

WHARTON PLANNING BOARD
REGULAR SCHEDULED MEETING
October 20, 2015

The Regularly Scheduled Meeting of the Wharton Planning Board was called to order with Chairman Ken Loury reading the Open Meeting Statement as required by law.

ROLL CALL was taken and the following members were present: Chairman Ken Loury, Mayor William J. Chegwiddden, Councilman Thomas Yeager, Ms. Charlotte Kelly, Mr. Roger Steele, Mr. Mark Harris, Mr. Jared Coursen, Mr. Patrick O'Brien, Mr. Peter Rathjens, Ms. Jennifer O'Malley-Dorr and Mr. Brian Bosworth. Also present were Attorney Steven Azzolini, Engineer Christopher Borinski, Planner Katie-Rose Imbriano and Secretary Patricia Craven. Mr. Mark Harris arrived after Roll Call. Planner Jessica arrived for the Port Oram application.

The pledge of allegiance to the flag followed.

The approval of the bills was next. A Motion was made by Charlotte Kelly and Seconded by Roger Steele to approve the bills. YEA – 10 NAY – 0

The approval of the August 11, 2015 Planning Board Meeting was next. Brian Bosworth's name was not in the roll call and he was present at the meeting. A Motion was made by Peter Rathjens and Seconded by Jennifer O'Malley-Dorr to approve the minutes with the correction.

YEA - 6 NAY - 0 ABST – 4 (Loury, Steele, Coursen, O'Brien)

Mayor Chegwiddden and Councilman Thomas Yeager stepped down for the first two applications on the agenda as they were Board of Adjustment related matters regarding variances.

Next was the Application for Abraham Ghebreal. Attorney Nicole Magdziak of Day Pitney Firm, Parsippany, N.J. for the applicant addressed the Board. They are looking for site plan and bulk variance approval to allow the stairs in the rear of their restaurant that leads to the basement. They are planning on using the basement but currently they are not using the basement or the stairs in the rear. They are also proposing a canopy over the back entrance.

Architect Nancy Socci of 635 Glen Road, Sparta was sworn in and qualified as an expert in the field of architecture. She prepared the architectural plans in which they are proposing a lower level with an exit out the back of the building. The building is currently being used as a restaurant. There are 2 levels to the building and currently there is only 1 way to enter the basement from a stairway inside the building. There are no windows in the basement. The owner put a second stairway from the basement directly to the outside at the rear of the building. They need a variance for an outdoor exit staircase. She described the inside of the restaurant to the Board. They need a variance for rear yard setback and stated that the exit stairway out of the basement is not a closed in exit, it has a railing around it and a canopy above it and lighting. It is strictly an outdoor exit staircase. She described the minimum rear yard – required is 30 feet and they are proposing 25.1 ft. She is not sure if the outdoor staircase would be included in building coverage because it is not a habitable space. Chairman Loury stated that the plan he is looking at shows the proposed rear yard of 33 feet not the 25.1 ft. that Ms. Socci stated. Ms. Socci stated that there were some discrepancies and a new survey was done. Secretary Craven stated that the updated survey was in the packets.

The Planners memo asked that the applicant explain the parking. Planner Imbriano stated that a design waiver is required. Attorney Nicole Magdziak requested a design waiver for the parking

and stated that there is no on-site parking, all the parking is on the street. Mr. Ghebreal also stated that the parking is all on the street there is no parking on the site. They have had no trouble with on street parking. He also stated that the seating with the basement is 103. They have not been operating with seating in the basement.

Planner Imbriano pointed out that with the additional seating in the basement and the outdoor seating it increases the parking requirement and a design waiver is required. The applicant addressed the 3 variances and the other comments in her report.

The meeting was opened and then closed to the public.

Architect Socci stated that they need 2 exits from the basement and they need to be as far apart as possible. They have one in the front and one in the back of the building. Mr. Steele corrected her stating that there is not an exit from the basement in the front but there is one on the side. Ms. Socci agreed. She stated that the 1st floor is the only floor that is handicapped accessible.

Ms. Socci gave a little detail on the canopy. She stated that the rear exit is a fire exit only with a canopy for protection from the weather and extra lighting. The restaurant would seat customers in the basement from the inside stairway.

Attorney Azzolini went over the conditions, waivers and variances.

