

**PEQUANNOCK TOWNSHIP
PLANNING BOARD**

**JULY 18, 2011
REGULAR MEETING**

MEETING CONVENED:

7:38 PM

MEMBERS PRESENT:

Altis, Dickinson, Imfeld, Krause, Vanderhoff, Phelan, Kapotes. Also present Richard Briigliodoro, Board Attorney.

MEMBERS ABSENT:

Fitamant, Troast, Sayre (BOE)

NOTICE:

Chairman Altis stated that the requirements of the Sunshine Law had been complied with by posting the required notice on the Bulletin Board, posting same with the Township Clerk and sending it to the Suburban Trends and Daily Record on July 14, 2011.

PERSONAL REPRESENTATION:

Chairman Altis asked if there was anyone present not listed on the agenda for this meeting who wished to be heard. No one came forward.

Mr. Krause stood in as a voting member.

SIGNS:

Pep Boys Auto, 711 Route 23, Block 802, Lot 7

Gisela Medina, Cad Signs, sworn.

Allison Mathern, Pep Boys, sworn.

Mr. Altis stated that the applicant is over on the amount of signs attached to the building and sign area.

Mr. Altis wanted to know why the applicant wanted the three extra signs attached to the building. Ms. Mathern stated the signs were used as advertisement to let customers know

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that Pep Boys does service along with minor retail. Mr. Altis suggested that the three additional signs on top of the service bays should be labeled as directional signs for Bay 1, Bay 2 and Bay 3 therefore eliminating the need for a waiver from the amount of attached permitted signs. Ms. Mathern agreed to change the signs that say oil change, tires and brakes to read Service Bay 1, Service Bay 2 and Service Bay 3. Mr. Altis asked what type of service will be done on premises. Ms. Mathern stated they will do brakes, oil changes, tune-ups, replace windshield wipers and battery changes.

Mr. Altis wanted to know the size of the previous tenant's sign. Ms. Medina stated that sign was 50 square feet. Ms. Mathern stated the applicant is only 10.8 square feet over the permitted allowable square footage.

Mr. Vanderhoff suggested that the applicant place their signs on the windows of the service doors. Ms. Mathern stated the doors are always kept open and therefore signage on the doors would not advance advertisement.

Mr. Kapotes wanted to know if the attached signs would be internally illuminated. Ms. Mathern stated the signs are internally LED lit and the signs are only on when they are open for business.

MOTION by Vanderhoff, second by Phelan to approve the freestanding sign as submitted; the Pep Boy attached sign as submitted and change the oil change, brakes and tire signs to read Service Bay 1; Service Bay 2 and Service Bay 3. Yes votes from Dickinson, Imfeld, Kapotes, Vanderhoff, Phelan, Krause and Altis. Motion Carried.

ADMINISTRATIVE:

Ordinance 2011- 20

Ordinance Amending Chapter 189 of the Revised General Ordinances to add Additional Properties to the Senior Housing Overlay District and to Increase Impervious Coverage Maximum Coverage within the Overlay Zone.

Mr. Scangarella, Esquire, attorney for Pequannock Senior Housing Corporation, sworn.

Mr. Scangarella stated that the Township adopted a Senior Housing Overlay District about two years ago but neglected to incorporate two lots that were purchased over 10 years ago and would now like to amend the Senior Housing Overlay District Ordinance to include those two lots and would also like to change the impervious coverage requirement of 40% to be 50% because of the fact that Senior Housing takes up a much larger impervious coverage because of the fact that the apartments are one story and that there is a large amount of sidewalks and curbing within the complex.

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Motion by Imfeld, second by Krause to recommend the Mayor and Council adopt Ordinance 2011-20 to amend the Senior Housing Overlay District and to Increase Impervious Coverage Maximum Overage with the Overlap Zone. Yes votes from Dickinson, Imfeld, Kapotes, Krause and Altis. Motion Carried.

MINUTES:

June 20, 2011 – Regular Meeting

MOTION by Kapotes, second by Dickinson to approve the minutes as submitted. All in favor. Motion Carried.

June 20, 2011 – Executive

MOTION by Phelan, second by Krause to approve the minutes as submitted. All in favor. Motion Carried.

There being no further business the meeting was adjourned at 8:15 PM. Motion by Dickinson, second by Kapotes to close the meeting. All in favor. Motion Carried.

Respectfully submitted,



Linda Zacharenko
Recording Secretary