

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF VIRGINIA INDUSTRIES, LLC
DECIDED ON MARCH 19, 2012
MEMORIALIZED ON APRIL 16, 2012
APPLICATION FOR MINOR SITE PLAN AND SIGN APPROVAL**

WHEREAS, Virginia Industries, LLC (“hereinafter “Virginia” or “Applicant”) has filed an application with the Pequannock Township Planning Board (hereinafter “Planning Board”) seeking minor site plan approval and sign approval for property known and designated as Tax Block 902, Lot 14, on the Tax Map of the Township of Pequannock (hereinafter “Township”) which premises are located at 560-568 Route 23, Pompton Plains, New Jersey and located in the C-3 Regional Commercial District, (hereinafter “C-3 Zone”); and

WHEREAS, the Applicant has applied to the Pequannock Township Planning Board for minor site plan approval as well as 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 March 19, 2012 after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicant was represented by Steve Schepis, Esq.

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 application before the Board is a request for minor site plan approval and sign approval for property known and designated as Tax Block 902, Lot 14 on the Tax and Assessment Map of the Township of Pequannock, which premises are located at 560-568 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 minor site plan and sign approval:

1. Completed Pequannock Township Site Plan Application signed and dated February 23, 2012.
2. Completed Sign Application signed and dated February 22, 2012.
3. Site Plan, consisting of one (1) sheet prepared by Jackson Avenue Property dated October 11, 1982 with revisions through November 11, 1982, which site plan is neither signed nor sealed.
4. Architectural Facade Improvement Plan, consisting of one (1) sheet, prepared by James P. Cutillo, R.A. dated February 1, 2012.

The Board also considered a report dated March 14, 2012 from the Board Planner, Jill A. Hartmann, P.P., AICP.

This is a minor site plan application in order to renovate and update the existing strip shopping center with a new front facade, lighting and attached signs. The subject site is located in the C-3 Zone. The existing commercial strip shopping center is permitted in the C-3 Zone. The front facade will have a maximum height of 30 feet. The C-3 District permits a height of 5 stories and 70 feet. The existing and proposed renovation will conform to the Ordinance height requirements. Furthermore, the proposed renovation will not impact any of the site setbacks, coverage or parking requirement. The Applicant is proposing a uniform facade but with separate signs for each tenant. In regard to signage, the plans submitted by the Applicant and prepared by James P. Cutillo, dated February 1, 2012 reflect the following sign area schedule:

Pool Depot Sign	784 sf Facade Area	50 sf	Permitted
		38.5 sf	Existing

Tenant Space 1	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Tenant Space 2	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Nature's Pavilion	1,460 sf Facade Area	73 sf 49.65 sf	Permitted Proposed
Tenant Space 3	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Tenant Space 4	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Dunkin Donuts	784 sf Facade Area	50 sf 40 sf	Permitted Proposed

The Applicant also proposed an optional sign plan that combines tenant spaces 1 and 2 and tenant spaces 3 and 4 as follows:

Tenant Space 1 & 2	1,154 sf Facade Area	57 sf 57 sf	Permitted Proposed
Tenant Space 3 & 4	1,154 sf Facade Area	57 sf 57 sf	Permitted Proposed

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

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

The application before the Board is a request for minor site plan approval and sign approval in regard to property commonly known and designated as Block 902, Lot 14 on the Tax and Assessment Map of the Township of Pequannock, which premises are located as 560-568 Route 23, Pompton Plains, New Jersey. The subject site is located in the C-3 Zone. The Applicant proposes

to renovate and update the existing strip shopping center with a new front facade, lighting and attached signs. The front facade will have a maximum height of 30 feet. The C-3 District permits a height of 5 stories and 70 feet. The existing and proposed renovation will meet the Ordinance height requirements. The proposed renovation will not impact any of the site setbacks, coverage or parking requirement.