Conditions:

Revised Plans to indicate the correct rear yard set back

Screening on the back and possibly side of the property prevent neighbors from viewing the patrons dining at the restaurant.

Reduce the lighting at the rear of the building to prevent any spillage onto the neighbor's properties

Variances requested by the applicant

Design Waiver

A Motion was made by Mark Harris and Seconded by Jared Coursen to approve the application with the conditions, variances and design waivers discussed. YEA – 9 NAY – 0

Attorney Azzolini sworn in the Borough Planner and Engineer.

Next on the agenda was the application for Morris Ventures, LLC – Bob's Discount Furniture.

Attorney Wyciskala addressed the Board stating that they are before the Board seeking a sign variance for Morris Venture, LLC. which is the contract purchaser of 316 Route 15, Block 801, Lot 7.01 and 7.05. His client's intent is to bring in Bob's Discount Furniture. It is in the B-2 zone and is a permitted use. The relief they are seeking relates to the 3 signs they are proposing. 1 – 830 sq. ft. internally illuminated wall sign that is existing which they are proposing to replace with a small Bob's Discount Sign. It will be illuminated and a little less than half of what presently exists.

2 – 144 sq, ft, free standing internally illuminated sign on lot 1705.

3 - Internally illuminated directional sign located on the Townsquare Diner property at 320 Route 15 and is part of this application. The history of this sign as he heard from the zoning officer is that the Police Department requested this sign for directional use and for safety purposes to warn drivers that the driveway was coming up.

Engineer Joseph Jaworski of 245 Main St., Chester was sworn in and qualified as an expert in Engineering.

His first exhibit was marked into evidence as:

A-1 and dated 10-20-15 – Highlighted Signage Site Plan 9/22/15 – it is the same plan that was included in the packets for the Board but with highlighting of the sign locations. He explained that this application is updating the signage on this property. He explained the site plan and the signage. He stated that the diner has 2 existing driveways one an ingress and one an egress driveway. To the west of the diner is a driveway that accesses the Shop Rite as well as the applicant's property. On the east side there is currently a cut through driveway from the diner to the subject property. They are proposing 2 freestanding signs, both of which are existing, one on their property where it fronts on Route 15 and one directional sign on the diner property to direct the public to the applicant's property to the rear of the diner. They plan on upgrading both signs. They are also proposing to replace the 3 signs on the building with one sign. He had a handout of the existing and proposed signs that he gave to the Board as well as an exhibit which was marked into evidence as:

A-2 10/20/15 – Signage Comparison Exhibit consisting of 3 pages. Engineer Jaworski explained the existing and proposed signs as shown on the plans. The existing Branch Brook sign shown on page one is a single pole sign. They are proposing to upgrade the sign keeping the same size sign but it will not be on a single pole but on 2 pillars. They are proposing landscaping around the sign. The existing sign is a preexisting, non-conforming sign as to the size and height. The new sign will need a variance. The second free standing sign is a directional sign located on the diner property. Page 2 of exhibit A-2 shows the existing 73 ½ sq. ft. sign which is on a single pole and the proposed sign which he explained in detail to the Board is the same height, same set back but has increased in square footage to 91 sq. ft and is not on a single pole. The proposed sign will have the word Diner on the sign where the existing does not.

Chairman Loury pointed out that with a second sign on the diner property, the diner property is now not in compliance. He also asked why they would put the word Diner on the proposed directional sign for Bob's when this is not the main driveway for the diner. Mr. Steele stated that if the proposed sign is a safety sign and now you add Diner to the sign it will be taking diner customers into the driveway for Bob's Furniture which is the wrong driveway for the diner. Chairman Loury agrees that they need a sign for Bob's Furniture. Attorney Wyciskala will take this all under advisement.

Engineer Jaworski went on to explain the building signs that are shown on page 3 of A-2. They are proposing to remove the 3 existing signs from the building which total 830.6 sq. ft. and replace them with a 480 sq. ft. Bob's Discount Furniture Sign. This would comply with the ordinance and will be much more esthetically pleasing. All the signs will be internally illuminated, as they are today, which will require a variance. The 2 free standing signs will match the building both by color and architectural elements. The building sign will have LED internal illumination in the each letter.

