

**RESOLUTION
TOWNSHIP OF PEQUANNOCK
PLANNING BOARD
IN THE MATTER OF JANEL BUILDERS, INC.
DECIDED ON JULY 18, 2016
MEMORIALIZED ON SEPTEMBER 19, 2016
APPLICATION FOR SIGN APPROVAL**

WHEREAS, Janel Builders, Inc. (“hereinafter “Applicant” or “Janel”) has filed an application with the Township of Pequannock Planning Board, (hereinafter “Planning Board” or “Board”), for sign approval for property known as Block 4402, Lot 7, on the Tax Assessment Map of the Township of Pequannock (hereinafter “Township”), which premises are located at 6 Industrial Road, Pequannock, New Jersey and located in the I-1 Industrial Zone District (hereinafter “I-1 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 189.13, Signs, which authorizes the Planning Board to review and approve all sign applications within the Township; and

WHEREAS, a public hearing was held on July 18, 2016, after the Planning Board determined it had jurisdiction; and

WHEREAS, the Applicant was represented by Lindsay R. Janel, 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 4402, Lot 7 on the Tax Assessment Map of the Township of Pequannock and located at 6 Industrial Road, Pequannock, New Jersey. The subject site is located in the I-1 Zone.

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

1. Completed Sign Application, signed and dated June 28, 2016.
2. Site Plan consisting of two (2) sheets, prepared by Alfred A. Stewart, P.E., L.S. of Stewart Surveying & Engineering, LLC, dated February 3, 2015 which revisions through February 11, 2016.

Counsel for the Applicant represented that the nature of the application is to install a new freestanding sign associated with a multi-use industrial building. The application proposes one (1) freestanding sign with adequate space to identify all site users. The sign area of the proposed freestanding sign is 40 square feet which conforms to the Ordinance requirements. In addition, the proposed new freestanding sign has an overall height of 6 feet 8 inches and is located 10 feet from the front property line, thus, complying with all Ordinance requirements. Counsel for the Applicant further represented that the proposed freestanding sign will be internally illuminated. The Board and the Applicant discussed the fact that under the Pequannock Township Ordinance, no sign shall be illuminated between the hours of 10 p.m. and 7 a.m. Counsel for the Applicant represented that the Applicant will comply with the Ordinance requirements in terms of hours of illumination for the freestanding sign.

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.

Janel Builders, Inc. is the Applicant for premises known and designated as Block 4402, Lot 7 on the Tax Assessment Map of the Township of Pequannock and located at 6 Industrial Road, Pequannock, New Jersey, which site is located in the I-1 Zone.

The nature of the application is to permit the Applicant to install a new freestanding sign associated with the multi-use industrial building located on the site. The Applicant presented a Site Plan prepared by Alfred A. Stewart, P.E., LS dated February 3, 2015 with revisions through February 11, 2016, which Site Plan depicts the location on the lot where the freestanding sign will be located. The Applicant also provided a Sign Plan prepared by Art Signs & Screen Printing which provides the details for the proposed freestanding sign and identifies by name the occupants of each unit at this multi-use industrial building.

The Applicant proposes one (1) freestanding sign with a maximum sign area of 40 square feet. The proposed new freestanding will be located 10 feet from the property line and has an overall height of 6 feet 8 inches. The freestanding sign will be internally illuminated and the Applicant has stipulated that it will comply with the Pequannock Township Code Section 189.13.060(c)(5) which allows illumination of signs with a prohibition that no sign shall be illuminated between the hours of 10 p.m. and 7 a.m.

The Board, therefore, finds that the application is fully conforming with the Township of Pequannock's Sign Ordinance.

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 regard to the request for sign approval. The Board determines that it is appropriate to grant the application for signage as proposed by the Applicant 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 Janel Builders, Inc. for premises designated as Block 4402, Lot 7, on the Tax Assessment Map of the Township of Pequannock, and located at 6 Industrial Road, Pequannock, New Jersey in the I-1 Zone District requesting sign approval, is determined as follows:

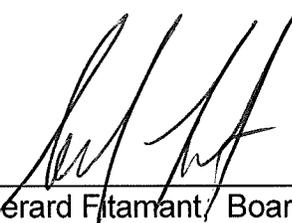
1. Approval is hereby granted to enable the Applicant to install a new freestanding sign with a maximum sign area of 40 square feet and an overall height of 6 feet 8 inches which sign shall be located a minimum of 10 feet from the property line in accordance with the plans submitted to the Planning Board.

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 189.13 – 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 July 18, 2016.

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 July 18, 2016.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.
6. 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.
7. Certificate that taxes are paid current to date of approval.
8. 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 July 18, 2016 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on September 19, 2016.



Gerard Fitamant, Board Secretary

In favor:

Against:

Abstained:

Board Members Eligible to Vote: