

Borough of Newfield Planning/Zoning Board Minutes
September 28, 2023
7:00PM

Chairman Saccomanno called the meeting to order with a flag Salute. This meeting was held in full compliance with the Open Public Meetings Law, PL 1975, Chapter 231.

Solicitor Aimino administered the Oath of office to:

Ryan Hudson from Alternate No 1 to Class IV expiring 12/31/24.

Brent Hopkins from Alternate No 2 to Class IV expiring 12/31/24

Call of the roll:

Members Present: Chairman Saccomanno, Mr. Craig, Mr. Ricci, Mr. Hudson, Mr. Hopkin, Mr. Marandino.
Absent Mayor Grova and Mr. Miller. Also present was Solicitor Aimino

Mr. Craig made motion to approve Resolution # 2023-9 A Resolution to appoint a Secretary for the Borough of Newfield Planning Zoning Board for the year 2023. (Debra Hyder). Mr. Ricci seconded the motion. Roll call vote: Unanimous. Motion carried.

Solicitor Aimino administered the Oath of office to Debra Hyder as Planning/Zoning Board Secretary for the year 2023.

Mr. Saccomanno reported that there is an error on the April minutes for approval. The minutes state March. Corrected to April minutes. The July minutes are also on for approval. Mr. Ricci made a motion to approve the minutes. Mr. Hopkins seconded the motion. All in Favor. Motion carried.

Mr. Saccomanno read an email regarding the update on the Master Plan from Mr. Jim Miller, Planner. Mr. Miller has completed the draft of the master plan. He included setback and bulk standard controls. He also considered setbacks on sheds, fences and pools for residential properties. Mr. Saccomanno asked if the board members wanted to add comments.

Mr. Craig asked if there were any restrictions in the master plan that were preventing businesses from coming into town. Mr. Craig commented that the center of town could use some new businesses. Mr. Marandino advised that the reason there are no businesses is due to the septic system restrictions. Mr. Saccomanno advised that possibly there are grants that could help the businesses. Mr. Saccomanno advised that possibly council could look into the matter. Mr. Marandino advised that the county septic regulations are very stringent. Mr. Hopkins advised that a private company handles all of the permitting and inspections of the septic systems. Mr. Saccomanno suggested a grant for a waste station disposal system. Mr. Johnson advised that a small waste station system for the downtown district could be costly. The Borough could look into grant writing companies like TRIAD Associates. Mr. Marandino suggested a feasibility study be done.

Mr. Hopkins asked if there is currently something being done with the water on Sandy Drive. Mr. Marandino advised that Sandy Drive will need new water services not a new water main. Mr.

Saccomanno asked if the residents would be responsible for paying a portion of that project. Mr. Marandino advised there are water grants available. Mr. Johnson advised that the water services were replaced on Rena and Franklin Street. The borough bid that project and received a great price. Hopefully the Borough will be able to get funding for the paving of Sandy Drive.

Mr. Saccomanno advised that Mr. Miller also noted in his email that there should be an area designated for electric car charging. Mr. Saccomanno reported that the area could be designated to the downtown area. Mr. Aimino advised that we could simply add in the wording to comply with the state Statue of the E.V.E requirements. Mr. Saccomanno advised he will answer Mr. Millers email.

Mr. Aimino noted if the reexamination is a reexamination of the master plan, Mr. Miller can present it and it can be voted on in the same day. It could also be treated as an amendment to the master plan, but if that is the case you must have statutory notice. The planner would than come in and present the report than a date is set for a public hearing. Mr. Miller will direct us on that.

Mr. Johnson advised he thought it would be a reexamination with the minimal requirements.

Mr. Aimino advised he would discuss with Mr. Miller on how he would like to proceed.

Mr. Saccamanno asked the Planning board secretary Mrs. Hyder if we received the invoice for Mr. Miller. Mrs. Hyder advised she was not aware of receiving the invoice but would look into the matter. Mr. Saccomanno would like to know at what point Mr. Miller would get paid for his services.

Mr. Saccomanno would like to remind the planning board members that need to complete storm water course or land use course the dates to register are limited.

Mr. Craig made a motion to adjourn the meeting. Mr. Ricci seconded the motion. All in Favor.

Meeting was adjourned at 7:24 pm.

Debra Hyder Planning/Zoning Board Secretary