Engineer Jaworski listed the variances:

Area for 2 free standing signs

Height for 2 free standing signs

Setback for the directional sign

Internal illumination for all the signs

Mr. Jaworski stated that they looked around at the area and due to the fact that the building is set back so far off of the road they feel that they need the illuminated signage. It is also consistent with the other in the area.

The memo from the Borough Planner was next. They referenced page 3 – item d, which Mr. Jaworski explained that both existing free standing signs are on single poles and they are proposing 2 poles for the 2 new upgraded signs which is what the ordinance requires. He addressed the Planner's memo about overgrown vegetation. They are going to come back before this Board next month with site upgrades and will be proposing landscaping. They will answer the concerns in the memo at that time. They are also going to propose a cut through driveway from the Diner property to their property which will provide additional circulation and safety to their site. Attorney Wyciskala stated that that is the reason for the word Diner on the directional sign, they will be able to access the diner from the entrance to Bob's. It will be a two way cut through.

Jennifer O'Malley Dorr was asked if the new directional sign would obstruct the vision of the patrons coming out of the diner. Mr. Jaworski stated he did not think so but would look into it.

Roger Steele asked if the signs can be externally illuminated which is what the ordinance calls for. He feels it is practical for the building sign to be internally illuminated because of how far it is set back from the road but feels the free standing signs can be externally illuminated to comply with the ordinance and would be like all the other new signs along that corridor. Engineer Jaworski stated that they were trying to keep a consistent look between the 3 signs and the same as the existing signs. It is also a safety issue, with external illumination there is always a chance of glare. Mark Harris wondered what the speed limit was in that area and also the amount of intersections and if that would make a difference in the type of lighting for the signs. Engineer Jaworski stated that that was taken into consideration when deciding on the internally illuminated signs. Roger Steele stated that some of the most recent applications that they have heard for businesses in that area all complied with the externally illuminated signs. For him the building sign makes sense but not the free standing.

Ken Loury stated the Dunkin Donuts and the Manhattan Bagel are both building signs. He thought Shop Rite's free standing sign was internally lit. He as well as Mark Harris both felt that along Rt. 15 they have no problem with the internally illuminated signs and like the fact that they will be consistent with the building sign. Engineer Jaworski stated that they will be LED illuminated that are low level lighting that lights up the letters. The current signs are internally illuminated but not LED. Roger Steele stated that this is a different business district from Main Street and if they were to approve the internally illuminated sign for this applicant then they would have to approve that type of sign for other businesses along this corridor and what would that look like. He is on the fence and not saying that he is against it. Attorney Azzolini stated that they are not setting a precedent if this is approved, each application will stand on its own merits.

Ken Loury questioned the 2 free standing signs on the diner property which would make that property non-conforming. Attorney Azzolini stated that the diner consented to this sign and the notification covered the variance for the sign so it can be approved, but now it is causing a need for a variance on the diner property. Now the Board would have to approve the variance on the diner property. Planner Caldwell stated that they would have to see a site plan with all the signs for the diner because the free standing signs are based on area and we do not know the area for the property.

Peter Sedereas, owner of the diner at 320 Route 15 South was sworn in and explained the signs and the plans. He stated that if you are traveling Route 15 North there is a left hand turn lane into the diner but there is not a left hand turn lane into Bob's. The directional sign will help both the diner and Bob's patrons turn into the diner property when traveling north on Route 15. Bob's patrons will access Bob's by going through the diner property. He also stated that the easement between the 2 properties is going to be serving both properties. Patrons traveling Route 15 South will access Bob's from the side street. The cut through will help the diner patron who are going north on Route 15 by giving them access to exit and go behind Shop Rite to the light on Route 15.

John Wyciskala stated that they will have a circulation plan when they come back with their site plan for the property.

The meeting was open and then closed to the public.

Planner Imbriano stated that they will need a location variance for a sign located on another property which in this case is the diner property. Attorney Wyciskala stated that they are requesting a location variance.

Attorney Azzolini stated that if this application is approved they will be approving the application with a variance for the all 3 signs with the word DINER on both sides of the directional free standing sign. They can make a condition that if the cut through is not approved when they come back before the Board then the word DINER will not be allowed on the directional sign. They also need a variance for the internally illuminated signs and a location variance. Also site lines will be added to the plans and our professionals will review the plans to ensure the directional sign is not in the site line.

