

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

Meeting Minutes  
Planning Board Meeting  
November 23<sup>rd</sup>, 2020

**Call to Order:**

Mr. Gordon called a Special Zoom Meeting (virtual meeting) to order at 7:00 pm

**Open Public Meeting Act Statement:**

Mr. Gordon read the Statement of Compliance.

<b>Roll Call:</b>	<b>Present</b>	<b>Absent</b>
Ken Bayer		X
Jason Cilento (Mayor)	X	
Tom D'Amico		X
Adam Gordon	X	
Julie Grof (Alternate)	X	
Robert Krause (2 <sup>nd</sup> Alternate)	X	
Michael Mullin		X
Theresa Ratner	X	
Barbara Seif	X	
Chairman- Roger Dornbierer		X

**Approval of Minutes:** The Minutes will be held over to the December meeting.

**Old Business:**

No old business to discuss.

**New Business:**

Communipaw Associates Resolution

Mr. Gordon asked the Board Members if they all received and read the Resolution up for voting.

Mr. Moench- stated that he feels that the draft of the resolution accurately reflects the final site plan approval that was discussed at length at the last meeting. Preliminary site plan approval was granted by separate resolution. This is to address the final site plan approval

Mr. Gordon- there were copies sent out today-one from Matt and one from Roger- one of the main differences is the addresses-the first one has an address of 376 North Avenue, the last one that we are voting on is the one with the address of 1879 Morris Ave. Also it is Referencing the prior approval from September 29<sup>th</sup>.

Mr. Moench- we should be looking at the Resolution with the 376 North Avenue. Referencing that they wanted specifically to make sure it reflected it was approved on the 29<sup>th</sup> memorialized on the 9<sup>th</sup>. Which is accurate.

### **Board Member Comments:**

Mr. Krause- so there is no change of other substance in it?

Mr. Moench- the applicants' attorney had no changes of any conditions anything of any concern- the address- the date language. Nothing else.

Mr. Krause- so as far as the design elements that should be incorporated; A thru M, they are the same? He noted a few of the items that he wanted to point out, either minor or missed.

Mr. Moench- no objection from the applicant to that language. Testimony is incorporated by reference in the resolution.

Mr. Ploskonka- asked Mr. Krause if he wanted anything edited.

Mr. Krause- talked about the signage ordinance- lets not have a surprise where we have these shiny plastic illuminated awnings – you want to throw some kind of language just to.

Mr. Ploskonka- what if we change it to “there should be lighting under the awnings to illuminate the front entrances.”?

Mr. Krause- I'm fine, and I think the intent was there and everybody understood what was happening.

Board members agreed

Mr. Moench- I think if we use Lou's language about the lighting makes it a little bit clearer.

Mr. Krause- spoke about the splash lighting and goose neck lighting.

Mr. Moench- we can remove the goose neck lighting term from (J).

Mr. Krause- things I didn't see here- but maybe Lou, you addressed it, because I never really saw a site plan- was about street furnishings, bike racks and so forth. So do you have that elsewhere in this?

Mr. Ploskonka- the resolution adopts the report we did on the 20<sup>th</sup>.

Mr. Moench- that was part of the preliminary site plan approval where they indicated they were going to put in the various treescape elements they reiterated that at the last hearing. and this resolution indicates in #11, all conditions contained in the preliminary site plan approval are incorporated within the final site plan approval.

Mr. Ploskonka- there were too embellishments to the original discussion about the streetscape. One was that the bike racks should be provided both in the right of way and the parking garage. And trees, benches, garbage and recycling receptacles should be provided in the streetscape areas. That was in the October 20<sup>th</sup> report that is referenced in the resolution.

Mr. Krause- oh good, okay that's what I saw, just those elements.

Mr. Moench- any other changes? Otherwise we will change the remove goose neck and change the wording regarding the front entrance lighting.

Mr. Gordon- questioned (I) the remove the metal railing from the back and each side. I think we might have agreed to that but it was also in that they are securing out that area- the main concern I think, was that people weren't getting into the garage from the side or back so that they could mug someone.

Can anyone clarify what the intent was here and whether they are changing something to gate off that area?

Mr. Krause- agreed and spoke of Mr. Villani talked about the fence around the back side and the east facing side and they were going to return to the building to close that.

Mr. Moench- there was a fair amount of discussion on that matter at the last meeting. I think its worthwhile putting in "fencing will enclose back portion of property consistent with testimony given at meeting."

Mr. Ploskonka- I think that is on the site plan- he checked the site plan- the site plan which was approved has the fencing on it.

Mr. Moench – we can change some wording to state fencing will enclose the back and east side of the property, return to the building to assist in securing the parking area- consistent with the site plan approval

Board members agreed

Mr. Gordon- asked for any other Board member comments.

Mr. Gordon opened up to the public for comments and being that there were no members of the public present at the meeting- no comments.

Mr. Gordon- asked if any member of the Board wanted to make a motion for or against the resolution.

Ms. Ratner made the motion and it was seconded by Mr. Cilento.

**Motion to Accept the Resolution:**

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Jason Cilento	X		
Adam Gordon	X		
Julie Grof	X		
Robert Krause	X		
Theresa Ratner	X		
Barbara Seif			X

Mr. Gordon- the resolution passes

Mr. Gordon- asked if there were any more Board Member or Public comments- there were none.

**Adjournment:**

Motion to adjourn was made by Mr. Krause and seconded by Mr. Cilento.  
The meeting was adjourned at 7:22 PM

  
Chairman

  
Secretary

  
Date of Approval