Pool Depot Sign	784 sf Facade Area	50 sf 38.5 sf	Permitted Existing
Tenant Space 1	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Tenant Space 2	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Nature's Pavilion	1,460 sf Facade Area	73 sf 49.65 sf	Permitted Proposed
Tenant Space 3	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Tenant Space 4	577 sf Facade Area	40 sf 37 sf	Permitted Proposed
Dunkin Donuts	784 sf Facade Area	50 sf 40 sf	Permitted Proposed

The Applicant also proposed an optional sign plan that combines tenant spaces 1 and 2 and tenant spaces 3 and 4 as follows:

Tenant Space 1 & 2	1,154 sf Facade Area	57 sf 57 sf	Permitted Proposed
Tenant Space 3 & 4	1,154 sf Facade Area	57 sf 57 sf	Permitted Proposed

The proposed signs will be internally illuminated. All of the signs comply with Section 153.06(B)(2)(c)(2) in regard to sign area pursuant to the Township of Pequannock Sign Ordinance.

Upon consideration of the plans, testimony and application, the Board determined that the Applicant has submitted sufficient information so as to enable the Board to render an informed decision. The Board also determines that the Applicant has met the minimum requirements of the Municipal Land Use Law, case law and Township Ordinances to a sufficient degree so as to enable the Board to grant the relief being requested inclusive of minor site plan approval and sign approval.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Pequannock that the application of Virginia Industries, LLC for premises commonly known and designated as Tax Block 902, Lot 14 on the Tax and Assessment Map of the Township of Pequannock and located at 560-568 Route 23, Pompton Plains, Pequannock, New Jersey in the C-3 Zone District requesting minor site plan approval pursuant to N.J.S.A. 40:55D-46.1 and sign approval pursuant to Chapter 153 of the Sign Ordinance of the Township of Pequannock, is determined as follows:

- A. Minor site plan approval is granted under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46.1;
- B. Sign approval is granted pursuant to Chapter 153 Signs of the Land Development Ordinance of the Township of Pequannock.

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

- 1. The development of this parcel shall be implemented in accordance with the plans submitted and approved as prepared by James P. Cutillo, R.A., dated February 1, 2012 entitled Architectural Facade Improvement Plan and consisting of one (1) sheet.

2. The granting of this application is subject to and conditioned upon all of the representations and stipulations being made by or on behalf of the Applicant to the Township of Pequannock Planning Board being true and accurate. The Planning Board specifically relied upon said stipulations in the Board's 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 March 19, 2012.
4. The granting of this approval is subject to and conditioned upon the Applicant complying with all terms and conditions contained in a report of Jill A. Hartmann, P.P., AICP dated March 14, 2012, which report was provided to the Pequannock Township Planning Board.
5. The granting of this application is subject to and conditioned upon the Applicant complying with all appropriate terms and conditions of the Township of Pequannock Code Chapter 153 signs.
6. The granting of this approval is subject to and conditioned upon Morris County Planning Board approval, if required.
7. 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.
8. Certificate that taxes are paid current to date of approval.

9. 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.
10. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an Affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply to the Planning Board a copy of any approvals received.

The undersigned secretary certifies the within Resolution was adopted by this Planning Board on March 19, 2012 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on April 16, 2012.



Roger Imfeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote:

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF STAGE 1 AUTOMOTIVE
DECIDED ON MARCH 19, 2012
MEMORIALIZED ON APRIL 16, 2012
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Stage 1 Automotive (hereinafter "Applicant" or "Stage 1") has filed an application with the Township of Pequannock Planning Board, (hereinafter "Planning Board" or "Board"), for sign approval for property known and designated as Block 902, Lot 25, on the Tax and Assessment Map of the Township of Pequannock (hereinafter "Township"), which premises are located at 28 East Garden Place, Pompton Plains, New Jersey in the C-3 Regional Commercial Zone 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 March 19, 2012, after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicant was represented by David Dixon, Esq.

