
Block 22.10, Lots 17 & 21  
40-46 Orchard Street

The Applicant is requesting Certification of a Pre-Existing of Non-Conforming Use.

**DISCUSSION**

Martorana Enterprises, LLC (#PB-8-2019)  
Block: 22.05, Lot(s): 13.01 & 13.02  
104 Sparta Avenue  
SD-4 Zone

The Applicant is requesting a façade change.

**CORRESPONDENCE**

**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.