

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF CHILTON HOSPITAL
DECIDED ON NOVEMBER 15, 2010
MEMORIALIZED ON DECEMBER 20, 2010
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Chilton Hospital ("hereinafter "Applicant" or "Chilton") has filed an application with the Township of Pequannock Planning Board, (hereinafter "Planning Board" or "Board"), for sign approval for property known as Block 302, Lot 2, on the Tax and Assessment Map of the Township of Pequannock (hereinafter "Township"), which premises are located at 242 West Parkway, Pompton Plains, New Jersey and located in the I-Industrial Zone District (hereinafter "I Zone"); and

WHEREAS, the applicant has applied to the Pequannock Township Planning Board for approval pursuant to the Code of the Township of Pequannock, Chapter 153, Signs, which authorizes the Planning Board to review and approve all sign applications within the Township; and

WHEREAS, a public hearing was held on November 15, 2010, after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicant was not represented by legal counsel.

NOW, THEREFORE, the Planning Board makes the following findings of fact, based on evidence presented at its public hearing, at which time a record was made.

The within application is for premises known and designated as Block 302, Lot 2 on the Tax and Assessment Map of the Township of Pequannock and located at 242 West

Parkway, Pompton Plains, New Jersey. The subject site is located in the I-Industrial Zone.

The following documents were submitted in connection with this application for development:

1. Completed sign application, signed and dated November 8, 2010.
2. Sign rendering, prepared by Butler Sign Company, signed and dated September 20, 2010 with revisions through November 4, 2010.

Testifying on behalf of the Applicant was John Janis, a principal of Butler Sign Company (hereinafter "Janis") The subject site is located in the I-Industrial District of the Township. The site also contains a two-story building that is occupied by Chilton Hospital for office and associated uses. Presently a "Chilton Health Network" sign is attached to the building in the corner over the second story windows. This non-illuminated sign is 4 feet by 25 feet and has a total sign area of 100 square feet. The Applicant proposes to remove the "Chilton Health Network" sign and to replace it with numerical signs with the address on the building. Thus, the two proposed letter signs will read "242". The numeric signs will be internally illuminated and will be located above the second story windows in the southeastern and southern corners of the building respectively. Each new sign will be 2 feet by 5 feet 6 inches in size. Both signs will have a total sign area of 22 square feet. The Applicant requires a design waiver from Section 153.06(C)(2) which permits a total of one (1) attached sign and one (1) free standing sign for any use. The applicant proposes two (2) attached signs, therefore requiring waiver relief.

Section 153.06(C)(5) of the Pequannock Township Code permits external or internal illumination of signs. However, sign illumination is not permitted between the hours of 10:00 p.m. and 7:00 a.m. In this instance, the Applicant proposes to internally

illuminate the two numeric signs and the Applicant represented that it would comply with Section 153.06(C)(5) in regard to the period of time within which signage may be illuminated.

The meeting was opened up to the public and there were no members of the public present expressing an interest in this application.

NOW, THEREFORE, the Planning Board hereby makes the following conclusions of law, based upon the foregoing findings of fact.

Chilton Hospital is the Applicant for premises known and designated as Block 302, Lot 2 on the Tax and Assessment Map of the Township of Pequannock, which premises are commonly known as 242 West Parkway , Pompton Plains, New Jersey. The subject site is located in the I-Industrial Zone.

The site contains a two-story building that is occupied by Chilton Hospital for office and associated uses. The Applicant will remove the "Chilton Health Network" building attached sign and replace it with two (2) proposed signs with the numbers for the building address, "242", the numerical signs will be internally illuminated and will be located above the second story windows in the southeastern and southern corners of the building, respectively. Each new sign will be 2 feet by 5 feet 6 inches in size and will have a total sign area of 22 square feet.

The Applicant requires waiver relief from Section 153.06(C)(2) which permits a total of one attached sign and one free-standing sign for any use. In this instance, the Applicant proposes two (2) attached signs, thereby requiring waiver relief.

The Board determines that it is appropriate to grant waiver relief in order to permit the Applicant to install two numerical signs with the number "242" indicating the address at

242 West Parkway, Pompton Plains, New Jersey. The existing "Chilton Health Network" sign will be removed. The "Chilton Health Network" sign is 4 feet by 25 feet with a total sign area of 100 square feet. The removal of the "Chilton Health Network" sign and the replacement with the numeric signs will result in a significant reduction in building attached signage. Each new sign will be 2 feet by 5 feet 6 inches in size. Both signs will have a total of 22 square feet. Therefore, the Planning Board concludes that it is appropriate to grant design waiver relief in this instance because of the reduction in building attached signage as a result of this application.

