

Borough of Kinnelon

Planning Board

April 7, 2016

The regular meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius 7:31 p.m., Thursday, April 7, 2016 in the Municipal Building.

It was reported that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends in January 2016 and by sending the meeting date to the Daily Record and Herald News.

Present and answering roll call in addition to Mrs. Roselius were Councilman Yago, Mr. Larson, Mr. Sisco, Mr. Kline, Mr. Carpenter, and Mr. Savino. Absent from this meeting were Mayor Collins and Mr. Gadhavi.

A motion to approve the February 4, 2016, March 3, 2016 and March 17, 2016 minutes was offered by Mr. Sisco, second by Mr. Kline. Mr. Yago abstained from the Feb 4<sup>th</sup> minutes, Mr. Larson abstained from the Feb 4<sup>th</sup> and March 3<sup>rd</sup> minutes, Mr. Carpenter abstained from the March 17<sup>th</sup> minutes, Mr. Sisco voted "yes", Mr. Kline voted "yes", Mr. Savino abstained from the March 17<sup>th</sup> minutes and Mrs. Roselius voted "yes".

Reports from the Committees:

Mr. Larson reported that Site Plan Committee will be meeting tomorrow at Meadtown to go over the dumpster plan and final plan.

Mrs. Roselius reported that the Board is waiting for the revision of table from the ERI report to be done so it can be inserted.

Mr. Kline reported that the Environmental Committee would like to start receiving copies of site plans for review.

Mr. Larson stated that it might be a good idea to put Mr. Kline on the Site Plan Committee since there is a vacancy on there with Mr. Neely no longer on the Board.

Councilman Yago reported that the sign ordinance is up for adoption at the next Mayor & Council meeting and there was one change made. The change made was to who has the power to approve signs. The BOA will have the power to approve signs if an application comes before the BOA for a use variance.

Mr. Carpenter reported that the BOA had their regular meeting with nothing unusual to report.

A motion to approve Resolution #806 PNC Bank was offered by Mr. Larson, second by Mr. Kline with the affirmative "yes" vote of all on roll call except Mr. Savino abstained.

### **Application #807 Marshall's Sign, 1483 Route 23**

This application was represented by Joseph Basralian, Esq.

Mr. Basralian stated that the sign will be 129.5 square feet where the ordinance permits 50 square feet. This sign will replace five other signs that were there adding up to 415 square feet. Mr. Basralian stated that this sign will also be smaller than the Mande's sign. Mr. Basralian stated that the construction is moving along and the store will open up in Mid-May.

Mr. Basralian marked the Exhibits A-D prepared by Jones Sign dated March 30, 2016.

Mr. Ronald Franco stated that he worked with CAD signs and his job was to sit down with clients to put together drawings. Mr. Franco stated that CAD Signs and Jones Signs are working together with Marshall's. He also stated that the size of the sign will go with the façade of the building. Mr. Franco stated that the sign will be channel letters that are illuminated which is 26X5 feet, the under canopy sign 1x2.6 feet that would hang underneath so people would know where the store is. Mr. Franco stated that there will be two non-illuminated signs on the column that are 5X1.2 feet, these will be smaller than the columns. Mr. Franco said that this is typical for all the Marshall's across the country. The panel on the pylon will be replaced green with white letters to match the other signs.

Mr. Basralian asked what the square footage was of the façade where the sign will go and the total of the store.

Mr. Franco said that the façade where the sign goes is 855.50 square feet and the total of the store is 3,545 square feet.

Mr. Franco stated that all the signs that used to be there totaled in 415 square feet. He also stated that the under canopy and the column signs are what Marshall's proposes across country.

Mrs. Roselius asked what the purpose was for the sign on the column and under canopy because you can't see them from the road and if you are in the parking lot you will be able to see the big Marshall's sign.

Mr. Basralian said that it's Marshall's protocol.

Mr. Larson stated that Marshall's has a 3<sup>rd</sup> of the strip mall and people will definitely find the store.

Mrs., Roselius stated that if you are walking towards that end of the strip mall you know you are walking towards Marshall's because that's the only store there.

Mr. Sisco stated that anyone walking that way knows exactly where they are going.

Mr. Carpenter asked how the main Marshall's sign will lit and the hours.

Mr. Franco said that it will be LED and will comply with the Borough Ordinance.

Mr. Larson asked how bright the lights are going to be.

Mr. Franco said that it isn't going to be very bright because of the blue letters.

