

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF PATERSON MONUMENT COMPANY
DECIDED ON JANUARY 9, 2012
MEMORIALIZED ON FEBRUARY 6, 2012
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Paterson Monument Company (“hereinafter “Applicant” or “Paterson Monument”) has filed an application with the Township of Pequannock Planning Board, (hereinafter “Planning Board” or “Board”), for sign approval for property known as Block 802, Lot 6, on the Tax and Assessment Map of the Township of Pequannock (hereinafter “Township”), which premises are located at 693 Route 23, Pompton Plains, New Jersey and located in the C-3 Highway Commercial District (hereinafter “C-3 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 January 9, 2012, 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 802, Lot 6 on the Tax and Assessment Map of the Township of Pequannock and located at 693 Route 23, Pompton Plains, New Jersey. The subject site is located in the C-3 Zone District.

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

1. Completed sign application, signed by Phil Mendillo, dated December 21, 2011.
2. Sign Detail, consisting of one sheet.

Testifying on behalf of the Applicant was Leslie Christopher (hereinafter "Christopher"), one of the owners of Paterson Monument. The applicant seeks to install a building-attached sign over the front entrance of a new business at the strip shopping center located at 693 Route 23, Pompton Plains, New Jersey. The location for this business is an interior store front located centrally within the strip center. The Applicant proposes a two (2) feet in height by eighteen (18) feet in length building-attached sign above the store front. The proposed signage conforms with all requirements of the Pequannock Township sign ordinance and, therefore, no design waivers are required in connection with this application. The signage will also be internally illuminated.

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.

Paterson Monument is the Applicant for premises known and designated as Block 802, Lot 6 on the Tax and Assessment Map of the Township of Pequannock and located at 693 Route 23, Pompton Plains, New Jersey, which site is located in the C-3 Zone.

The nature of the application is to permit the Applicant to install a two (2) feet in height by eighteen (18) feet in length building-attached sign above the store front, thereby resulting in a total sign area of thirty-six (36) square feet. The subject site is located in the

C-3 Highway Commercial District. The new business site is an interior store front, located centrally within the strip center. The Board specifically notes that this sign conforms to all design criteria set forth under Chapter 153, Signs, for the Township of Pequannock and, thus, no design waivers are required in connection with this application. The Board also notes that the proposed building-attached sign will be internally illuminated and that it will not produce any glare.

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 and in accordance with the plans submitted to the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Pequannock, that the Application of Paterson Monument Company for premises commonly known as Block 802, Lot 6, on the Tax and Assessment Map of the Township of Pequannock, and located at 693 Route 23, Pompton Plains, in the C-3 Highway Commercial Zone District and requesting sign approval, is determined as follows:

- A.) Approval is hereby granted to enable the Applicant to install a building-attached sign two (2) feet in height by eighteen (18) feet in length for a total sign area of thirty-six (36) square feet in accordance with a sign rendering prepared by Mendillo Sign Company and submitted in connection with this application.

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 January 9, 2012.
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 January 6, 2012.
5. 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.
6. Certificate that taxes are paid current to date of approval.

7. 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 January 9, 2012, and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on February 6, 2012.



Roger Infeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote: