

JOINT LAND USE BOARD
Regular MEETING
May 15, 2014

“MINUTES”

Chairman Schwager called the meeting to order at 7:00 pm.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Schwager led all present in the Pledge of Allegiance.

Roll call of the Members Present:

John Casella – Absent, Frank Costantini – Present, John Fein – Absent, Blair Hannigan – Present, John Juliano – Present, Mayor Maccarone – Absent, Chief Marino – Absent, Joe Maugeri – Present, Sue O’Donnell – Present, Alan Schwager – Present, Randy Rossi – Present, Bob Rushton – Present.

Next are the Minutes from the Regular meeting of April 17, 2014. J. Maugeri made a motion to approve the Minutes as written and was seconded by J. Juliano. All were in favor.

Next on the Agenda was Resolution #2014-16 Granting a Bulk Variance and Waiver Approvals to Jeffery and Mary Beth Zieger for property located at 38 Oliphants Mill Road.

J. Maugeri made the motion to approve the Resolution which was seconded by B. Rushton. Roll was as follows:

B. Rushton – yes, J. Juliano – yes, J. Maugeri – yes, F. Costantini – yes, Randy Rossi – yes, Chairman Schwager – yes.

Next on the Agenda is New Business, first thing is Chestnut Ridge will not be appearing tonight. They have been rescheduled for June 19th, New Notices will be sent out by that applicant.

Next is JP Orleans, LLC Block 3, Lot 7 for a sign plan/minor site plan.

Mr. Bill Ziegler was present to represent the applicant. Mr. Ziegler brought 3 witnesses along with him.

George Bennis, Bill Ralston and James Miller were all sworn in by Mike Amino.

Mr. Ziegler continued with a brief description of what the applicant is looking to do which is a sign package.

Mr. Miller continued with what they are seeking to have approved for this sign package, stating that there are several components which included directional signs, amenity signs, feather flags, model identification signs and finally there are "2" project identification signs, 1 of which would replace the existing permitted project sign.

Mr. Miller also stated that there are some changes to their off-site sign as part of the Weatherby PUD. They are looking to get approval for 1 sign which would be a little larger, instead of 2 signs. T. Kernan stated that he does not have a problem with this but it will trigger a Variance.

The square footage and placement of the off-site sign was discussed.

For the record, Mr. Miller continued with the positive and negative criteria of this application.

T. Kernan continued with his review letter dated May 8, 2014. He stated that although Completeness was granted and they received a few letters granting permission to install signs could Mr. Ziegler explain the relationship between Orleans and the owner of the parent lot. Mr. Bennis stated that it is a Condominium Community where they purchase the buildings as they go, so this is still owned by Summit Ventures. Orleans is the contract purchaser. Mr. Bennis stated that he will submit a copy of the contract.

Mr. Kernan continued with his letter stating how many of each sign is being asked for and which signs will require a Variance.

J. Maugeri asked how many units are sold at this point. Mr. Bennis stated that they are at about 50% sold.

F. Costantini questioned the amount of the flag signs and stated that 5 are a little excessive. A discussion took place over the amount of flag signs. The applicant agreed to 3 flag signs instead of 5.

Discussion over the amenity signs took place. It was agreed to leave the 4 amenity signs the applicant has asked for.

J. Maugeri made a motion to open to the public which was seconded by F. Costantini. All were in favor.

With no public comment J. Maugeri made a motion to close the public portion which was seconded by J. Juliano. All were in favor.

Chairman Schwager read through what was agreed to between the applicant and the Board.

With nothing further to discuss, F. Costantini made a motion to Grant the Variances for signs as requested and amended by the testimony provided here tonight so that we

would have the one directional sign removed per your previous comment closest to the CVS. The cluster of 5 feather flags is reduced to 3 and the existing sign will be replaced. This sign package satisfies the positive criteria since they support proper traffic flow and safety in the area, they satisfy the negative criteria since they are only temporary signs and can be removed. This would be subject to obtaining a copy of the deed prior to the final granting of the variance. Subject to the applicant obtaining any and all necessary approvals from any other bodies with jurisdiction and again subject to the testimony, representations and stipulations of the applicant and the professionals here tonight. This is all based on the recommendations from our Township Planner and our discussions here this evening. J. Maugeri seconded the motion. Roll was as follows:

B. Rushton – yes, J. Juliano – yes, J. Maugeri – yes, F. Costantini – yes, B. Hannigan – yes, R. Rossi – yes, Chairman Schwager – yes.

Chairman Schwager continued with a discussion item regarding revisions to Chapter 203, Zoning for Rear Yard Setback for all Residential Zones.

T. Kernan continued with his report dated May 1, 2014. A discussion took place over what the rear yard setback should be.

Chairman Schwager stated that this Board is charged with looking at and maybe creating this Ordinance and send it over to Township Committee for them to support it. We won't act on this tonight and we'll come back to it at the next meeting. The Board would like to look at what how some other towns address this.

With nothing further to discuss, J. Maugeri made a motion to adjourn which was seconded by J. Juliano.

The JLUB meeting adjourned at 8:09 pm.

Respectfully submitted,

Christina M. Marquis
Joint Land Use Secretary

***Minutes not verbatim
Audio recording on file***