

**PEQUANNOCK TOWNSHIP  
PLANNING BOARD**

**APRIL 16, 2012  
REGULAR MEETING**

MEETING CONVENED: 7:33 PM

MEMBERS PRESENT: Altis, Dickinson, Imfeld, Kapotes, Krause, Phelan and Vanderhoff. Also present Jill Hartmann, Board Planner, David Battaglia, Township Engineer & Richard Briigliadoro, Esquire, Board Attorney.

MEMBERS ABSENT: Fitamant, Troast

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 April 12, 2012.

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.

**SIGN:**

**Tangles, 599 Newark Pompton Turnpike, Block 1904, Lot 3**

Sign

Kimberly Wisz, applicant, sworn.  
Joseph Sevean, sign company, sworn.

Ms. Hartmann stated that the applicant is proposing one attached sign above a storefront window, which is in the C-1 District. Ms. Hartmann stated that the zone allows a 24 square foot sign and the applicant is proposing a 16 square foot sign, which is completely conforming to the zone.

**Motion** by Vanderhoff, second by Phelan to open the meeting to the public. All in favor.  
**Motion Carried.**

No one came forward from the public.

Planning Board – Regular  
April 16, 2012

**Motion** by Krause, second by Vanderhoff to close the meeting to the public. All in favor. Motion Carried.

**MOTION** by Phelan, second by Krause to approve the sign application as submitted. Yes votes from Dickinson, Imfeld, Kapotes, Phelan, Vanderhoff, Krause and Altis. Motion Carried.

**PUBLIC HEARING:**

7:37 PM

**Honda 23/Adjess Associates, 700 Route 23, Block 902, Lots 32-34**  
Amend Preliminary and Final Site Plan

Calvin Trevenen, Esquire represented the applicant.

Mr. Trevenen stated that what is being proposed is a gravel paved or porous paved system for parking of cars.

**Adam Barish**, applicant, sworn.

Mr. Barish stated that he is a 50% principal of Route 23 Honda. Mr. Barish stated that they sell 190 new cars and 140 certified cars a month. Mr. Barish stated that because they are selling so many cars they need more storage space. Mr. Barish stated that they would like to utilize 80 parking spaces if approved. Mr. Barish stated that the used cars, which are usually 3 years old, sell more frequently so they are asking to park the used cars on the porous storage area.

Mr. Barish stated that they have 40 to 50 spaces in their garage allocated for parking of cars during a flood occurrence or a snow storm.

7:56 PM

**Brian Shortino**, applicant's engineer, sworn.

Marked as **Exhibit A-1** – colorized version of the site plan

Mr. Shortino stated that he was instructed by the applicant to prepare a plan to install gravel paving. Mr. Shortino stated that the gravel system will be used on the site where the applicant presently parks some cars to give it a specific site to provide a suitable parking area. The gravel area is 26,642 square feet. Mr. Shortino stated they surrounded the parking area on the west and south sides with shrubs and on the east side with 7 deciduous trees.

Planning Board – Regular  
April 16, 2012

Mr. Shortino presented the Board with a sample of the gravel interlocking pave system. Mr. Shortino stated they chose the gravel pave system because with respect to storm water drainage water percolates into the ground. Mr. Shortino stated the paving system has a filter fabric on the bottom of it to prevent fines from escaping into the paving system and clogging the system.

Mr. Shortino addressed Mr. Battaglia's report and stated the applicant will comply with everything in Mr. Battaglia's report including piping for drainage into the stone base on the sloped easterly side towards the detention basin. Mr. Shortino stated they are going to use a three-sixteen to three-eighths inch clean angular gravel stone for their base course. There was discussion regarding snow plowing and it was stated by the applicant that the snow plow will raise their plow one inch above the graveled area.

Mr. Shortino stated the project will be covered by the DEP Permit by Rule because they are not raising the elevation of the site. Mr. Shortino stated that because they are disturbing more than 5,000 square feet of soil they will need a Soil Erosion Sediment Control Permit.

Ms. Hartmann revised her report to delete number 4 because that is in the area of the septic system.

**Motion** by Vanderhoff, second by Phelan to open the meeting to the public. All in favor.  
Motion Carried.

No one came forward from the public.

**Motion** by Vanderhoff, second by Phelan to close the meeting to the public. All in favor.  
Motion Carried.

Mr. Battaglia stated that the applicant's maintenance plan should include annual inspections once a year and that the applicant should report to him when that is accomplished.

**MOTION** by Mr. Vanderhoff, second by Phelan to approve the application as submitted with the following condition: the applicant is to comply with both the Township Engineer and Board Planner's report with deletion of number 4 of her report. Yes votes from Dickinson, Imfeld, Kapotes, Phelan, Vanderhoff, Krause and Altis. Motion Carried.

**RESOLUTIONS:**

**Dr. Peter Berzins, 498 Newark Pompton Turnpike, Block 2202, Lot 25**

Sign

Planning Board – Regular  
April 16, 2012

**MOTION** by Dickinson, second by Imfeld to approve the resolution as submitted. Yes votes from Dickinson, Imfeld, Kapotes, Phelan, Vanderhoff, Krause and Altis. Motion Carried.

**Stage 1, 28 East Garden Place, Block 902, Lot 25**

Sign

**MOTION** by Vanderhoff, second by Phelan to approve the resolution as submitted. Yes votes from Dickinson, Imfeld, Kapotes, Phelan, Vanderhoff, and Krause. Motion Carried.

**Virginia Industries, 560-568 Route 23, Block 902, Lot 14**

Minor Site Plan

**MOTION** by Imfeld, second by Vanderhoff to approve the resolution as submitted. Yes votes from Dickinson, Imfeld, Kapotes, Phelan, Vanderhoff, Krause and Altis. Motion Carried.

**MINUTES:**

March 19, 2012 – Regular Meeting

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

**ADMINISTRATIVE:**

There was discussion regarding 10 Kent Place and the Board stated it was a reasonable planning position to allow the line for the residential zone to include the property.

Mr. Vanderhoff suggested the highway zone should be considered for drive thru use.

There being no further business the meeting was adjourned at 8:28 PM. Motion by Kapotes, second by Dickinson to close the meeting. All in favor. Motion Carried.

Respectfully submitted by,

  
Recording Secretary