

PLANNING BOARD MINUTES
PUBLIC MEETING
APRIL 12, 2017 - 7:00 P.M.
HELD AT OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, New Jersey

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ❑ Adoption of an annual schedule of meetings
- ❑ Posting a copy of same at Borough Hall
- ❑ Forwarding a copy of same to The Record
- ❑ Mailing a copy to any person requesting same

** MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.

PLANNING BOARD MEMBERS:

Thomas Connolly, John Madden, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilwoman Coira, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:03 P.M., ROLL CALL:

Present: Mrs. Rowin, Messrs. Connolly, Madden, Shafron, Hagberg, Morris, Mayor Schwager and Chairman Potash.

Absent: Messrs. DiLandro, Haymon, and Councilwoman Coira.

Motioned by Mrs. Rowin and seconded by Mr. Shafron, to excuse the absence of Messrs. DiLandro, Haymon and Councilwoman Coira was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, Mr. Steve Lydon, Burgis Associates and Chris Nash, Boswell Engineering, were in attendance.

Mr. Connolly sitting in for Mr. DiLandro.

Mr. Madden sitting in for Councilwoman Coira.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to open the meeting to the public for matters not on the agenda was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to close the meeting to the public for matters not on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

1. Amerlux – 178 Bauer Drive, Block 3603, Lot 3. Public hearing for an amended site plan.

Mr. Gary Didio, Esq. was before the Board on behalf of the applicant. He explained that the application is for an existing sign. He introduced Mr. Eric Lannon a representative from Amerlux. Mr. Lannon was sworn in.

He testified that their company provides high quality architectural lighting designs worldwide. There was a marketing need for the size of the sign the selected for their main headquarters. There are many trees causing poor visibility of the building for clients and their address does not come up on GPS. He confirmed that there will be no electric connected to the sign and no intention to illuminate the sign at this time.

Chairman Potash confirmed the material of the sign and that the sign would not be lit internally. Mr. Lannon responded that the hours of operation are from 8:30 a.m. to 5:00 p.m. Monday thru Friday so there would be no need to illuminate the sign.

As noted in the professional's reports, Mr. Russo confirmed that more than one variance would be required. Mr. Lydon reviewed with the applicant that variances will be needed for the length exceeding the height of the sign by more than 50%, the height of the sign being more than 5-feet above ground level and exceeding the allowable square footage for a sign.

Mrs. Rowin informed the applicant that she drove by the applicant's building and expressed that the sign is very big but tastefully done. She would like to see a smaller version of this sign. Mayor Schwager expressed that the applicant's building is the second largest building the Industrial Park and she felt that the size of the sign is appropriate for the size of the building. Mr. Morris agreed that the sign was tasteful and not overwhelm to the building. Mr. Hagberg confirmed that the sign would not be internally illuminated. Mr. Lannon responded that they have no plans to internally illuminate the sign at this time. At the most they would use a flood light to shine on the sign area.

Mr. Lannon did extend an apology for installing the sign before approvals. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Mayor Schwager and seconded by Mr. Connolly, to open the meeting to the public regarding matters concerning the Amerlux application was voted unanimously by the Board.

Mr. Michael Quarles, 113 Spear Street, expressed his concern with the illumination of the sign and the volume of traffic the new sign would attract. He suggested that the applicant include more buffer along his property line. Chairman Potash responded that the sign is in front of the building and should not pose a problem to residents on Spear Street. However, if the applicant plans to illuminate the sign, they will need to come back before the Board and the residents on Spear Street will be noticed of this hearing.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to close the meeting to the public regarding matters concerning the Amerlux application was voted unanimously by the Board.

Mr. Russo confirmed the variances as follows:

- 2 variance exceeding the maximum square footage of 30 square feet.
- 2 variances where length of the sign exceeds the height by more than 50 percent.
- 1 variance where the height of the sign exceeds the 5-feet above grade level allowance.

Motioned by Mayor Schwager and seconded by Mr. Shafron, to approve the Amerlux application along with 5 additional variances.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Shafron, Haymon, Hagberg, Morris,
Mayor Schwager and Chairman Potash.

Nays: Mr. Madden

Abstain: None

Absent: Messrs. DiLandro, Haymon and Councilwoman Coira.

MEMORIALIZATION:

None

PAYMENT OF BILLS:

Motioned by Mayor Schwager and seconded by Mr. Connolly, to pay bills subject to the availability of funds.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Madden, Shafron, Hagberg, Morris, Mayor Schwager and Chairman Potash.

Nays: None

Abstain: None

Absent: Messrs. DiLandro, Haymon and Councilwoman Coira.

APPROVAL OF MINUTES:

Motioned by Mr. Morris and seconded by Mr. Madden, to approve the March 9, 2017 minutes.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Madden, Hagberg, Morris, Mayor Schwager and Chairman Potash.

Nays: None

Abstain: Mr. Shafron

Absent: Messrs. DiLandro, Haymon and Councilwoman Coira.

NEW BUSINESS:

None

OLD BUSINESS:

Mr. Russo confirmed that if A & E Ventures of Oakland returns to the Planning Board, they will be required to re-notice surrounding property owners.

Mr. Lydon updated the Board on the status of the affordable housing litigation with Fair Share and their court appointed Master. Possible good news going forward is that the Borough may be able to use a Vacant Land Adjustment which will lessen the affordable housing numbers.

PUBLIC MEETING ADJOURNED AT 7:50 P.M.

Motioned by Mrs. Rowin and seconded by Mayor Schwager, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on May 11, 2017.