

January 21st, 2026
Planning Board Re-Organization &
Regular Meeting Agenda
and
Related Documents

1. 1/21/26 Agenda

Documents:

[1-21-26 PB AGENDA.PDF](#)

2. 7:00 P.M. Associated Documents

[PB 2393 ALLEN SUBDIVISION](#)

Documents:

[1-21-26 PB NOTICE4REGREORGSPECIALEXECMTG-700 PM .PDF](#)
[RES 2026-1 PROFESSIONALS.PDF](#)
[RES 2026-2 OFFICIAL NEWSPAPER .PDF](#)
[RES 2026-3 MEETING DATES.PDF](#)
[RES EXEC 2026-1 CONTRACT DISCUSSIONS ATTNY CLIENT PRIV.PDF](#)



Township of Sparta Planning Board

Sparta Township Municipal Building Courtroom 7:00 PM
65 Main Street, Sparta, NJ 07871

RE-ORGANIZATION & REGULAR MEETING AGENDA OF WEDNESDAY JANUARY 21ST, 2025

No New Business/Testimony to be conducted after 9:30 P.M., and the meeting will end at 10:00 P.M.

<https://www.youtube.com/@SpartaTwp>

I. ANNOUNCEMENT: Open Public Meetings Act Statement - Adequate notice of this public meeting was given in accordance with the Open Public Meetings Act. Formal action may or may not be taken.

II. SALUTE TO THE FLAG

III. SWEARING IN OF NEW/REAPPOINTED MEMBERS

Class III - Deputy Mayor Michael Sylvester - term 12/31/26

Class IV & EC Liaison - Christine Dunbar - term 12/31/29

Alternate I - Bryan Zimmermann - term 12/31/28 - reappointment

Alternate II - Birgit Bogler - term 12/31/26 - filled unexpired term

IV. ROLL CALL: Deputy Mayor Michael Sylvester, Jeannette Burke, Ron Day, Christine Dunbar, Joan Furman, Celeste Luciano, Ernie Reigstad, Bryan Zimmermann, Birgit Bogler

V. REORGANIZATION

- a. Election of Chairman
- b. Election of Vice-Chairman
- c. Appointment of Board Attorney - Resolution 2026-1
- d. Appointment of Board Engineer
- e. Appointment of Professional Planner
- f. Appointment of Traffic Engineer
- g. Appointment of Conflict Attorney
- h. Appointment of Conflict Attorney Litigation
- i. Appointment of Board Secretary
- j. Appointment of Official Newspapers - Resolution 2026-2
- k. Schedule of Meetings - Resolution 2026-3

ADJOURN REORGANIZATION MEETING AND CONVENE REGULAR MEETING

VI. OTHER BOARD BUSINESS

PB# 2393 Larry & Tana Allen - 483 Glen Road - Block 29001 Lots 102 & 104 - R-1 - Minor Subdivision - Extension of Time

VII. UPDATES

Town Council

Environmental Commission

Subcommittees

VIII. OPEN TO THE PUBLIC

****For comments on matters not on the agenda and matters not related to a hearing on an application for development****

IX. EXECUTIVE SESSION

Resolution 2026-1 - Professionals Contracts for 2026 - Discussions - Attorney Client Privilege Communication

X. ADJOURNMENT



Township of Sparta PLANNING BOARD

Notice of Re-Organization, Regular and Special Meetings of the Sparta Township Planning Board

No New Business/Testimony after 9:30 P.M. Meeting ends at 10:00 P.M.
The Agenda to the extent known is as follows:

Date:	January 21 st , 2026
Time:	7:00 P.M.
Place:	Sparta Municipal Court/Meeting Room 65 Main Street, Sparta, NJ 07874

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Agenda Is Subject to Change



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X. ADJOURNMENT

RESOLUTION 2026-1

IN THE MATTER OF SPARTA TOWNSHIP PLANNING BOARD
CONCERNING PLANNING BOARD APPOINTMENTS DECIDED
JANUARY 21st, 2026

WHEREAS, funds are available for these purposes; and

WHEREAS, the Local Public Contracts Law requires that the resolution engaging and appointing such individuals for "professional services" without competitive bids must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Sparta, Sussex County, that:

1. Kenneth A. Porro, Esq. of Brach Eichler, LLC is hereby appointed Planning Board Attorney for the year 2026.

2. David B. Simmons, Jr., PE, LS, PP, CME of Harold E. Pellow & Associates Inc. is hereby appointed Planning Board Engineer for the year 2026.

