

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, Mayor Mignogna, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Ms. Sytnik

Absent: Mr. Water, Ms. Nocito, Ms. Stroemel

Also present was Mr. John Palm, Conflict Solicitor and Mr. Jeremy Noll, Engineer

APPROVAL OF MINUTES

Ms. Sytnik motions to approve minutes dated October 26, 2016; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present.

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MEMORIALIZATION OF RESOLUTIONS

HOPE UNITED METHODIST CHURCH
BLOCK 213.01; LOT 99
WAIVER OF SITE PLAN
PC 16-011

NEW BUSINESS

DOMINO'S PIZZA
AMENDED PRELIMINARY & FINAL SITE PLAN W/VARIANCE
BLOCK 100; LOT 28
PC# 16-005

Chairman Fanelli states the applicant has requested a postponement and requests to go before the Board at the January 25, 2017 meeting. The applicant has also agreed to re-notice and extend their action date.

KRESSON OUTDOOR ADVERTISING, LLC.
MINOR SUBDIVISION
BLOCK 228; LOTS 7 & 7.01
PC #16-12

Appearing before the board was Mr. Robert Washburn, attorney; Mr. Timothy Kernan, applicant's engineer and Mr. Wesley Aducat, applicant.

Mr. Robert Washburn gives a brief description of the application. He states the applicant seeks a minor subdivision of Block 228, Lots 7 & 7.01 to consolidate the existing Lot 7.01 into Lot 7 and then subdivide a new Lot 7.01 from Lot 7. The new lot would be 0.5 acres and have a lot frontage of 100 feet.

Mr. Washburn also states this application does not require any variances or design waivers. He presents A1 which is an aerial view of the concept plan. The applicant is also seeking site plan approval to construct a billboard on that new lot.

Mr. Keernan testifies regarding the Minor Site Plan application. He states the applicant is proposing a billboard. The billboard is 960 square feet per panel. There would be a north and south facing panel and are on a slight angle The top of the sign would 76 feet above grade and one change to the application would the sign would be 16 feet high and not 20 feet as submitted in the original application. The proposed billboard would be located approximately 490 feet south of the southerly right of way line of Dutchtown Road. He states the proposed billboard will conform with all bulk requirements. The applicant would have to do some clearing to erect the sign but have agreed to landscaping as referred to in Rakesh Darji's review letter dated December 8, 2016. The pole would be grey in color.

Mr. Kernan informed the board that the applicant is seeking a waiver of the Route 73 Design Standards in regard to landscaping and a bicycle corridor. He stated that the recently completed Samaritan Hospice, which is also on leased property from Virtua, was not required to do so. He proposed that the owner, Virtua Health would do the Route 73 Design Standards improvements at a later date.

Mr. Rashatwar states concern regarding the wetland buffer/conservation easement. Mr. Kernan states an LOI was provided but the applicant will provide a new plan identifying the easement. He also states that the applicant has agreed to comply with all comments of Mr. Darji's review letter dated December 8, 2016.

Mr. Nicini questions how many billboards the applicant will own in that area. Mr. Wesley Aducat states, if approved tonight, will own 3 billboards which is the ordinance limit in the first 5000 feet of northern boundary. He states his company owns 12 billboards on Route 73 which were approved prior to the ordinance being put in place.

Mr. Kernan testifies the billboard will be a static billboard, not digital.

Mr. Jeremy Noll reviews the Planning Board engineer's review letter. The applicant has agreed to set the monuments prior to deed filing. Mr. Noll requests clarification regarding the lighting for the billboard. Mr. Kernan testifies that the lighting will be directed to the billboard and will include detail on final plan and that Virtua will be providing the power source to the billboard. The sign will comply with all state and local ordinances.

Mr. Washburn states that Virtua has exclusive rights to both sides of the proposed billboard of 45 years.

Mr. Noll reviews the tree compensation ordinance and the clearing requiring a DOT permit with the applicant and the applicant agrees to comply.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. Rashatwar.

A separate vote was taken for each part of the application.

Mr. Fanelli motions to grant Minor Subdivision and Consolidation approval of Block 228, Lot 7 and 7.01 subject to the following conditions:

1. The applicant shall comply with all comments/ recommendations in Mr. Darji's (Environmental Resolutions Inc.) engineer review letter dated December 8, 2016.
2. The applicant shall provide a Metes & Bounds description of all new lots to the Board Engineer. The Applicant Attorney shall file by plat or Deed the new lot descriptions. Said Deeds to be reviewed by the Planning Board Conflict Solicitor.
3. Pursuant to the Board Engineer report dated December 8, 2016 the applicant has agreed to set concrete monuments at the front property corners, and set iron pipes at the rear property corners.

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

AYES: Mr. Rashatwar, Mr. Nicini, Ms. Sytnik, Mayor Mignogna, Mr. Fanelli

NAYS: Mr. Vandegrift

Mr. Fanelli motions to grant the Minor Site Plan approval with a waiver of the Route 73 Design Standards, for the property located at 100 Bowman Drive & Route 73, Block 288; Lots 7 & 7.01 seconded by Mayor Mignogna. The Board voted three in favor and three against therefore denying the application for Minor Site Plan. Roll call vote as follows:

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

AYES: Mr. Nicini, Mr. Vandegrift, Mrs. Sytnik.

There being no further business before the board Mr. Fanelli adjourned the meeting.