

Borough of Dunellen
Planning Board
355 North Avenue, Dunellen, New Jersey 08812

Meeting Minutes
Planning Board Meeting
February 24th, 2020

Call to Order:

Mr. Dornbierer called the meeting to order at 7:04 pm

Open Public Meeting Act Statement:

Mr. Dornbierer read the Statement of Compliance.

Roll Call:	Present	Absent
Ken Bayer		X
Jason Cilento (Mayor)	X	
Tom D'Amico	X	
Adam Gordon	X	
Julie Grof (Alternate)	X	
Michael Mullin		X
Theresa Ratner	X	
Barbara Seif	X	
Chairman- Roger Dornbierer	X	
Board Attorney- Matthew Moench	X	
Lou Ploskonka (CME Eng)		X

Approval of Minutes:

A motion to accept the minutes of the January meeting was made by Barbara Seif and was seconded by Theresa Ratner.

Vote to approve minutes of January 27th 2020

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Jason Cilento (Mayor)	X		
Thomas D'Amico			X
Adam Gordon			X
Julie Grof	X		
Theresa Ratner	X		
Barbara Seif	X		
Roger Dornbierer	X		

Old Business:

No old business to discuss

New Business:

Mr. Dornbierer announced the resolutions for professional services, first for legal services, second for recording services and third for engineering.

Mr. Moench – explained that the Board has already done the appointments but it is probably a better practice to do the actual contracts so that they can be referred to if needed. This it to codify essentially what was done at the last meeting, puts it in writing and the contracts will be executed.

A motion was made to accept all three contracts by Theresa Ratner and was seconded by Mr. Gordon.

Vote to approve contracts:

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Jason Cilento	X		
Thomas D'Amico			X
Adam Gordon	X		
Julie Grof	X		
Theresa Ratner	X		
Barbara Seif	X		
Roger Dornbierer	X		

Contracts approved

Board Member Comments:

Mr. Dornbierer asked for any comments from Board Members.

Mr. Cilento discussed budget discussions and his proposal to the council about reinforcing and hopefully along with approval- we will be reviewing the sign ordinance.

Mr. Damico questioned the Mayor about the Art Color Project

Mr. Cilento- moving forward- infrastructure things went on with sewer lines but are past that and looking at late spring to break ground.

Mr. Damico- asked about any environment issues.

Mr. Cilento- there were minor issues so they might have mitigated it already, and the Mayor will have more update status next meeting.

Mr. Dornbierer asked about training- who attended any.

Ms. Ratner and Ms. Grof attended and found it interesting

Mr. Dornbierer asked if they received any publications but they were not given anything for use by anyone else.

Ms Ratner spoke about the test at the end of the class.

Mr. Dornbierer told them about a website where they could look at all certified members to see if they passed the class.

Mr. Cilento- commented that he created a Mayors track of pedestrian task force to study complete street models to make recommendation weather we should go toward separate funding and also work with the NJTPA we got a study to do core a study on traffic calming so I am looking for a planning board member that would be interested in sitting on that task force.

Mr. Dornbierer- anyone interested should shoot an email to the Mayor.

Mr. Dornbierer-everybody has checked out access to the Drop Box? You should find a folder for sign ordinances as it stands right now, familiarize yourselves with it – looking for something more robust – looked at legal issues with signage, and a model ordinance that you can look at-from the National Sign Association- they differentiate between the sign and the contents – the text of it- and address those things with each issue.

Mr. Gordon- does it refer to the size of the sign or the text that is on it.

Mr. Dornbierer- its separate, there was a case that they refer to about freedom of speech regarding signage- that will be in there. Start looking at that because that template is what we are going to start to go through. What I would like to do; this depends on how the Mayor wants to proceed; as we put together a draft of an ordinance-not the whole thing, we will go section by section. There is a logical delineation of this section deals with this topic, this section deals with this topic. As we complete a proposed ordinance for each section I would like to go the Borough Council and instead of dumping a multi page ordinance on them, to take a few minutes of their time at each meeting and go "this is what we are looking at and this is what we are proposing and we would like to explain it to you so that when you read it you really should see that clearly defined if what I'm telling you doesn't match what you are reading in your understanding then we need to address that. Because we have had some confusion between adopted ordinances in the past and when it came to enforcing them there was a bit of a disconnect.

Mr. Cilento- made a few comments- he liked the idea of bringing those sections to the Council.

Is there a possibility to create a how- to guide for businesses instead of the businesses getting a big ordinance?

Mr. Dornbierer-told the Mayor about the existing package- with information on permit applications.

Mr. Cilento- Dunellen Arts and Culture Commission is going to be big on pushing murals. Do murals fall under sign enforcement?

Mr. Moench- don't want a scenario where someone to decides to do anything they want on the side of their building- determine whether or not people would have cart blanche or whether there are design standards.

Mr. Damico- we should check other towns to see what ordinances are in other towns pertaining to murals.
He will check with other towns.

Mr. Dornbierer- we want to have some control some aspects of it.

Mr. Moench- talked about balancing area between free speech and regulation.

Mr. Dornbierer- spoke of old pictures of the town, with huge signs on the side of buildings.

Mr. Cilento-spoke of the mural recommendations to consider- should they be community related- freedom of expression- not business signs.

Mr. Moench- should be neutral in content- not political

Mr. Dornbierer spoke to Mr. Damico about checking other towns

Mr. Dornbierer asked for any other comments- none from the Board

Public Comments:

Mr. Dornbierer asked for public comments-

Mr. Paul Fitzgerald-Vice chairman of Crown Bank

Stated that they are looking to be more involved in the community and will be attending more meetings where they have branches.

Mr. Dornbierer welcomed a proactive business to the meetings

Adjournment:

Motion to adjourn was made by Mr. Damico and seconded by Mayor Cilento
Adjournment time was 7:22 PM


Chairman

1/25/2021
Date of Approval


Secretary