

PLANNING BOARD  
REORGANIZATION MEETING  
MINUTES

**January 13, 2020**

The Planning Board of the Township of Denville held its regular meeting on Wednesday, January 13, 2020. The meeting was held at the Township Municipal Building, 1 Saint Mary's Place and commenced at 7:30 p.m.

**Secretary Unrath read Notice of Public Meeting.**

**Roll Call:**       **Present** Louis Maffei, Mark Venis, Sue Filauro, Kurt Schmitt, Mayor Andes, Don Kuser, , John Ciardi, Doug Gabel

**Professionals Present- Samantha** Anello, PE, Ed Buzak Esq, Jason Kasler, PP

**OATH OF ALLEGIANCE ADMINISTERED TO NEWLY APPOINTED MEMBERS**

**ACKNOWLEDGEMENT OF NEWLY APPOINTED MEMBERS**

Secretary Unrath announced the reappointed terms, the council liaison Doug Gabel until December 2021, Administrative Representative John Ciardi until December 2021. Kurt Schmitt was reappointed as a regular member till December 2024. Don Kuser was appointed as alternate #1 till December till 2022

**NOMINATION OF OFFICERS**

Secretary Unrath opened to the board for nominations of Planning Board Chairperson. Motion to appoint Kurt Schmitt as Chair was made by Mbr. Maffei, seconded by Mbr. Filauro. No other nominations were heard and Kurt Schmitt was unanimously approved by all members able to vote.

**ROLL CALL**   Ayes:   Maffei, Filauro, Venis, Ciardi, Gabel, Andes

Secretary Unrath opened to the board for nominations of Planning Board Vice Chairperson. Motion to appoint Mark Venis, as Vice Chairperson was made by Mbr. Maffei, seconded by Mbr. Kuser. No other nominations were heard and Vice Chr. Venis was unanimously approved by all members able to vote.

**ROLL CALL**   Ayes: Buie, Kuser, Filauro, Schmitt, Venis, Andes, Maffei

**MINUTES**

A motion to approve the minutes from October 14, 2020 was made by Mbr. Filauro, seconded by Mbr. Kuser and approved by all members able to vote.

**AYES-** Filauro, Kuser, Venis, Ciardi, Andes, Schmitt

A motion to approve the minutes from December 9, 2020 was made by Mbr. Filauro, seconded by Mbr. Kuser and approved by all members able to vote.

**AYES-** Maffei, Ciardi, Filauro, Andes, Schmitt

**PURCHASING**

Motion to pay vouchers submitted by **Kasler Associates** subject to the availability of funds, was made by Mbr. Venis, seconded by Mbr. Maffei and unanimously approved by a majority of Members present and able to vote.

Motion to pay vouchers submitted by **The Buzak Law Group** subject to the availability of funds, was made by Mbr. Venis, seconded by Mbr. Maffei and unanimously approved by a majority of Members present and able to vote.

Motion to pay vouchers submitted by **Mott MacDonald** subject to the availability of funds, was made by Mbr .Venis, seconded by Mbr. Maffei and unanimously approved by a majority of Members present and able to vote.

## **RESOLUTIONS**

### **BY LAWS AND REGULATIONS**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Venis and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Venis, Ciardi, Gabel, Filauro, Andes, Schmitt

### **DESIGNATION OF NEWSPAPERS AND NOTICES**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Venis and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Venis, Ciardi, Gabel, Filauro, Andes, Schmitt

### **ADEQUATE NOTICE OF MEETINGS**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Venis and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Venis, Ciardi, Gabel, Filauro, Andes, Schmitt

### **MINUTES OF MEETINGS**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Ciardi and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Ciardi, Venis, Gabel, Filauro, Andes, Schmitt

### **SCHEDULE OF MEETING DATES 2021**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Filauro and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Filauro, Venis, Ciardi, Gabel, Andes, Schmitt

### **APPOINTMENT OF BOARD ATTORNEY**

Motion to adopt the resolution of approval was made by Mbr. Ciardi, seconded by Mbr. Maffei and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Ciardi, Maffei, Venis, Filauro, Andes, Schmitt

### **APPOINTMENT OF BOARD ENGINEER**

Motion to adopt the resolution of approval was made by Mbr. Filauro, seconded by Mbr. Maffei and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Filauro, Maffei, Venis, Ciardi, Gabel, Andes, Schmitt

### **APPOINTMENT OF BOARD PLANNER**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Ciardi and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Ciardi, Venis, Gabel, Filauro, Andes, Schmitt

### **APPOINTMENT OF BOARD SECRETARY**

Motion to adopt the resolution of approval was made by Mbr. Maffei, seconded by Mbr. Filauro and unanimously approved by all members able to vote.