3. Lyndsay Knight, PP, AICP of Neglia Group, LLC is hereby appointed Planning Board Planner for the year 2026.

4. Brian Intindola, PE, PP, CME, CPWM of Neglia Group, LLC is hereby appointed Planning Board Traffic Engineer for the year 2026.

5. Richard Oller, Esq. of Oller & Breslin, LLC is hereby appointed Planning Board Conflict Attorney for the year 2026.

6. Richard Oller, Esq. of Oller and Breslin, LLC is hereby appointed Planning Board Special Litigation Counsel for the Federal Lawsuit, Diamond Chip Realty, LLC v. The Township of Sparta Planning Board for the year 2026.

7. Dorrie Fox, is hereby appointed Planning Board Secretary for the year 2026.

A copy of this resolution shall be published in the NJ Herald as required by law within ten (10) days of its passage.

DATE: January 21st, 2026

Dorrie Fox
Planning Board Secretary

Sparta Township Planning Board Chair

RESOLUTION 2026-2

BE IT RESOLVED by the Sparta Township Planning Board as follows:

WHEREAS, Chapter 231 of the Public Laws of the State of New Jersey for 1975, known as and hereinafter designated as the "Open Public Meetings Act," requires notification of meetings of public bodies, as therein defined, and in the manner herein set forth:

NOW, THEREFORE, for purposes of compliance with the "Open Public Meetings Act" aforesaid, the Sparta Township Planning Board hereby makes the following designations:

1) New Jersey Herald and the Sunday Herald are hereby designated as the newspapers to receive notices of meetings as required by any and all sections of the Open Public Meetings Act, it appearing that those newspapers are most likely to inform the local public of such meetings.

2) TAP Into Sparta or other 2026 Sparta approved online news publications are hereby designated to receive courtesy electronic notices of meetings.

3) The location for posting of notice of meetings shall be on the bulletin board in the main meeting room of the Sparta Township Municipal Building.

4) The anticipated 2026 Sparta approved public entity official internet website location.

5) This resolution is subject to change, update and/or clarify as Sparta and New Jersey legislation so provide.

DATED: January 21st, 2026

Dorrie Fox
Planning Board Secretary

Sparta Township Planning Board Chair

RESOLUTION 2026-3

SPARTA TOWNSHIP PLANNING BOARD

MEETING DATES FOR 2026

PLEASE TAKE NOTICE that the Sparta Township Planning Board will meet to discuss or act upon public business at 7:00 p.m. on each of the dates set forth below at the Township Municipal Building at 65 Main Street, Sparta, NJ, 07871:

January 21, 2026
February 4 & 18
March 4 & 18
April 1 & 15
May 6 & 20
June 3 & 17
July 1 & 15
August 5 & 19
September 2 & 16
October 7 & 21
November 4
December 2 & 16
January 20, 2027

Notice of any additions to the above schedule, or changes in the time, date, or place of any scheduled meeting, will be posted in this location and delivered to this newspaper in advance as required by law.

DATED: January 21st, 2026

Dorrie Fox
Planning Board Secretary

Planning Board Chair

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF SPARTA AUTHORIZING A CLOSED
OR EXECUTIVE SESSION**

Executive Session Resolution # 2026- 1

DECIDED AND ADOPTED: January 21st, 2026

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Sparta, County of Sussex, State of New Jersey, as follows:

The public shall be excluded from discussions of an action upon the hereinafter specific subject matters.

The general nature of the subject matter to be discussed is as follows:

- a. Contract Discussions
- b. Attorney Client Privilege Communication

It is anticipated at this time that the above-stated subject matter will be made public upon the completion of all litigation and appeals and when deemed appropriate.

This Resolution shall take effect immediately.

SPARTA TOWNSHIP PLANNING BOARD

Dorrie Fox
Planning Board Secretary

Celeste Luciano, Chairwoman

I hereby certify that the within is a true copy of a Resolution passed by the Sparta Township Planning Board at a meeting held on January 21st, 2026.

Dorrie Fox
Planning Board Secretary

Celeste Luciano, Chairwoman