Upon consideration of the plans, testimony and Application, the Board determines that the applicant has provided sufficient information so as to enable the Board to render an informed decision with regard to the request for sign approval. The Board determines that it is appropriate to grant the application for signage as proposed by the Applicant inclusive of the granting of waiver relief in order to permit two (2) building attached numeric façade signs on the premises as proposed by the Applicant and presented to the Planning Board during the hearing process on November 15, 2010.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Pequannock, that the Application of Chilton Hospital for premises commonly known as Block 302, Lot 2, on the Tax and Assessment Map of the Township of Pequannock, and located at 242 West Parkway, Pompton Plains, New Jersey in the I-Industrial Zone requesting sign approvals, is determined as follows:

1. Approval is hereby granted; to enable the Applicant to install two (2) numeric building attached signs with the number "242" indicating the numerical portion of the address on West

Parkway, which signage will be internally illuminated and will be located above the second-story windows in the southeastern and southern corners of the building respectively. Each new sign will be 2 feet by 5 feet 6 inches in size. Both signs will have a total sign area of 22 square feet as indicated in the sign rendering prepared by Butler Sign Company and dated September 20, 2010 with revisions through November 4, 2010.

2. Waiver relief is granted from the sign ordinance of the Township of Pequannock, and more specifically Section 153.06(C)(2) to enable the Applicant to install two (2) building attached signs. The ordinance permits one attached sign and one free-standing sign for any use.

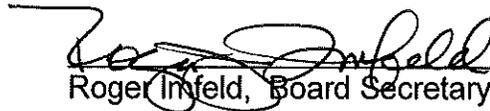
IT IS FURTHER RESOLVED that the above land use relief is granted subject to the following terms and conditions:

1. The Applicant shall comply with all appropriate terms and conditions of the Township of Pequannock Code Chapter 153 – Signs
2. The Applicant represents that all of its representations and stipulations made by it or on its behalf to the Township of Pequannock are true and accurate and acknowledges that the Planning Board specifically relied upon said stipulations in the Boards granting of

approval. If said representations and stipulations are false, this Approval is subject to revocation.

3. This Approval is granted strictly in accordance with any recommendations set forth on the record by the Planning Board at the time of the public hearing on November 15, 2010.
4. The granting of this Application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in the Board Planner's review report dated November 15, 2010.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended by this approval.
6. Payment of all fees, costs and escrows due or to become due. Any monies are to be paid with twenty (20) days of said request by the Board Secretary.
7. Certificate that taxes are paid current to date of approval.
8. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Pequannock, County of Morris, State of New Jersey or any other jurisdiction.

The undersigned secretary certifies the within Resolution was adopted by this Planning Board on November 15, 2010 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on December 20, 2010.


Roger Infeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote:

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**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF CHILTON HOSPITAL
DECIDED ON NOVEMBER 15, 2010
MEMORIALIZED ON DECEMBER 20, 2010
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Chilton Hospital ("hereinafter "Applicant" or "Chilton") has filed an application with the Township of Pequannock Planning Board, (hereinafter "Planning Board" or "Board"), for sign approval for property known as Block 2402, Lot 1, on the Tax and Assessment Map of the Township of Pequannock (hereinafter "Township"), which premises are located at 97 West Parkway, Pompton Plains, New Jersey and located in the R-22 Single Family Residential Zone District (hereinafter "R-22 Zone"); and

WHEREAS, the applicant has applied to the Pequannock Township Planning Board for approval pursuant to the Code of the Township of Pequannock, Chapter 153, Signs, which authorizes the Planning Board to review and approve all sign applications within the Township; and

WHEREAS, a public hearing was held on November 15, 2010, after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicant was not represented by legal counsel.

NOW, THEREFORE, the Planning Board makes the following findings of fact, based on evidence presented at its public hearing, at which time a record was made.

The within application is for premises known and designated as Block 2402, Lot 1 on the Tax and Assessment Map of the Township of Pequannock and located at 97 West

Parkway, Pompton Plains, New Jersey. The subject site is located in the R-2 Zone.

The following documents were submitted in connection with this application for development:

1. Completed sign application, signed and dated November 8, 2010.
2. Sign rendering, prepared by Butler Sign Company, signed and dated November 2, 2010.

