

**MINUTES OF THE APRIL 17, 2018 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the April 17, 2018 Regular Meeting of the Planning Board of the Borough of Pompton Lakes that was held in the Council Meeting room of the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey and was called to order at 8:00 P.M.

Andrew Silverstein read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

The following members were present: Mr. Andy Silverstein, Mr. Richard Fracaro, Mr. Steve Soojian, Ms. Anne Marie Michael, Mr. Brian Otto, Dr. William Pendexter, Mr. Steve Edgeller, Mayor Mike Serra and Councilman William Baig.

Mr. Tim Troast was excused.

Also present were Andrew Brewer, Planning Board Attorney, Brinda Kostro and Saarah Okuyan Secretary.

MINUTES:

Regular Meeting Minutes dated March 20, 2018: Motion moved by Mr. Fracaro and seconded by Ms. Anne Marie Michael to approve. **All in favor.**

CORRESPONDENCE:

1. Borough of Oakland. An Ordinance amending the revised central ordinances of the Borough of Oakland Chapter 59, Article VII, Section 59-45, entitled "Regulations Applicable to All Zones" by adding Section "J".
2. Chemours. Classification Exception Areas (#1, #3, #4 and #5) Pompton Lakes Works Site.

APPLICATIONS:

1. PB18-03
Pompton Lakes Towne Square
1-55 Wanaque Ave.

Application PB 18-03 was introduced. Two monument signs are planned to be built. Ms. Jennifer Knarich the attorney steps forward and begins to talk about the application. Ms. Knarich begins to talk about what the property has on site and then goes into the sign placement and location. She describes the first sign as being a double sided sign and the second would be an "L" shaped sign. She introduces the three witnesses, Jerry Canavan, David Karlbach, and Patrick Gillespie. Mr. Canavan and Mr. Karlbach are sworn in and accepted as witnesses. Jerry Canavan Steps forward and his credentials are introduced. He refers to the letter that is a part of the application, then passes out a packet which is labeled Exhibit A1. The first sign is talked about which is also referred to as S1. Mr. Canavan brings Sheet 7 and 10 to attention and begins to describe them. He then introduces the stone work and goes into detail about the decision of the picked stone

work and describes the materials it is made of. He states that it is easy to replace in case of any damages. He states that the sign will be pushed two feet back from the area of the current sign. A question about the lighting of the sign was brought up and answered. The sign will have LED lights just enough to light up the face of the sign. The second sign also known as S2 is brought up and the dimensions are discussed. S2 will be a 90 degree "L" shaped sign that will be built on the property line. They will try to have similar shrubbery and talks about the landscaping around the sign. Mr. Fracaro asks if the sign will have separate color or if they would all be uniform. Mr. Canavan states that they will all be different colors and adds that if they were all the same they would get lost in the sign and harder to identify. Mr. Silverstein asks if the spaces are flexible to make them bigger. Mr. Caravan states that they are flexible. Discussion about the spacing of the sign is expanded. Mayor Serra states that the sign is going to be good the way that they are stating it will be. Mr. Tango asks about the tenants. If the sign were to be full and a new tenant would come in would they have a space on the sign. Mr. Caravan states that if that were to happen then some of the tenants would have to be left out. David Karlbach steps forward and discusses his qualifications. He describes the location and states that he went to visit the site of the future signs. He states that S1 will be on Wanaque Ave and double sided with an area of 582.3 Sq. Ft. and S2 will be "L" shaped by the TD Bank with an area of 220.5 Sq. Ft. Mr. Karlbach then begins to review the variances and states that they might need a C2 variance. He then goes into the reasons for updating the signs. He states that it is impossible to see the signs that are on the building itself and that there are no signs located on the West side of the building. He adds that the new signs integrate well with its surroundings and it is an attractive, modern signage that fits in with the town. He states that it will improve traffic circulation and allow free flowing traffic. Mr. Karlbach states that he feels that there are no visual detriments regarding the signs. Mr. Otto asks why not add a foot and a half higher and at 4 additional panels. All agree to add the foot and a half. Mayor Serra begins to discuss the BID. Mr. Silverstein has no objections with the design of the sign and states that they all agree. Mayor Serra states that they did not really need to go in front of the Board. Patrick Gillespie steps forward and is sworn in. He states his credentials. Dr. Pendexter asks how it would affect the traffic flow. He states that it could help drivers locate the stores from the road without the stop and go traffic build up. Mayor Serra asks if any big stores were to come into the area if they would go on the sign or have their own signs. Mr. Caravan states that they would be added to the same two signs. Mr. Edgeller was concerned about the "L" shape of the sign not having a third side which could prevent it from getting trash behind it and muddy. It is stated that they could add shrubs and have that landscapers keep up with buildup of possible trash. Mr. Silverstein states the history of the current sign. Mr. Caravan brings up the new calculations, he states that it will not exceed 17.6 Ft. and each side will be 322 Sq. Ft. and the total area will be no more than 650 Sq. Ft. Ms. Knarich makes a concluding statement while summarizing the benefits of the new signs. Mr. Silverstein opens the discussion to the public. There are none. Mr. Steve Soojian makes a motion to close to approve the application and Ms. Ann Marie Michael seconds that motion. Mr. Brewer then summarizes the discussion with the noted changes.

Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Yes. Mr. Soojain, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Dr. Pendexter, No. Mr. Edgeller, Yes. Mayor Serra, Yes. Councilman Baig, Yes.
Majority in favor.

RESOLUTIONS:

1. PB18-02
 The Cardinal Cafe
 128 Wanaque Ave.

The Resolution PB 18-02 was introduced and then voted on being that it was mainly discussed in previous meetings. No questions or comments were added then voted on. Mr. Richard Fracaro Made a motion to approve the application and Ms. Ann Marie Michael second the motion.

Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Dr. Pendexter, Yes. Mr. Edgeller, Present. Mayor Serra, Yes. Councilman Baig, Yes.
All in favor.

CONCEPTUAL:

1. Keystone Novelty Dist.
 57 Wanaque Ave.
 For erection of temporary tent for retail

Mr. Neil Shaw Steps forward. Mr. Silverstein reviews the information that he has for the Conceptual. Mr. Shaw brings up a photograph of the property and begins to describe the tent and how it would be set up. He states that with the size of the tent they would need to have 2 fire extinguishers and the materials were approved from a Fire Marshall being that the material is fire proof. He then describes how the interior of the tent would be set up and that the tables would be wrapped to have more of a professional appearance. Mr. Shaw then talks about the type of fireworks that would be sold in the tent, mostly sparklers. Ms. Michael asks what the High Voltage means and is informed that it is the brand name of some of the fireworks. Mr. Otto asks where the fireworks would be stored during the night. Mr. Shaw states that they would stay in the tent and the tents flaps have the ability to enclose the fireworks. He states that there would also be a security guard on the outside of the tent. Ms. Michael asks if any of the fireworks are heat sensitive. Mr. Shaw states that they are not, being that the need to be physically lit in order to work. Mayor Serra asks about the arrangement that he has with the shopping center. Mr. Shaw states that it would bring more business to the area. Mayor Serra asks what the benefits are to the town and states that it does not fit in with the town. Mr. Silverstein states that it is a bad idea and Mr. Otto agrees. Mr. Edgeller suggest Mr. Shaw to have a short lease

with an open lot. Mayor Serra states that he has never seen a tent like this in a parking lot of a shopping center and states that these fireworks would be sold in other stores. All disagree with idea.

NEW/UNFINISHED BUSINESS: None.

PUBLIC DISCUSSION:

Mr. Silverstein opens the meeting to public discussion.

Mr. Silverstein asks if any members of the public would like to speak. There are none. Public session closed.

ADJOURNMENT:

Mr. Fracaro made a motion to adjourn the meeting at 9:25 pm and seconded by all.
All voted in favor.

Saarah Okuyan, Secretary