A Motion was made by Mark Harris and Seconded by Peter Rathjens to approve the application with the variances and conditions discussed. YEA – 9 NAY – 0

After a 15 minute break our Borough Planner Caldwell was sworn in.

ROLL CALL was taken and the following members were present: Chairman Ken Loury, Mayor William J. Chegwiddden, Councilman Thomas Yeager, Ms. Charlotte Kelly, Mr. Roger Steele, Mr. Mark Harris, Mr. Jared Coursen, Mr. Patrick O'Brien, Mr. Peter Rathjens, Ms. Jennifer O'Malley-Dorr and Mr. Brian Bosworth. Also present were Attorney Steven Azzolini, Engineer Christopher Borinski, Planner Jessica Caldwell and Secretary Patricia Craven.

Next on the agenda was the application for Equinet Properties, LLC, Port Oram Village. Attorney John Wyciskala addressed the Board. The property is a 1.2 acre parcel on N. Main St., Washington St., and Kossuth St., Block 1319, Lot 1 and 1.01 and is the former Green Tent property. This property is the gateway to down town Wharton. This property was designate in 2014 as an area in need of Rehabilitation. Equinet Properties is the owner of the property and has been meeting with the Borough's Professionals about their plans for the property which are for a high end, multifamily community. Originally they had planned on 90 units and have since reduced it to 49 units because parking and traffic were an issue.

After their plan for the property was drafted, a Redevelopment Plan was done for this site and then the Green Tent Redevelopment Plan was adopted, dated July 9, 2015. This plan is basically the zoning ordinance for this site. They are proposing 49 multifamily residential units with

parking on site. They implemented all the details that were put into the Redevelopment Plan. They are submitting a variance free application.

Engineer for the applicant, Ken Dykstra of 21 Bowling Green Pkwy, Jefferson was sworn in as an expert Engineer and Planner. He prepared the Plans for this site and gave the Board an overview of the site.

A-1, 10-20-15 Concept Elevation Plan and Signage Detail - Color rendition was marked into evidence and given out to each Board Member.

A-2, 10-20-15 Site Plan – This is a color version of the plans that were in the Boards packets.

Engineer Dykstra explained that property is located on the former Green Tent site surrounded by N. Main, Washington St. and Kossuth St. It is a 1.16 acre parcel in the CBD zone. The building is 4 stories and 55,000 sq. ft. It was designed under the Redevelopment Plan. They are proposing covered parking and a lobby area on the lower level and 3 levels of residential units. They are proposing 49 units, 22 one bedroom and 27 two bedroom. 94 parking spots are required and they are proposing 95 of which 4 spaces are handicapped, 21 are compact spaces (8 ft. x 18 ft.) and 70 regular spaces (9ft x 18 ft.). There are 2 points of access to the site, one on Washington Street which will be one way to the south and one on Kossuth Street which is 2 way. There is no access along N. Main St. The building will be set back 5 feet off N. Main Street at the corner by Kossuth and slightly closer on the bend. They are going to rebuild the sidewalks along N. Main St. to be a consistent 6ft. wide. They are proposing a park area at the intersection of Washington St. and N. Main St. with a wall along the property line, an 8 ft. fence around the perimeter of the property except along the park area, Kossuth St. and in front of the building and lights along N. Main St. to match the light the Borough has along the rest of Main St. Councilman Yeager stated that when they were in the earlier meetings with the applicant they had proposed a wall along the park area and all the way down to the building – a fence was not what they had proposed. Mr. Dykstra stated that what he recalled was that it was optional in the final plan. Chairman Loury stated that he has some concerns about the fence, when you come into town you'll see the nice park and monument and then the wall of fence even though it will be nice PVC fencing. Mr. Dykstra stated that the utilities lines that cross to Pine Street will be relocated underground. Some of the wires will remain. He stated that they are allowed a 55 ft. building height but are proposing 45 ft. which might be increased in height a little. He spoke about the drainage on the site which all drains to the north along Washington St. They have good soil conditions for drainage on the site. The parking lot is going to be built with permeable pavers not asphalt which allows the water to infiltrate into the ground. They have met with the County and have filed a site plan with the County and have asked for a waivers for width from the center line which required them to dedicate some land to the county near Pine Street. They also need a waiver for site distance at the intersection of Kossuth and N. Main St. as well as site triangle easements, which he explained to the Board. They are proposing a small building sign and a sign by the Washington St intersection, this does not include the monument sign. The monument sign is relevant to the park. It does have Port Oram Village on the Monument.