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 902, Lot 25 on the Tax and Assessment Map of the Township of Pequannock and located at 28 East Garden Place, Pompton Plains, New Jersey. The subject site is located in the C-3 Zone.

The following document was submitted in connection with this application for development:

Completed Pequannock Township Sign Application with sign detail, signed and dated March 8, 2012.

Testifying on behalf of the Applicant was Robert Chilenski (hereinafter "Chilenski"). The Applicant proposes one building-attached sign related to the proposed auto repair facility only. The proposed sign for Stage 1 will be two (2) feet in height by eight (8) feet in length for a total of sixteen (16) square feet. The sign will be installed over the overhead door. The use associated with the auto repair facility has received zoning permit approval.

In addition, the Applicant proposes a building-attached sign eight (8) feet in height by eight (8) feet in length for a total of sixty-four (64) square feet. The sign panel will be divided into two panels four (4) feet in height by eight (8) feet in length each. There are two additional tenant spaces on the site, and the approval of this sign area will enable tenants to place signage on the sign panel as approved by the Planning Board.

The proposed commercial retail use façade is 100 feet by 80 feet or a total of 1,800 square feet. A total of 90 square feet of sign area is permitted. The Applicant proposes an attached sign of two (2) feet by eight (8) feet or sixteen (16) square feet, as well as the other building-attached sign eight (8) feet by eight (8) feet or sixty-four (64) square feet, thereby bringing the total area of building-attached signage to eighty (80) square feet. Thus, the proposed signs meet the sign ordinance requirement for permitted square footage.

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.

Stage 1 is the Applicant for premises known and designated as Block 902, Lot 25 on the Tax and Assessment Map of the Township of Pequannock and located at 28 East Garden Place, Pompton Plains, New Jersey. The site is located in the C-3 Zone District.

The nature of the application is to permit the Applicant to install a building-attached sign for Stage 1, which sign will be two (2) feet in height by eight (8) feet in length for a total of sixteen (16) square feet. The Applicant also seeks approval for building-attached signage eight (8) feet in height by eight (8) feet in length for a total of sixty-four (64) square feet. This sign will be divided into two panels each four (4) feet in height by eight (8) feet in length in order to provide a sign area for the remaining two tenants of this building.

The Board notes that as related to Stage 1, the Applicant proposes one attached sign which is permitted pursuant to the Township of Pequannock Code Section 153.06(B)(2)(a). Secondly, pursuant to the Township of Pequannock Code Section 153.06(B)(2)(c)(2) attached signs are permitted with a sign area of 50 square feet or 5% of the façade, whichever is greater, for a store façade with 1,001 square feet to 2,000 square feet. In this matter, the façade is 1,800 square feet. Therefore, a total of 90 square feet of sign area is permitted. The Applicant is proposing a total sign area of 80 square feet for all building-attached signage. Thus, the Board determines that the proposed signs comply with the requirements of the Pequannock Township sign ordinance for building-attached signs. The Board also notes that based upon the Applicant's representations, that there are three tenant spaces on site inclusive of Stage 1. It is expected that the remaining two tenants will locate signage within the 64 square feet sign panel. It is anticipated that the

sign panel will be divided into two four (4) feet in height by eight (8) feet in length sections maintaining the total sign area of sixty-four (64) square feet.

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 there are no design waivers required in connection with this application.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Pequannock, that the Application of Stage 1 Automotive for premises commonly known and designated as Block 902, Lot 25, on the Tax and Assessment Map of the Township of Pequannock, and located at 28 East Garden Place, Pompton Plains, New Jersey in the C-3 Zone requesting sign approvals, is determined as follows:

Approval is hereby granted to enable the Applicant to install a building-attached sign two (2) feet in height by eight (8) feet in length for a total of sixteen (16) square feet of sign area for Stage 1 Automotive.

Approval is hereby granted to enable the owner of the building to install a building-attached sign panel eight (8) feet by eight (8) feet for a total of sixty-four (64) square feet in sign area, which is divided into two four (4) feet in height by eight (8) feet in length panels to accommodate the remaining two tenants on the premises.

