

Borough of Kinnelon

Planning Board

May 5, 2016

The regular meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius 7:37 p.m., Thursday, May 5, 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 Mayor Collins, Councilman Yago, Mr. Larson, Mr. Sisco, Mr. Kline, Mr. Carpenter, Mr. Savino, Ms. Barish and Mr. Gadhavi. Planning Board Engineer Tom Boorady and Planning Board Attorney Bernard Bacchetta were also present at this meeting.

Mrs. Roselius Welcomed Ms. Barish to the Planning Board and let her know that she would need to take the Municipal Planning Zoning and Planning Program and fill out a Financial Disclosure Form. Mrs. Roselius also reminded the board to use the Borough emails that everyone was given.

A motion to approve the April 7, 2016 minutes was offered by Mr. Larson, second by Mr. Sisco with the affirmative "yes" vote of all on roll call except Mayor Collins and Ms. Barish abstained.

Mrs. Roselius stated that a correction was made to the ERI report and Jennifer has put it up on the web site.

Mayor Collins Welcomed Ms. Barish to the Planning Board and said that her being involved with the BOE will bring a different perspective to the Planning Board and looks forward to working with her.

Mr. Carpenter stated that the Board of Adjustment had one application this month but is giving the applicant the chance to update his survey because it doesn't represent what is on the property.

Mr. Kline stated that Open Space had a field trip to visit various dog parks in Pequannock, Wayne and Montville to get some ideas and then went around Kinnelon looking at Open Space property.

Mr. Yago stated that there is a seminar coming up on May 12<sup>th</sup> from 11-12:15 on Understand Vacant Property if anyone is interested.

Mr. Larson stated that he met with Mr. Boorady at the Marshall's site and noticed that the space for the rear driveway was too narrow. Mr. Boorady went back to the applicant who is very cooperative and will have it fixed before the opening.

A motion to approve Resolution #807 Marshall's with three changes: the word building was added when referring to the large Marshall sign, point 7 on page three changed to read: The Board noted that the green of the Marshall pylon sign would match the present green on the pylon. The applicant will supply

a sample of the pylon green color to the Board Secretary was offered by Mr. Larson, second by Mr. Savino with the affirmative “yes” vote of all on roll call, Ms. Barish abstained.

A motion to approve Resolution #809 Anne Ology with the change made to correct the applicants name was offered by Mr. Sisco, second by Mr. Larson with the affirmative “yes” vote of all on roll call, Ms. Barish abstained.

**Application #810 Site Waiver. T-Mobile Wireless, Graceview Drive**

The applicant was represented by Frank Ferraro, Esq.

Mr. Ferraro stated that there is a Professional Engineer present to go over the plan that is filed under the Federal Legislation. Mr. Ferraro stated that there are 6 Antennas currently on the site and we are looking to add 3 more in the same location.

Mr. Bacchetta swore in Mr. John Stevens and the Board acknowledge him as an expert witness in the field of Engineering.

Mr. Stevens stated that the plans where revised for only one change and would like to mark them as Exhibit A1 dated 4-15-16. Mr. Stevens said that on sheet C-1 nothing will change, sheet C-2 is a close up of the compound and there will be no changes and to the right is the power elevation with the new 3 antennas at 141 above grade level, sheet C-3 is more detail on what is being installed and sheet C-4 shows the existing platform with the existing antennas in light grey and the 3 new antennas that will be mounted. The width of the platform will not change and there will be no change to the ground equipment.

Mr. Stevens went over Mr. Boorady’s Engineer report.

Comment (1) No change

Comment (2) will be galvanized steel, everything will be like what you see now.

Comment (3) Structural Analysis report was submitted dated 11-6-15, with the 3 additional antennas the structure is adequate to handle it.

Comment (4) No objections

Mr. Boorady stated that he would like an opportunity to review the Structural Analysis Report before a permit is obtained.

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 subject to DEP and Mr. Boorady’s review of the Structural Report was offered by Mr. Savino, second by Mr. Larson with the affirmative “yes” vote of all on roll call.

**Application #811 dipOne COATINGS, 1167 Route 23 South**

Mr. Bacchetta swore in Susan Ullrich.

Mrs. Ullrich testified that the store used to be an Enterprise Rental Car sign in this location. Mrs. Ullrich said that it will be the same set up just smaller. The sign will be 2x12, using all existing electric, there will be no neon and the sign will be green and white. Mrs. Ullrich stated that she had an email from the Johnsons giving them permission to put up the sign.

Mr. Kline asked if the sign will be on a timer or a device that will shut the lights off.

Mrs. Ullrich stated that all the lights are connected so they go off at the same time.

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. Kline, second by Mr. Sisco with the affirmative "yes" vote of all on roll call.

**Application #812 Kataw Jewelers, 1483 Route 23 South**

Mr. Bacchetta swore in Mr. Stephen Grivalsky from Sign a Roma.

Mr. Grivalsky stated that he had a letter from the land lord granting permission to put up the sign.

Mr. Bacchetta said that there wasn't an attachment with the letter, if the Landlord could send another one with the rendering of the sign he is approving to go up.

Mr. Grivalsky stated that the sign is 20 square feet with white channel letters on a green raceway.

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

A motion to approve the application subject to the letter from the Landlord and the lumens was offered by Mr. Sisco, second by Mr. Larson with the affirmative "yes" vote of all on roll call.

**Request to amend Resolution #619**

Mr. Bacchetta stated that Angoli Engineering sent a letter on behalf of the DEP requesting that the resolution be corrected. There was a typo and the block and lots are incorrect in the resolution.

A motion to amend Resolution #619 was offered by Mr. Kline, second by Mr. Sisco with the affirmative "yes" vote of all on roll call.

Mrs. Roselius opened the meeting to the public.

Mr. Adam Barish said the he greatly appreciated all the work that was put into the Sign Ordinance.

Mrs. Roselius closed the public portion and opened the meeting back up to the Board.

A motion to approve the bills and adjourn at 8:34 pm was offered by Mr. Larson, second by Mr. Kline 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