Engineer Dykstra stated that there are no wetlands on the site. Attorney Wyciskala stated that there is some fill on the site that is at acceptable levels by the DEP for what they are proposing which he explained to the Board. The fill can be from the railroad that ran through this area or previous owners. They will deal with it accordingly. He stated that the 2 lots will be consolidated if the approval goes through.

Engineer Dykstra stated that they are not putting trees along Main Street as shown in the landscaping plans because of the building and utility wires, there is not enough room. From a traffic point of view this site will generate a total of 270 trips per day. If you go out to the store and come back in that is considered 2 trips. The entrance location to the site were the ones discussed at the prior meeting they had with all our professionals and police chief.

Engineer Dykstra addressed the Engineer's report dated 10-14-15

Page 2 - Items #1 - #25 they agree with

Page 3

#4 - Each of the units will have 1 designated parking spot – the rest will not be numbered

#5 – 9 ½ ft clearance under the building - Firefighters can access the building of 4 sides. They can provide additional turning movements to the loading area and solid waste area if needed.

They will have their architect address these clearance issues.

#6 – ok

#7 – they will do

#8 - 9 ft 6 ' is the maximum that can go under the building

#9 – they will extend the sidewalk

#10 – Not proposing

#11 – Easements – Ok

#19 – Site Triangle – Impossible on this site, no site triangles, sufficient visibility at both areas.

#12 – 17 – Ok

#18 – landscaping in front of the building will be removed.

#19 - 36 – Ok with all work with our professionals

#37 – 40 Ok – the water supply will come from Kossuth St.

#41 – Recycling and Garbage - the collection will be inside the building and put into a compactor and then taken outside by an employee to the outside trash receptacles.

#42 – 44 – the architect will cover

#45 - Ok

Next to be addressed is the Planner's Report dated 10-12-15

Page 3 – 4 Lighting - a and b – Ok

Signs - they comply with the Borough Code

C - They are not proposing any awning signs

Chairman Loury stated that when visiting the site he found that it was a mess and the fences at the back of the property that runs behind the residential homes is falling down. He asked if they approve this application it be contingent on them cleaning up the property and fixing the fence before it is developed. He also stated that it looks like there are 5 handicapped spaces, 3 in one area and 2 in another and it should be only 4. This would give a total of 96 spaces. Mr. Dykstra stated that there should only be 4 handicapped spaces and a total of 95.

Chairman Loury thought an 8 ft. fence is too high for the front of the property but good for the rear where the residential homes are. He would like to see the brick continued from the monument to the building along Main St. Attorney Wyciskala stated that one of the reasons they changed the plans to a fence and not brick was the reduction in the units as well as the cost. They will put landscaping in front of the fence to soften the look. Roger Steele again stated that this is the gateway into the Borough. Councilman Yeager stated that the wall was what was presented at the previous meeting and that when you came into the town you would see the wall and then you would see the building. He was at every meeting and they did not talk about a fence at all.

A-3 - 10-20-15 concept elevation – 6/18/15 - 3 pages that were submitted when they were working up the plans which shows the fence. On the 3rd sheet it shows the fencing and decorative wall. Chairman Loury asked about the trees along Main St. – Mayor Chegwiddden stated that the town had put Cherry trees in along Main Street because of the fact that they don't have the big roots. They want the applicant to keep this theme consistent with the spacing along Main St. and the same trees they have along Main St. The applicant agreed.

Engineer Dyksta stated that for the larger moving trucks that cannot fit underneath they will have to make arrangements with management to park near a loading area to unload. There is no parking on Main Street.

There are no COAH units and no electric parking spots.

Engineer Borinski would like to see some documentation on the soil studies done and the applicant agreed and will submit any paperwork they have on it and their action plan. Engineer Borinski has received their environmental impact statement but not the Phase 1.

Attorney Wyciskala stated that they did have a fire official at the prior meetings with the professionals. They are proposing special curbing for the interior which was one of the fire official's suggestions. Mr. Dykstra stated that the building is accessible from Main St. and Kossuth as well as the Parking Lot. The building is sprinklered. The fire dept. received the plans to review but has not responded with a memo.