**ROLL CALL** Ayes: Maffei, Filauro, Ciardi, Gabel, Andes, Schmitt

#### PUBLIC HEARINGS

**PB/PSP/FSP 20-01      Bank of America  
125 E Main St  
Block 40817, Lot 3**

Applicant will be carried to March 10, 2021 without further notice.

**PB 20-03              Elmer Dickerson & Sons, Inc/ Dickerson's Corner  
559 E Main St  
Block 31208, Lot 2**

**Robert Long, Esq** – Explained this application is a modification of an existing site plan to upgrade an existing free- standing sign. The sign would change from pole to a monument sign.

**Tom Schneider (90 Newark Pompton Tpke)**- Employee at Bergen Sign Company and designed the proposed sign. The existing pile on sign and is currently 10ft from the curb. The sign is currently a total of 68sq ft. The proposed sign is a monument sign that is lower to the ground and has a single pole. The sign would have a stone base with Dickerson Corner at the top with list of tenants below. The sign would be a total of 47sq ft and 14ft from the curb line. It was questioned and answered the proposed sign would be similar to signs along Route 53 and more aesthetically pleasing than the current signage. Mr. Schneider stated there would be no visibility issues leaving or entering the shopping center.

**Ed Buzak, Esq**- Questioned the height of the existing sign and the proposed sign, Mr. Schneider stated the existing sign is 16ft and the proposed sign is 10ft.

**Jeffrey Dickerson (559 East Main St)**- President of Elmer Dickerson and sons Inc. The existing sign is outdated and would like to be upgraded to include the 10 tenants and the old sign had 7 tenants. The proposed sign would be more modern and would be illuminated. It was questioned and answered the existing sign is also illuminated from sundown to approximately 2am. Ms. Anello shared the screen to show A1 and it shows a brown tarp to represent where the proposed sign would go. Exhibit A2 show the same photo as A1. Exhibit A3 shows a car coming out of the shopping center entering onto Route 53. It was stated that there are proposed planting boxes around the base of the sign. It was discussed in 2005 the applicant proposed an addition changing the parking from 158 spaces to 148, but the addition was never built. The applicant is now proposing to remove 1 parking space and there would be 157 spaces remaining.

It was questioned and answered that removing 1 space would not cause any parking issues. The proposed sign is requesting a variance to have 8 tenant signs and 2 non-uniform signs for the Dollar Tree and Chicos

### **Open to Board Professionals**

**Jason Kasler, PP-** It was questioned and answered that there is no parking carousel being removed or added. The decoration element of the sign is not included in the measurements. Mr Schneider stated the sign is eternally lite.

**Samantha Anello, PE-** Expressed concern for customers hitting the sign and to perhaps put striping or ballers around the sign. Mr. Dickerson stated they would propose to put striping around the sign. Ms. Anello stated that she did review the application and does not believe there is a site distant issue.

**Ed Buzak, Esq-** It was questioned and answered the pole was not in the sign calculation, but the wording Dickerson's Corner was in the calculation.

### **Open to Board Members**

**Mbr. Filauo-** Expressed concern for the light illuminating from the sign with the surrounding residential houses. Mr. Dickerson stated the illumination is staying the same as the existing sign and there have been no issues over the last couple years. Mr. Schneider stated the proposed sign is also being lowered which would be beneficial for any bright lights.

**Mbr. Maffei-** Expressed concern for the existing exit only section going onto Route 53. Stated that in the future perhaps to add more signage or striping.

All other board members were in favor of this application. The Mayor stated he would be in favor a putting a Ballard at the end of the sign.

**Jason Kasler, PP-** Stated to not have the snow pushed towards the sign.

**Robert Long, Esq-** Stated there have been no complaints thus far with lighting issues. This application is a benefit and is substantial improvement and out ways any detriments. Mr. Long also stated the proposed sign is more aesthetically pleasing and an improvement to sign visibility.

**Ed Buzak, Esq-** The application is for an amendment for site plan approval to construct a replacement sign. The application is requesting 5 variances for parking, sign less than 10ft from the ground, size of the sign, sign would be lite till 2am. Also to have 8 tenant signs and 2 non- uniform signs. Mr. Buzak stated to add the condition of adding striping around the sign.

It was clarified the sign would be illuminated 7 days a week till 2am same as it currently exists

A motion to approve this application with conditions was made by Mbr. Venis, seconded by Mbr. Maffei and approved by all members able to vote

**AYES-** Venis, Maffei, Ciardi, Gabel, Filauro, Andes, Schmitt

### **OLD BUSINESS- NONE**

**NEW BUSINESS-** It was discussed that a Master Plan hearing will be heard at the March meeting.

Meeting adjourned at around 9:45 pm.

Minutes Approved: February 10 ,2021 Melissa Unrath, Board Secretary.