

Borough of Kinnelon

Planning Board

July 2, 2015

The regular monthly meeting of the Kinnelon Planning Board was called to order by Mr. Powell at 7:37 p.m., Thursday, July 2, 2015 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 on January 2015 and by sending the meeting date to the Daily Record and Herald News on January 2015.

Present and answering roll call in addition to Mr. Powell was Mr. Yago, Mrs. Roselius, Mr. Dotti and Mr. Savino. Absent from the meeting was Mayor Collins, Councilman Barish, Mr. Orcutt, Mr. Gadhavi and Mr. Larson.

A motion to approve the Resolution for the Reexamination of the Master Plan was offered by Mr. Yago second by Mr. Savino with the affirmative vote of all on roll call.

Application #803 Jeff Montemarano, approval for Century 21 signs.

Mr. Bacchetta swore in Mr. Montemarano and he was represented by Mr. Mills.

Mr. Mills submitted a deed issued in 2006 and a lease from 1983 which states the right to maintain the sign.

Mr. Powell stated that it doesn't supersede any of the Borough ordinances.

Mr. Powell also stated that the Board doesn't deal with black and white that they need a color copy of the sign with the demission's and what is exactly going where.

Mrs. Roselius stated that the application package had previous and current items in it and was difficult to go through. She said that we need to treat these as two separate applications.

Mr. Mills stated that the 1991 Resolution, signs were in existence prior to that time and that's why he provided the lease.

Mr. Mills stated that we should start with the office sign first.

Mr. Montemarano stated that he has a Century 21 office locally now and has a lease agreement with the Office of North Gate Smoke Rise. He stated that Mr. Lam authorized him to be here. Since January 1, 2015 he has been in the office and has six relatives there. Mr. Montemarano stated that it's important to have the signs so people know what is going on at that location. Mr. Montemarano stated the he is applying to replace the bottom three signs on exhibit A-1. The front lawn sign will be 30x72 square feet, the one on the building by the front door will be 12x12 and the sign on the back of the building will be

5.2 square feet. Mr. Montemarano stated that the bulletin board will be removed prior to putting up the new sign.

Mr. Powell stated that this is not a complete application and if this application is approved a color reedition of the sign, demission's, and locations needs to be submitted. We don't piece together applications.

Mr. Powell stated that the wattage of the spot light needs to be submitted and consent from North Gate Corporation for the signs.

Mr. Mills stated that he will send in the resolution for the signs.

Mr. Montemarano stated that the signs that have been removed from the trees will not be put back up.

A motion to approve the signs subject to the a clean application submitted with the location, size, color, consent, strength of the bulb for the lawn sign and removal of the bulletin board was offered by Mrs. Roselius and second by Mr. Dotti with the affirmative vote of all on roll call.

Mr. Mills stated that we would move on to the sign located at lol 101, known as the triangle lot.

Mr. Mills stated that he has an email from John Pandel approving the sign.

Mr. Powell stated that he wanted approval from the Smoke Rise Board of Governors. .

Mr. Montemarano stated that its very critical to his business to have the sign there otherwise people won't know where the office is located.

Mr. Montemarano stated that the sign will be 67x24 square feet, oval, black with white letters and gold trim on the roof. He stated that he made it exactly the size as the resolution from 1991. The sign will be 16 square feet and not be lite.

Mr. Dotti stated that the sign is 11.2 square feet not 16.

Mr. Montemarano stated that he made a mistake and it is 11.2 square feet and the sign will be placed a little to the left of the Smoke Rise sign.

Mr. Bacchetta stated that he has a conversation with Mrs. Roselius and Mr. Mills regarding that this sign isn't a primary use it is an accessory use. The application would stay with the Planning Board and not go to the Board of Adjustment. Mr. Bacchetta said that if there was never a sign on this piece of property a variance would be needed but since there is a resolution from 1991 granting permission a variance isn't needed.

Mr. Bacchetta stated that the Board needs to determine if the applicant does or doesn't need a variance.

Mr. Powell stated that he does have a problem with an offsite sign.

Mrs. Roselius stated that she agrees with Mr. Powell but doesn't have a problem with this sign because of the history.

Mr. Dotti stated that it was permitted back then and has prior approval and doesn't have a problem with it.

Mr. Yago stated that he agrees with the Attorney and doesn't want to put the burden on the applicant and it can be settled tonight.

Mr. Savino agreed with Mr. Yago.

A motion to approve the sign subject to getting minutes from Smoke Rise Board of Governors, color rendition, size and prior to applying for permits was offered by Mr. Savino second by Dotti with the affirmative vote of all on roll call.

Mr. Yago stated that he sent the sign ordinance to the ordinance committee and is waiting to hear back. He stated that hopefully it will get sent back to the Planning Board for approval and then the Mayor and Council.

Mrs. Roselius stated that we really need an application for signs.

A motion to approve the Bills and Adjourn was offered by Mr. Yago, second by Mr. Savino with the affirmative vote of all on roll call.

Mr. Boorady – Meeting attendance \$360.00

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