Mrs. Roselius stated that there are tenants at the strip mall that still have their signs lit after mid night.

Mr. Basralian stated that he will talk to the landlord.

Mrs. Roselius asked how every feels on the Board regarding this application.

Mrs. Larson stated that there was no need for additional signage.

Mr. Basralian said that he will withdraw the additional signage from the application.

Mr. Carpenter asked if the letters will be solid blue.

Mr. Franco said that they would be.

Mrs. Roselius asked that a sample of the green for the pylon be sent to the Board Secretary.

Mrs. Roselius opened the meeting to the public and hearing no one from the public opened the meeting back up to the Board.

A motion to approve the application without the under canopy sign and two column signs was offered by Mr. Larson, second by Mr. Savino with the affirmative "yes" vote of all on roll call.

#### **Application #809 Anne Ology, 104 Boonton Ave**

Mr. Bacchetta swore in Anne Neggia and Brad O'Connor.

Mr. O'Connor from Signs for Today stated that the sign they are requesting will be the same size of all the other signs in this strip mall. The sign will be 30 square feet, non-illuminated and made of aluminum.

Mrs. Roselius asked if there was a letter of consent from the owner of the property.

Mr. Bacchetta stated that yes we do.

Mr. Carpenter asked what the letters would be made of.

Mr. O'Connor said that it will be vinyl.

Mrs. Roselius stated that the Borough is working on a new Sign Ordinance and LED Lights going around windows and sandwich boards are prohibited. As a new business in town I just wanted you to be aware of this.

Mr. O'Connor stated that the United States Council has created a sign ordinance if you would like to see it I can send it to you.

Mrs. Roselius said to please forward it to the Planning Board.

Mrs. Roselius opened the meeting to the Public and hearing no one from the Public opened the meeting back up to the Board.

A motion to approve this application was offered by Mr. Sisco, second by Mr. Kline with the affirmative "yes" vote of all on roll call.

Tim Polizzi came forward to talk to the Board about an Eagle Scout project that is in the works.

Mr. Polizzi said that he is working on a new sign for the Fire House on Boonton Ave and would like some information on what can be used, how big the sign can be and how far from the septic tank the sign has to be.

Mr. Larson said the sign is limited to 50 square feet.

Mrs. Roselius stated that the Borough has a new ordinance and will probably have to follow the new one. You should contact Gail Bresett to find out what zone it is and contact the Fire Co.

Mr. Polizzi said that the Ladies Auxiliary will be ordering the sign.

Mr. Sisco said I know you will do a great job and asked if you are going to mirror what's on Kiel Ave.

Mr. Polizzi said he wasn't sure what they have in mind but did know they want some lights.

Mr. Sisco said no lighting at all and you might want to stop by Co. 1 because that sign does what needs to be done and it's a nice sign.

Mrs. Roselius said you should contact Tom Boorady the Borough Engineer and Dan Hagberg the Construction Official.

Mr. Larson said you also should also call 1-800-DIG.

Mr. Polizzi said that he is getting older and would like to have this approved in May.

Mrs. Roselius said that may be tough because you have a lot of work to do and should start working on it now.

Mr. Larson said whatever you want has to be in front of us 10 days before the meeting.

Mr. Sisco said that the Fire House is on a County Road and the County want to maintain a certain width of right away that you won't encroach on but you have to make sure you do not obstruct the vision of the vehicles coming out of the Firehouse. If you would like give me you information and I will call you.

Mrs. Roselius said that the Police Department has a Traffic Officer and you should contact him.

Mrs. Roselius reminded the Board to do their Financial Disclosure Statements and to give Jenn the confirmation number.

Mrs. Roselius said that there will be a meeting in May for T-Mobile over on Graceview Drive and Tom is reviewing it and will have a report for us.

Mrs. Roselius opened the meeting to the Public and hearing no one from the Public Mrs. Roselius opened the meeting back up to the Board.

A motion to approve the bills and adjourn at 8:39 PM was offered by Mr. Larson, second by Mr. Savino with the affirmative "yes" vote of all on roll call.

Respectfully submitted,

Jennifer Highers, Secretary

cc: Planning Board Members  
Planning Board Attorney  
Planning Board Engineer  
Borough Clerk  
Board of Health  
Fire Prevention Bureau  
Zoning Official  
Construction Official  
Environmental Commission  
Tax Collector  
Assessor  
Department of Public Works  
Police Department  
Morris County Planning Board