

**MINUTES THE MEETING OF THE PLANNING BOARD
OF THE BOROUGH OF MOUNTAIN LAKES**

August 25, 2022

Chair Martin Kane read the Open Public Remote Meeting notice published in the Citizen and Daily Record on February 2, 2022: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on January 31, 2022 and made available to all those requesting individual notice and paying the required fee.

Start: 7: 30am

ROLL CALL:

Members Present: Kane, Russo, Ryan, Berei, Horan, Coppola, Lane (7:37pm) and Holliday

Absent: Stern and Menard

Also, Present: Attorney, Steve Tombalakian, Engineer, Bill Ryden

REORGANIZATION:

Determination of the regular Meeting Dates- Bethany Russo made a motion to accept changing the location for the Board's meetings to the High School Media Center, Chris Ryan provided the second. A voice vote of all eligible members approved the following dates:

September 22nd

October 27th

November 17th

December 15th

January 26th

REVIEW OF MINUTES: Jeff Berei made a motion to approve the minutes of the July 28, 2022, Board meeting and John Horan provided the second. The minutes were approved by all eligible members present.

RESOLUTIONS: none

PUBLIC COMMENT: none

PUBLIC HEARING:

Carried Applications:

Blue 701, LLC

Appl.#21-275

333 U.S. Route 46W

Blk. 7, Lot 7

Major Site Plan

OL-1 Zone

Number of Parking Spaces, Parking Setbacks, Landscape Buffer

Danielle Federico, the attorney representing Blue 701, LLC requested their application be carried to September 22nd in the media center at the high school without future notice. The Board agreed to carry the application without further notice.

Highview Commercial, LLC Appl. # 22-277
372 U. S. Route 46E Blk. 2, Lot 2
Minor Subdivision, Major Site Plan B Zone
No. Parking Spaces and Width
Sign Height and Area, Minimum Pervious Buffer

John Veteri, attorney for Highview Commercial, LLC stated there were stills jurisdiction questions. He requested the application be carried to next meeting without further notice. The Board agreed to carry the application to September 22nd at the high school media center without further notice.

New Application:

Blue 701, LLC Appl.#22-278
333 U.S. Route 46W Blk. 7, Lot 7
Minor Site Plan (Sign) OL-1 Zone

Attorney Danielle Federico said the applicant was looking to consolidate the signage on the front of the property located at 333 US Route 46W. This was a minor site plan application since no variances were required.

William Ryden interjected the need to determine application completeness before continuing. In his opinion the Board could grant waivers for check list items A8, 10-11, 15-18, 20, 23, 25-31 but if as the hearing proceeded the Board determined it needed additional information, they reserved their right to request it.

Mike Salkewicz, from Signarama located at 244 Main St Ledgewood, reviewed the sign design dated 3/8/22 he prepared. He also designed the 2020 sign approved by the Board. This sign was a larger version of the existing sign, and it is no longer V shaped but flat. This double face sign allows for more tenants; they are adding 10 additional spaces for a total of thirteen. It will be installed in the same location as the current sign. The closest edge will be at the same setback from the road. The illumination is the same as the current sign. The sign materials are the same just a different configuration.

Martin Kane questioned the lighting for the new sign, would it be the same as it is now. Mr. Ryden said our ordinance requires a level of 20 watts per square foot for lighting intensity. Does this design meet that standard? Mr. Salkewicz answered the lighting is LED and the sign output is 2.4 watts per linear ft or 1.5 watts per module. The light intensity will be the same as it is now. The metric for measuring the wattage today was not the same as our ordinance. Mr. Ryden replied we understand the ordinance is outdated but the Borough was concerned with the brightness. He could accept a condition of approval requiring the applicant to convert the proposed light intensity to the 20 watts noted in the ordinance. We needed some information demonstrating the applicant met or was less than the ordinance standard.

Mr. Ryden went on to reference his report and other information he needed such as the sign setback and the correct area of the sign. John DiGiacinto, of Langan Engineering, located at 300 Kimball Dr. Parsippany was a licensed engineer in the state of NJ. Mr. DiGiacinto shared his screen and exhibit CS201, dated 8/3/22, the site plan with the additional information Mr. Ryden was looking for. The exhibit showed the distance, of 10.9ft, the sign was to the property line

which exceeds the 10ft setback requirement. Mr. Ryden said they also needed to correct the size of the sign. I should be 112sqft per side.

Martin Kane asked for a motion on the application. Steve Tombalakian listed the conditions for approval. They will remove three signs and now have one, they will confirm the illumination of the sign, provided a new site plan with the corrected setback, and there will be no additional signs installed without permission from this Board.

The Chair asked for public comment and no one was present to ask questions or make comments.

Kelly Holliday made a motion to approve the application as presented with the conditions previously listed. A second was provided by Bethany Russo. The Board voted 8 -0 to approve the application with Board members Kane, Russo, Coppola, Ryan, Berei, Horan, Lane, and Holliday voting in favor.

Other Matters –

Committee Reports – The Master Plan Committee will begin meeting in September.

The Chair opened the meeting to the public a second time, but no one wished to make a public comment.

Martin Kane made a motion to close the meeting at 8:15PM.

Respectfully submitted,

Cynthia Shaw, Secretary