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 either 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 March 19, 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 March 16, 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 March 19, 2012 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on April 16, 2012.



Roger Imfeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote:

501359_1 PEQ-347E Reso approving signage

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF DR. PETER BERZINS AND
DR. BRITTANY RYAN-BERZINS
DECIDED ON MARCH 19, 2012
MEMORIALIZED ON APRIL 16, 2012
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Dr. Peter Berzins and Dr. Brittany Ryan-Berzins (“hereinafter “Applicants” or “Berzins”) have filed an application with the Township of Pequannock Planning Board, (hereinafter “Planning Board” or “Board”), for sign approval for property known as Block 2202, Lot 16, on the Tax and Assessment Map of the Township of Pequannock (hereinafter “Township”), which premises are located at 498 Newark Pompton Turnpike, Pompton Plains, New Jersey and located in the R-11 Zone (hereinafter “R-11 Zone”); and

WHEREAS, the Applicants have 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 March 19, 2012, after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicants were 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 2202, Lot 16 on the Tax and Assessment Map of the Township of Pequannock and located at 498 Newark Pompton Turnpike, Pompton Plains, New Jersey. The subject site is located in the R-11 Zone.

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

1. Completed sign application, signed by Peter Berzins, dated April 22, 2011.
2. Sign plan, prepared by American Woodcarving.

Testifying on behalf of the Applicants were Dr. Peter Berzins and Dr. Brittany Ryan-Berzins. The Applicants introduced into evidence Exhibit A-1 which consists of four (4) pages of photographs. The first page contains photographs of the subject property. The second page contains copies of photographs depicting free-standing signs for Dr. William Ference and for the O'Dowd Property. The third sheet depicts free-standing signs for premises at 508 Newark Pompton Turnpike and 512 Newark Pompton Turnpike. The last sheet depicts the existing two (2) ground-mounted lights with one light on each side of the proposed sign.

The Applicants propose a free-standing sign 4 feet in height by 2.8 feet for a total of 11.2 square feet in sign area. The sign is proposed to be setback 8 feet from the property line. The Applicants testified that the sign is being setback 8 feet from the property line in order to be in conformance with the approximate setback of the signs of the neighbors, Dr. Ference and the O'Dowd signs. Furthermore, the Applicants represented that if the sign were to be moved back in order to attempt to conform with the setback requirement for a free-standing sign, that the sign would have its view blocked by trees and shrubs.

The Applicants require four (4) design waivers from the Sign Ordinance of the Township of Pequannock. The Applicants require design waiver relief with respect to Section 153.06(A)(3) which permits the maximum sign area for a home occupation sign to be 2 feet and the Applicants propose a free-standing sign of 11.2 square feet. Secondly, the Applicants require a design waiver from Section 153.06(A)(4) which requires the free-standing sign to be setback 20 feet from the property line and not to exceed 36 inches in height. In this instance, the Applicants propose a free-standing sign to be located only 8 feet from the property line at a height of 4 feet. The Applicants

also require a design waiver from Section 153.06(A)(5) to permit the illumination of the free-standing sign.

The Applicants also stipulated that if the application were to be approved, they would turn off the lights in regard to the proposed free-standing sign at 9:00 p.m.

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 the foregoing findings of fact.

Dr. Peter Berzins and Dr. Brittany Ryan-Berzins are the Applicants for premises known and designated as Block 2202, Lot 16 on the Tax and Assessment Map of the Township of Pequannock and located at 498 Newark Pompton Turnpike, Pompton Plains, New Jersey, which property is located in the R-11 Zone.

The Applicants seek to install a free-standing sign 4 feet in height by 2.8 feet in width for a total of 11.2 square feet. The sign will be located 8 feet from the property line at a height of 4 feet. The proposed sign is for a home occupation business and the sign will contain the names, telephone, street address, logos and name of the business, "Birchtree Psychology" on the sign.