Testifying on behalf of the Applicant was John Janis, a principal of Butler Sign Company (hereinafter "Janis") The subject site is Chilton Hospital. The site is located within the R-22 Single Family Residential Zone of the Township. Hospitals are permitted conditional uses. Numerous approvals for the development of Chilton Hospital have been granted by the Planning Board over the years. The nature of this application is to replace two existing attached signs, which are located over each side of the general entrance canopy to the hospital. The Applicant proposes to replace the two existing, non-illuminated 18 inch by 25 feet attached letter signs which totals 75 square feet of sign area with one internally illuminated 23 inch by 17 feet 4 inch sign which totals 33.22 square feet.

The Applicant has filed this application as part of an overall updating and re-branding of Chilton Hospital. The Chilton Hospital sign will contain the lettering "Chilton" in white letters and "Hospital" in blue letters with a blue background. Chilton Hospital is changing its name from Chilton Memorial Hospital to Chilton Hospital.

The Applicant requires a design waiver from Section 153.06(A)(1) which permits a free-standing sign or attached sign identifying the name of the Applicant, an attached sign identifying a permitted home occupation, an attached or free-standing sign identifying a professional use and signs approved by the Planning Board for a conditional use. In

addition, the Applicant requires a second waiver from Section 153.06(A)(2) which permits no more than one permanent sign on any lot used for residential purposes. In this instance, there are multiple permanent signs associated with Chilton Hospital on this lot which is also used for commercial purposes.

The meeting was opened up to the public and there were no members of the public present expressing an interest in this application.

NOW, THEREFORE, the Planning Board hereby makes the following conclusions of law, based upon the foregoing findings of fact.

Chilton Hospital is the Applicant for premises known and designated as Block 2402, Lot 1 on the Tax and Assessment Map of the Township of Pequannock, which premises are commonly known as 97 West Parkway , Pompton Plains, New Jersey. The subject site is located in the R-22 Zone.

The nature of the application is to replace the two existing non-illuminated 18 inch by 25 feet attached letter signs which total 75 square feet of sign area with one internally illuminated 23 inch by 17 feet 4 inch sign which totals 33.22 square feet of sign area. The proposed attached sign will be located on the canopy over the general entrance to the hospital.

The Applicant requires a design waiver from Section 153.06(A)(1) which permits a free-standing sign or attached sign identifying the name of the occupant, an attached sign identifying a permitted home occupation, an attached or free-standing sign identifying a professional use and signs approved by the Planning Board for a conditional use. The existing signs were approved by waiver as a result of prior applications. The two existing non-illuminated 18 inch by 25 feet attached letter signs which total 75 square feet will be

replaced with one internally illuminated 23 inch by 17 feet 4 inch sign which totals 33.22 square feet.

The Board determines that it is appropriate to grant waiver relief in this instance because the Applicant will be reducing sign area from 75 square feet to 33.22 square feet. In addition, the Board determines that the application is simply replacing two (2) existing attached signs with one (1) new attached sign. Secondly, the Applicant requires waiver relief from Section 153.06(A)(2) which permits no more than one permanent sign on any lot used for residential purposes. The Planning Board determines that the lot is used for commercial purposes and that Chilton Hospital has multiple signs on the premises, which the Planning Board notes have all previously received approval from the Planning Board prior to installation. Nevertheless, the Applicant requires a design waiver from this Section of the ordinance and the Planning Board determines that it is appropriate to grant design waiver relief in this instance because of the overall reduction of signage on the premises by one (1) attached sign. Thus, there will be a net decrease of one (1) sign as a result of approval of this application.

Upon consideration of the plans, testimony and application, the Board determines that the Applicant has submitted sufficient information so as to enable the Board to render an informed decision with regard to the request for sign approval. The Board determines that it is appropriate to grant the application for signage as proposed by the Applicant inclusive of the granting of waivers in order to permit the Applicant to replace two existing attached signs with one internally illuminated sign which totals 33.22 square feet as opposed to the two signs which totaled 75 square feet of sign area. The proposed signage was presented by the Applicant to the Planning Board throughout the hearing

process on November 15, 2010 and is reflected in the sign rendering prepared by Butler Sign Company dated November 2, 2010 and submitted to the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Pequannock, that the Application of Chilton Hospital for premises commonly known as Block 2402, Lot 1, on the Tax and Assessment Map of the Township of Pequannock, and located at 97 West Parkway, Pompton Plains, New Jersey in the R-22 Zone requesting sign approval, is determined as follows:

1. Approval is hereby granted; to enable the Applicant to install one internally illuminated 23 inch by 17 feet 4 inch sign for a total of 33.22 square feet of sign area, which signage will be attached to the canopy at the general entrance to the hospital.
2. Waiver relief is granted under the Land Development Ordinances of the Township of Pequannock, Signs, Section 153.06(A)(1) and Section 153.06(A)(2) to enable the Applicant to install the internally illuminated attached signage on the canopy above the general entrance to the hospital. The signage will consist of 33.22 square feet of sign area and will be in accordance with the sign rendering prepared by Butler Sign Company and submitted to the Planning Board.

