

**RESOLUTION
TOWNSHIP OF PEQUANNOCK PLANNING BOARD
CAPITAL REVIEW
DECIDED ON SEPTEMBER 16, 2013
MEMORIALIZED ON OCTOBER 21, 2013**

WHEREAS, a request for capital review under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-31 has been made to the Township of Pequannock Planning Board (“Planning Board”) by the Township of Pequannock Board of Education (“Applicant” or “Board of Education”) in regard to renovations and improvements proposed for the Stephen J. Gerace School (“SJG School”), on property known as Block 3907, Lot 1, on the Tax and Assessment Map of the Township of Pequannock, which is located at 59 Boulevard, Pequannock, New Jersey; and

WHEREAS, the Applicant has requested a capital review; and

WHEREAS, a public hearing was held before the Planning Board on September 16, 2013, with regard to this application; and

WHEREAS, the Board has heard testimony and comments from the Applicant and consultants; and

WHEREAS, the Applicant was not represented by counsel.

NOW, THEREFORE, does the Pequannock Township Planning Board make the following findings of fact and conclusions of law with regard to this application:

1. The Applicant proposes to construct a 5,900 square foot addition on the north side of the building to be utilized as a gymnasium. The SJG School does not have a full-size gymnasium.

2. The Applicant will be relocating the playground to the rear of the building.

3. The Applicant will be repaving the parking lot and providing additional handicapped parking spaces.

4. Based upon the recommendation of the Planning Board, the Applicant agreed to eliminate three parking spaces in the area of the turn-around in the expanded parking lot in order to provide vegetative screening to provide a buffer along the property line adjacent to residential properties.

5. The members of the Board of Education that appeared and addressed the Planning Board were Frank Messineo, Project Architect; Paul Anderson, Consulting Engineer; Victor Hayek, Superintendent of the Pequannock Township Public School District; and Barbara Decker, Business Administrator of the Pequannock Township Public School District.

WHEREAS, the Municipal Land Use Law requires that whenever the Planning Board has adopted any portion of the Master Plan, the Governing Body or any public agency have jurisdiction over the subject matter, before taking action necessitating the expenditure of any public funds incidental to the location, character or extent of such project, shall refer the action involving such specific project to the Planning Board for review and recommendation in connection with such Master Plan; and shall not act thereon without such recommendation unless forty-five (45) days have elapsed after such reference without receiving such recommendations. This is in accordance with the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-31a.

NOW, THEREFORE, BE IT RESOLVED by the Pequannock Township Planning Board on this 21st day of October, 2013, that the action of the Planning Board taken on September 16, 2013, for this capital review project pursuant to N.J.S.A. 40:55D-31 is hereby memorialized as follows:

1. The Planning Board recommends that the Board of Education submit drainage plans for this project to the Township Engineer for review.

2. The Planning Board recommends that the Board of Education add handicapped parking spaces to the parking lot in accordance with the Barrier Free Sub Code.

3. The Planning Board recommends that the Board of Education eliminate three parking spaces in the proposed expanded area of the parking lot in the vicinity of the turn-around area. The Planning Board also recommends that the Board of Education provide an appropriate vegetative buffer area approximately twelve (12) feet in width in between the Board of Education property and the adjoining residential properties.

The undersigned secretary certifies that the within resolution was adopted by the Pequannock Township Planning Board on September 16, 2013, and memorialized herein pursuant to the Municipal Land Use Law under N.J.S.A. 40:55D-10(g) on October 21, 2013.



ROGER IMFELD, Board Secretary

IN FAVOR:

AGAINST:

ABSTAIN:

BOARD MEMBERS ELIGIBLE TO VOTE: