

**Minutes Open Session
Allamuchy Land Use Board – September 27, 2018**

The Allamuchy Township Land Use Board held a regular meeting on Thursday, September 27, 2018 at the Municipal Building. The meeting was called to order at 7:31 p.m., by Chairwoman Clara Bajc and she led the Board in the Pledge of Allegiance.

STATEMENT: Board Secretary Schemm announced that adequate notice for this meeting has been provided in accordance with the “Open Public Meetings Act.”

ROLL CALL:

PRESENT: Maureen Shupe, Clara Bajc, Jeff McDonnell, Scott Churchill, Charles Zukoski, Richard Evans, and Keith DeTombeur

ABSENT: Cristianna Gibbs, James Cote, David Berkenbush, and Chris Metternich.

ALSO PRESENT: Board Attorney Roger Thomas, Planner Daniel Bloch, Board Engineer/Planner Paul Sterbenz, and Board Secretary Alfia Schemm

ANNOUNCEMENTS:

Chairwoman Bajc announced that the Board has several copies of the latest MLUL for interested Board Members. She only asked that they be returned if leaving the Board.

MINUTES:

The minutes of the April 26, 2018 meeting were distributed prior to the meeting. Mr. Churchill made the motion to adopt the minutes. Motion seconded by Ms. Shupe. In a voice vote, all were in favor.

OPEN TO THE PUBLIC:

Chairwoman Bajc opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

MEMORIALIZING RESOLUTIONS:

#18-001 Allamuchy Corporate Center, Block 901, Lot 24.02

Mr. Evans made the motion to adopt the Completeness Resolution. Motion seconded by Mr. Zukowski. In a roll call vote, all were in favor.

Recommendation to Amend Checklist Resolution

Mr. McDonnell made the motion to adopt the Resolution. Motion seconded by Mayor DeTombeur. In a roll call vote, all were in favor.

COMPLETENESS:

#18-001 Allamuchy Corporate Center, Block 901, Lot 24.02

Planner Bloch reviewed that the verification of property taxes has been submitted and the Board can deem the application complete.

Mr. McDonnell made the motion to deem the application complete. Motion seconded by Ms. Shupe. In a roll call vote, all were in favor.

NEW BUSINESS:

#18-001 Allamuchy Corporate Center, Block 901, Lot 24.02

Joseph O'Neill, Esq. was present on behalf of the Applicant and he gave a brief overview of the proposed sign application.

Dan Vigilante was sworn in and he stated that he is a principle of Allamuchy Corporate Center. He stated that he is responsible to show the property to prospective tenants and there has been a concern over the lack of signage. The Board questioned the number of spaces in the building, the maximum number of tenants, the number of sign positions, the number of parking spaces, and whether there would be an increase in traffic. The Board also questioned, which rendition of the Plan, the Board should be considering. Attorney O'Neill stated that the displayed Plan of a monument sign with 10 tenant positions, is the plan to be considered. Planner Bloch asked if there is any existing tenant signage. Mr. Vigilante stated that there is no exterior signage only an interior directory sign.

James R. Fedich was sworn in and he stated that he has been a tenant for four years and his patients, referrals, etc.. have had difficulty in locating his office, without the adequate signage. He stated that the proposed signage will be helpful.

David Karlebach was sworn in and he provided his experience and qualifications as a Planner. The displayed Plan, depicting the proposed sign, was marked as an Exhibit:

A-1 Proposed Signage

Mr. Karlebach went on to describe the existing signage and the proposed signage. He provided the dimensions of the sign, which will be internally lit with LED lighting. He then reviewed the proposed variances. He stated that the application meets the positive and negative criteria and the benefits outweigh any detriments. He stated that roadside recognition is essential for an office building and it will improve traffic circulation. He concluded that the granting of the variances will not impair the intent of the zone plan and zoning ordinances.

Chairwoman Bajc questioned the lighting of the sign and the Applicants stated that they will comply with the Township Ordinance. Mr. Churchill questioned the size of the sign. Mr. Karlebach stated that they are trying to utilize the existing brick base and he reviewed the height of the tenant sign lettering. The Applicants agreed to have the sign on a timer and they will comply with the illumination standards of the Township Ordinance. Mr. Bloch questioned the height of the tenant sign lettering and the visibility. Mr. Karlebach stated that there are a lot of variables in terms of calculating the height of the lettering. Mr. Bloch addressed the resource he reviewed and the minimum lettering height requirements. Mr. Karlebach addressed the resources that he reviewed and he stated that they are trying to retro fit a new sign cabinet, for the tenant signs, onto the existing sign structure and brick pillars. He stated that they can add a frame around the tenant portion of the sign to make it look like a complete sign. The Board continued to discuss the matter and Mr. McDonnell asked if the lighting might impact the home across the street. The Board continued to discuss the proposal with the Applicants.

The hearing was opened to the public. With there being no public, the hearing was closed to the public.

Board Attorney Thomas reviewed the possible conditions of an approval.

Ms. Shupe made the motion to approve the application as discussed and agreed upon this evening. Motion seconded by Mr. Churchill. In a roll call vote, all were in favor.

OTHER BUSINESS:

Recommendation of Ordinance #2019-23

Board Engineer Sterbenz went on to review the proposed Ordinance, which was discussed with the Board.

Ms. Shupe made the motion to recommend the adoption of the Ordinance. Motion seconded by Mr. Evans. In a roll call vote, all were in favor.

Marijuana Information

Board Engineer Sterbenz briefly reviewed the materials that he emailed out to everyone and he touched on the possible initial legislation pertaining to both recreational and medical marijuana, which was discussed with the Board. The Board agreed to monitor the situation.

ADJOURNMENT:

In a motion made and seconded the meeting adjourned at 9:00 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
10/22/18