IT IS FURTHER RESOLVED, that the above land use relief is granted subject to the following terms and conditions:

1. The Applicant shall comply with all appropriate terms and conditions of the Township of Pequannock Code Chapter 153 – Signs
2. The Applicant represents that all of its representations and stipulations made by it or on its behalf to the Township of Pequannock are true and accurate and acknowledges that the Planning Board specifically relied upon said stipulations in the Boards granting of approval. If said representations and stipulations are false, this Approval is subject to revocation.
3. This Approval is granted strictly in accordance with any recommendations set forth on the record by the Planning Board at the time of the public hearing on November 15, 2010.
4. The granting of this Application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in the Board Planner's review report dated November 15, 2010.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended by this approval.

6. Payment of all fees, costs and escrows due or to become due. Any monies are to be paid with twenty (20) days of said request by the Board Secretary.
7. Certificate that taxes are paid current to date of approval.
8. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Pequannock, County of Morris, State of New Jersey or any other jurisdiction.

The undersigned secretary certifies the within Resolution was adopted by this Planning Board on November 15, 2010 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on December 20, 2010.



Roger Imfeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote:

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF CEDAR CREST VILLAGE
DECIDED ON NOVEMBER 15, 2010
MEMORIALIZED ON DECEMBER 20, 2010
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Cedar Crest Village ("hereinafter "Applicant" or "Cedar Crest") has filed an application with the Township of Pequannock Planning Board, (hereinafter "Planning Board" or "Board"), for sign approval for property known as Block 101, Lot 1, on the Tax and Assessment Map of the Township of Pequannock (hereinafter "Township"), which premises are located at 1 Cedar Crest Village Drive, Pompton Plains, New Jersey and located in the PUD-Planned Unit Development District (hereinafter "PUD Zone"); and

WHEREAS, the applicant has applied to the Pequannock Township Planning Board for approval pursuant to the Code of the Township of Pequannock, Chapter 153, Signs, which authorizes the Planning Board to review and approve all sign applications within the Township; and

WHEREAS, a public hearing was held on November 15, 2010, after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicant was not represented by legal counsel.

NOW, THEREFORE, the Planning Board makes the following findings of fact, based on evidence presented at its public hearing, at which time a record was made.

The within application is for premises known and designated as Block 101, Lot 1 on the Tax and Assessment Map of the Township of Pequannock and located at 1 Cedar

Crest Village Drive, Pompton Plains, New Jersey. The subject site is located in the PUD Zone District.

The following documents were submitted in connection with this application for development:

1. Completed sign application, signed and dated November 8, 2010.
2. Sign rendering, prepared by Butler Sign Company, signed and dated November 2, 2010.

Testifying on behalf of the Applicant was John Janis, a principal of Butler Sign Company (hereinafter "Janis") The subject site is the active adult community commonly known as Cedar Crest Village with its main entrance essentially along Route 23 South. Janis explained that the Applicant proposes to replace the existing ground sign, adjacent to the security gatehouse entrance, with a new ground sign. The proposed new free-standing sign will be in substantially the same location as the previous free-standing sign, but just slightly in front of the existing sign post. The proposed signage conforms to all set backs with respect to the highway. The signage will also be no higher than the existing signage. The signage will be externally illuminated. The proposed signage will also be slightly reduced in size from that which previously existed.

The Applicant requires three (3) design waivers from the sign ordinance of the Township of Pequannock, in connection with this Application. First, in connection with Section 153.06(A)(1) which permits a free-standing sign or attached sign identifying the name of the occupant, an attached sign identifying a permitted home occupation, an attached or free-standing sign identifying a professional

use, and signs approved by the Planning Board for a conditional use.

The Applicant requires a second design waiver from Section 153.06(A)(2) because there is only one permanent sign that is permitted on a residentially used lot. The third design waiver is in connection with Section 153.06(A)(5) because only internally illuminated signs for conditional uses are permitted and the Applicant proposes an externally illuminated sign.

