

The Chairman called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Murray, Mr. Nicini, Mayor Mignogna, Mr. Rashatwar

Absent: Mrs. DeMesquita, Mrs. Kerr, Dr. Sherbine, Mr. DiNatale, Mr. Reitano, Mr. Waters,

Also present were Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Mr. Nicini motioned to approve the minutes dated March 28, 2012, seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present.

Mr. Nicini motioned to approve the minutes dated April 11, 2012, seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present with the exception of Mr. Fanelli, Mr. Murray and Mayor Mignogna, all of whom abstained.

OPEN & CARRIED

PASSARIELLO'S PAVILLION CORPORATION
BLOCK 161; LOT 16.01
MINOR SITE PLAN
PC 12-007

Opened and carried to May 9, 2012.

SIMONE, ALICE
BLOCK 180; LOTS 3, 4, & 7
MINOR SUBDIVISION
PC 12-009

Appearing before the board were Mrs. Alice Simone, applicant and Mr. Bruce McKenna, engineer.

Mr. McKenna stated that, they are seeking minor subdivision approval of a one acre lot that fronts on both White Horse Road and Chestnut Avenue. The subdivision line will follow the zone line and will create a fully conforming lot in the MDR Zone. The reason for the subdivision is to construct a single family residential house. They are in agreement with the review letter prepared by Environmental Resolutions, dated April 19, 2012. In addition, they received the new lot number from the Assessor's office and will correct the plan to show the correct lot number. The subdivision will be filed by deed.

The application was opened for public comment.

Seeing none, Mr. Nicini motioned to close the public portion seconded by Mr. Fanelli. Motion carried by the assenting voice vote of all board members.

Mayor Mignogna motioned to grant minor subdivision approval subject to the following conditions and stipulations:

1. Compliance with the review letter prepared by Environmental Resolutions, dated April 19, 2012.
2. The subdivision shall be perfected by deed subject to the review and approval of the Board Solicitor and the Board Engineer.
3. The applicant shall obtain all required outside agency approvals.

Seconded by Mr. Murray, motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. Murray, Mr. Nicini, Mayor Mignogna, Mr. Rashatwar

NAYS: None

ROSS DRESS FOR LESS
BLOCK 160; LOT 1
AMENDED FINAL SITE PLAN – SIGNAGE
PC 12-010

Appearing before the board were Mr. Damien DelDuca, attorney, Mr. Robert Beatty, Beatty Signs and Mr. Richard Lipsky, with Ross Dress for Less.

Mr. DelDuca stated that, Ross is a new tenant at Eagle Plaza and they are in the process of finishing exterior and interior renovations for a grand opening in July. At the time these approvals were received Ross did not have a complete sign package.

Mr. Platt stated that, the application has been reviewed and he wants Mr. DelDuca to be aware that there are a number of variances and conditions from prior approvals that must be addressed. First of all there is the size of the sign; the ordinance allows 150 s.f. and the proposed sign is 324 s.f. Second, there is the number of signs; there is the Ross Dress for Less, the small sign above the canopy, the smaller dress for less sign and the banners; which would be considered individual signs. Finally, from the 1997 approval, all signs were to be red and there would be no banners.

Mr. DelDuca stated that, with a few clarifications he agrees with Mr. Platt. The primary sign will be attached above the entrance and will read "Ross Dress for Less". The second sign is plaque sign located on the building and to the left of the front door. The third sign is an under canopy sign that is for shoppers using the center and are on the sidewalk. He has reviewed Resolution 97-26 and it states that they should be red block letters unless the users recognized logo is otherwise. There are no specific banners shown on the plan. What they do have is "eye bolts" and they are for banners that are put up before the store opens. They will say "Coming Soon" and "Now Hiring". Later they will be changed to read "Now Open". They will comply with all ordinance requirements. They are seeking the use of temporary banners only that comply with Section (B) (7) g.

Mr. DelDuca submitted a series of photographs marked A1 and were taken today. They showed the visibility of the site from the road. A2 was a copy of the service mark for Ross Dress for Less.

Mr. Lipsky stated that, he is a consultant for Ross in the real estate department and finds locations for Ross. The variances are being requested for visibility. You won't see the store until you are on top of the pylon sign. The sign package is their logo and the major advertisement for the store. The vegetation and the out parcels on Rte. 561 also hinder the visibility of the store.

Mr. Beatty stated that, his company services all of the Ross stores. The under canopy sign is meant for people driving through the plaza. It also helps promote traffic safety.

Mr. DelDuca stated that, the center needs some improvement and he believes Ross is a big step in the right direction. There are some physical characteristics relating to the visibility of the sign and the store which are unique and justify the larger sign.

The board addressed the review letter prepared by Environmental Resolutions, dated April 18, 2012.

The application was opened for public comment; however, there was no one from the public in attendance.

Mr. Nicini motioned to grant amended final site plan approval for signage subject to the following conditions and stipulations:

1. Compliance with the review letter prepared by Environmental Resolutions, dated April 18, 2012.
2. The applicant may install two temporary "Grand Opening" banners for a period not to exceed ninety (90) days in total which said banners are describes as:

- a. "Now Hiring" and "Coming Soon" and
- b. "Now Hiring" and "Now Open"

The temporary banners are not to exceed three (3) feet in length.

- 3. The "Grand Opening" banners have also been determined to be consistent with Resolution 97-26 as they are only temporary banners under the conditions above for the Ross Dress for Less store only.
- 4. The façade signs may be in blue lettering in the service mark form as set forth in Exhibit A-2 for the Ross Dress for Less store only. This is consistent with the condition in Planning Board Resolution 97-26 which limits tenant's signage at Eagle Plaza to be in red block letters unless the user's recognized logo is otherwise.
- 5. The applicant shall comply with all of the conditions as set forth in Resolution 11-029.
- 6. The applicant shall obtain all required outside agency approvals.

Seconded by Mayor Mignogna; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. Murray, Mr. Nicini, Mayor Mignogna, Mr. Rashatwar

NAYS: None



There being no further business before the board, the Chairman adjourned the meeting.

Carole Pfeffer, Secretary