The Applicants require four (4) design waivers in connection with the application. The Applicants require a design waiver from Section 153.06(A)(3) which limits the maximum sign area for a home occupation sign to 2 feet and the Applicants are proposing a free-standing sign at 11.2 square feet. In addition, the Applicants require a design waiver from Section 153.06(A)(4) in regard to the height of the free-standing sign and the setback of the free-standing sign. The Applicants propose a free-standing sign located 8 feet from the property line at a height of 4 feet, wherein the Ordinance provides for a minimum setback of 20 feet from the property line and the

height of the free-standing sign not to exceed 36 inches in height. The Applicants also require a design waiver from Section 153.06(A)(5) to permit the illumination of the free-standing sign.

The Board has carefully reviewed and considered this application and accepts the representations of the Applicants that the location of the free-standing sign setback 8 feet from the property line is appropriate under these circumstances because if the sign were to be moved back in order to attempt to conform with the 20 foot setback, the sign would be blocked by trees and shrubs. Therefore, allowing the sign to be setback at 8 feet from the property line would enhance the signs visibility. Furthermore, the Board finds that based upon the review of the photographs submitted to the Board as Exhibit A-1 that there are currently existing free-standing signs for Dr. William Ference, the O'Dowd Property as well as free-standing signs at 508 Newark Pompton Turnpike and 512 Newark Pompton Turnpike which maintain similar setbacks to the setbacks proposed by the Applicants. The Board thus finds that the location of the free-standing sign setback 8 feet from the property line would be substantially consistent with the other free-standing signs in the immediate vicinity. The Board also determines that the location of the free-standing sign on the subject property would not negatively impact any sight lines for vehicular traffic nor cause any impediment to pedestrians in this area. The Board also accepts the representations of the Applicants that the free-standing sign would be externally illuminated and that the lighting in regard to the sign would be turned off at 9:00 p.m. The Board concludes that the proposed external illumination of the free-standing sign will not negatively impact the neighbors and the Applicants have agreed to turn off the lights at 9:00 p.m.

Upon consideration of the plans, testimony and Application, the Board determines that the Applicants have 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 Applicants 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 Dr. Peter Berzins and Dr. Brittany Ryan-Berzins for premises commonly known as Block 2202, Lot 16, on the Tax and Assessment Map of the Township of Pequannock, and located at 498 Newark Pompton Turnpike, Pompton Plains in the R-11 Zone and requesting sign approvals, is determined as follows:

- A. Approval is hereby granted to enable the Applicants to install a free-standing sign 4 feet in height by 2.8 feet for a total of 11.2 square feet to be setback a minimum distance of 8 feet from the property line in accordance with the plans submitted and approved.
- B. Waiver relief is granted from the Sign Ordinance of the Township of Pequannock, and more specifically Sections 153.06(A)(3), Section 153.06(A)(4) and Section 153.06(A)(5) in order to enable the Applicants to install the aforementioned free-standing ground illuminated sign.

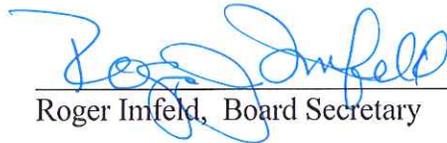
IT IS FURTHER RESOLVED that the above land use relief is granted subject to the following terms and conditions:

1. The Applicants shall comply with all appropriate terms and conditions of the Township of Pequannock Code Chapter 153 – Signs
2. The Applicants represent that all of their representations and stipulations made by them or on their behalf to the Township of Pequannock are true and accurate and

acknowledge 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 March 19, 2012.
4. The granting of this Application is subject to and conditioned upon the Applicants complying with all terms and conditions set forth in the Board Planner's review report dated March 19, 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 March 19, 2012 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on April 16, 2012.



Roger Imfeld, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote:

503153_1.DOC PEQ-346E Berzins Resolution granting sign approval 3-19-12