The meeting was opened to the public and there were no members of the public present expressing an interest in this application.

NOW, THEREFORE, the Planning Board makes the following conclusions of law, based on foregoing findings of fact.

Cedar Crest is the Applicant for premises known and designated as Block 101, Lot 1 on the Tax and Assessment Map of the Township of Pequannock and located at 1 Cedar Crest Village Drive, Pompton Plains, New Jersey, which site is located in the PUD Zone.

The nature of the application is to permit the Applicant to replace the existing ground sign adjacent to the security gatehouse entrance, with a new ground sign.

The Applicant requires three (3) design waivers from the sign ordinance of the Township of Pequannock. Under Section 153.06(A)(1) a free standing sign or attached sign identifying the name of the occupant, an attached sign identifying a permitted home occupation, an attached sign or free standing sign identifying a professional use, and signs approved by the Planning Board for a conditional use are permitted. The existing free-standing sign was previously granted a design waiver and approved by the Planning Board. The existing free standing sign has a copy area of 26.66 square feet (3 feet 4 inches by 8 feet) and an overall size of 50 square feet (5 feet by 10 feet). The proposed

new sign will have a sign copy area of 24.75 square feet and an overall sign area of 4 feet 9 inches by 11 feet 8 inches. As a result, waiver relief from this requirement is needed. Secondly, Section 153.06(A)(2) permits no more than one permanent sign on any residentially used lot. In this instance, there are multiple signs associated with the Cedar Crest Village development. As result, waiver relief from this requirement is needed. Thirdly, Section 153.06(A)(5) permits internally illuminated signs only for conditional uses. In this instance, the Applicant is proposing an externally illuminated sign which will be illuminated from the ground.

The Board determines that it is appropriate to grant all of the waivers requested in connection with this application. The Board determines that the waivers that are required as a result of the present application are consistent with the waivers previously granted by the Planning Board for the existing ground sign that will be replaced by the new ground sign. The Board is also satisfied that the replacement sign will be set back 20 feet from the property line which is in conformance with Section 153.06(A)(4) of the sign ordinance of the Township of Pequannock. The Board also notes that the application is strictly to replace an existing ground sign with a slightly smaller ground sign.

Upon consideration of the plans, testimony and Application, the Board determines that the applicant has provided sufficient information so as to enable the Board to render an informed decision with regards to the request for sign approval. The Board determines that it is appropriate to grant the application for signage as proposed by the Applicant inclusive of the granting of waiver relief.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Pequannock, that the Application of Cedar Crest Village for premises commonly known as Block 101, Lot 1, on the Tax and Assessment Map of the Township of Pequannock,

and located at 1 Cedar Crest Village Drive, Pompton Plains in the PUD Zone District and requesting sign approvals, is determined as follows:

1. Approval is hereby granted to enable the Applicant to replace the existing ground sign with a new free-standing ground sign with a sign copy area of 24.75 square feet and an overall sign area of 4 feet 9 inches by 11 feet 8 inches, as indicated on a sign rendering prepared by Butler Sign Company and dated November 2, 2010.
2. Waiver relief is granted from the sign ordinance of the Township of Pequannock, and more specifically Sections 153.06(A)(1); Section 153.06(A)(2); and Section 153.06(A)(5) to enable the Applicant to install the above referenced free standing ground sign.

IT IS FURTHER RESOLVED that the above land use relief is granted subject to the following terms and conditions:

1. The Applicant shall comply with all appropriate terms and conditions of the Township of Pequannock Code Chapter 153 – Signs
2. The Applicant represents that all of its representations and stipulations made by it or on its behalf to the Township of Pequannock are true and accurate and acknowledges that the Planning Board specifically relied upon said stipulations in the Boards granting of

approval. If said representations and stipulations are false, this Approval is subject to revocation.

3. This Approval is granted strictly in accordance with any recommendations set forth on the record by the Planning Board at the time of the public hearing on November 15, 2010.
4. The granting of this Application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in the Board Planner's review report dated November 15, 2010.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended by this approval.
6. Payment of all fees, costs and escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
7. Certificate that taxes are paid current to date of approval.
8. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Pequannock, County of Morris, State of New Jersey or any other jurisdiction.

The undersigned secretary certifies the within Resolution was adopted by this Planning Board on November 15, 2010 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on December 20, 2010.


Roger Imfeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote:

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