

Borough of Kinnelon

Planning Board

April 6, 2017

The regular monthly meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius at 7:30 p.m., Thursday, April 6, 2017 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 2017 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, Mr. Kline, Mrs. Smialek, Councilman Yago and Mr. Savino. Mr. Bacchetta, Mr. Boorady were present at this meeting.

A motion to approve the March 2, 2017 minutes was offered by Mr. Kline, second by Mr. Savino with the affirmative "yes" vote of all on roll call.

Mrs. Roselius asked if there were any reports from the committees.

Mr. Kline stated the Borough has taken title to 70 acres of vacant land in Denise Drive for Open Space. Mr. Kline stated that the Open Space Committee has been active in going around town and taking hikes to further the Town Wide Trail Plan. Mr. Kline also stated that on advice of the Historical Committee the town has applied for a grant to the Morris County for approximately 30 thousand for Phase 3 of L'Elcole and in late June there will be an outcome on that.

Mayor Collins stated that the town has adopted an Ordinance that will change the Historical and Environmental Commission to Committees. This means that there will be home rule instead of Trenton dictating the administration.

Councilman Yago stated that a tractor trailer making a delivery to Marshall's broke down on Kiel Ave. Councilman Yago stated that part of Marshall's approvals all deliveries had to be made through Route 23 and that the Zoning Officer will be sending Marshall's a warning letter.

Mr. Kline stated that the Subdivision Committee met with the property owner at 63 Voorhis Road and his Engineer. They are looking to subdivide a 4 ½ acre lot into a conforming back lot and a slightly conforming front lot. The front lot will have insufficient frontage of about 18 feet. The Committee had some concerns regarding fire protection because Voorhis is very narrow and there isn't a lot of public water. The committee encouraged the home owner to bring forth an application. Mr. Kline stated that will have to check with the wetlands requirements and if they are in the 150 buffer there would be no way they would get approvals.

A motion to approve Resolution #817 Raymour and Flanigan was offered by Mr. Kline, second by Mr. Savino with the affirmative “yes” vote of all on roll call.

Application #814 Meadtown Cleaners, 1483 Route 23 South. The applicant would like to replace existing signs with new ones.

Mr. Bacchetta swore in Annie Kim.

Ms. Kim stated that she was previously before the board but ran into a problem getting approvals from the Land Lord. Ms. Kim stated that the Landlord wants channel letters and it will be LED lit with 4500 watts. Ms. Kim stated that the colors will be royal blue and white and the back will be china white to match the façade. Ms. Kim stated that she will have it lit from 6 pm – 11 pm and will comply with the ordinance.

Mrs. Roselius opened the meeting to the public and hearing no one opened it back up to the board.

A motion to approve this application was offered by Mr. Savino, second by Mayor Collins with the affirmative “yes” vote of all on roll call.

Application #818 Joy Ho Family Trust, LLC. The applicant is requesting a minor subdivision of a lot line change between 135 Saw Mill Road and 99 Saw Mill Road.

Attorney David Brady is representing the applicant Joy Ho.

Mr. Brady stated that Mr. Joy Ho lives at 135 Saw Mill Road on a 40 Acre tract and is request a lot line adjustment between this property and 99 Saw Mill Road. Saw Mill Pond is on 135 Saw Mill Road and when the survey was done it was discovered that the path that goes around the pond is also on 99 Saw Mill Road. Mr. Brady stated that Mr. Ho entered into a contract with Badanco Reality to purchase a triangular piece of property. Mr. Brady stated that they are not seeking any variances just some waivers.

Mr. Bacchetta swore in Mr. Douglas Dykstra and the board recognized him as an expert witness.

Exhibit A-1 was submitted of an enlargement of the lot line adjustment plan.

Mr. Boorady stated that he had no Engineering objections to the following checklist waivers; Section 176-37.A.16 and Section 176-37.B.(2)(d,e,f,h,i,j,k,l).

A motion to approve the waivers and deem the application complete was offered by Mr. Kline, second by Mr. Savino with the affirmative “yes” vote of all on roll call.

Mr. Dykstra stated that the two properties are located on Saw Mill Road. Tax lot 119 owned by Joy Ho Family trust is 40.223 acres and tax lot 120 owned by Badanco Reality is 116.223 acres. Mr. Dykstra stated that the trail going around the pound has encroached onto the Badanco Reality property. Mr. Dykstra stated that the only thing they are doing is trying to put the trail and a 15 buffer fully on Mr. Joy Ho’s property.

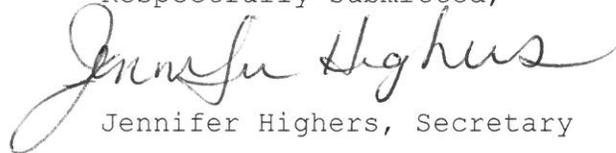
Mr. Brady stated that they will comply with Mr. Booradys letter and that their intentions are to move rather quickly because the Badanco tract is subject to negotiations between the Trust of Public Land, the Borough and County to become Open Space.

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

A motion to approve the application was made by Mr. Kline, second by Mrs. Smialek with the affirmative "yes" vote of all on roll call.

A motion to pay the bills and adjourn at 8:00 pm was offered by Mr. Kline, second by Mr. Savino with the affirmative "yes" vote of all on roll call.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jennifer Highers". The signature is written in black ink and is positioned above the typed name and title.

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