Roger Steele asked about Title 39 and the applicant is agreeable to that. He was concerned that the outside receptacles for solid waste and recycling back up to the residential area. Can they be moved anywhere else on the site? After much discussion there is really no other spot where it can be relocated.

Richard Reimers of 1099 Mt Kimble Ave., Morristown works for Equinet and Mr. Masuchi was sworn in. He manages a similar building in Morristown. He explained how the garbage and trash are emptied daily. An employee takes the garbage and recycling outside daily. The location of the outside trash is behind a residential garage. He doesn't know who will haul the garbage away, they are hoping it will be the town. The residents will have to make private arrangements to discard large items. Roger Steele stated that the dumpsters are still located behind residence back yards and he is concerned with the odors that will come from the dumpsters. He certainly would not like dumpster behind his back yard. Mr. Reamer's stated that this location works for the trucks that have to back in and pick up these dumpsters. He suggested a separate solid enclosure around the dumpster inside the proposed enclosure. They agreed to put an 8 ft. solid enclosure around the dumpster area. Planner Caldwell also suggested that they empty it twice a week to help keep the odor down. Mr. Reimer stated that the beauty of their trash system is that everything is compacted and put in bags which will help eliminate the odor. The trash is ultimately in 2 bags and kept under the building until night before the trash is to be picked up.

Mr. Dykstra explained that the traffic will exit either on Washington St. or Kossuth. Washington Street will remain a one way street. There is no parking along Kossuth. The number of parking spaces does take into account visitors to the building. The Mayor stated that the Chase Bank site is a site the town is considering to purchase and use for parking.

Planner Caldwell would like to see shrubs along the fencing. She also asked about the type of pavers and color of the pavers. She would like to see decorative pavers. The attorney stated that

they would work with her on that. Mr. Reamer's stated that they have not decided on a color or design for the pavers in the parking lot but will work with our Planner on that.

Engineer Borinski would like to see labeling on the landscaping and would like to meet with the applicant to address the storm water.

The meeting was opened and then closed to the public.

Architect Bruce Englebaugh, 80 Lambert Lane, Lambertville, N.J. was sworn in and qualified as an expert Architect.

He address A-2 Site plan and went over and pointed out the details of the building such as the elevators, stairwells, lobby, trash area and drop off area. They will have 2 main entrances, one on Main Street and one from the parking lot.

A-4 – 10-20-15 – Concept Building Plan – He explained and pointed out the ground floor plan, 2nd floor plan with meeting space and 3rd & 4th floor plans. On the ground floor it shows the 3 handicapped spaces which should be only 2 spaces.

A-5 – 10-20-15 – Concept Elevation Plan – front elevation drawing in color – it shows the 4 stories – he explained the siding, roofing and facade of the building. He pointed out the clock tower which has 3 sides. He pointed out that the building looks flat but it does curve. The entire building is sprinklered and meet all fire codes. There will be Cherry trees along Main St. They may have to change the height on the plans but the height will be under 55 ft in height. They will not have any roof top access for the residence at this time but they might in the future. The balconies are ornamental. You will be able to see in the parking garage. The Board would like some mesh or someway that you cannot see the cars in the garage from the street. Mr. Reimer's will see what is available but they do need air flow as well. The main entrance will be open to the public to a small area, 10 x 10, where there is an intercom to call the tenants. The rear door is locked and is only for residence to enter and an intercom for their guests.

A-6 – 10-20-15 – Materials Sample Board shows the materials that will be used on the building and was explained by the Architect.

A-7 – 10-20-15 - Concept Elevation dated 9/9/15 – 2 pages show the elevations of the building and the 3rd page is a color signage detail which the architect went over with the Board.

Attorney Wyciskala stated that there had been discussions at their earlier meetings about a statue in the park area which would be provided by the town.

Mr. Reimers stated that they might be have HVAC equipment on the roof behind the façade.

Planner Caldwell asked about the gables and asked that they be deeper because looking at them from different angles they sometimes look like little triangles.

Mr. Englebaugh stated that they do not connect to the back.

Mr. Reimers stated that they can try to add some lattice work to cover the mechanicals on the roof and make sure the line of site does not look unfinished.

Mr. Englebaugh explained the siding and panels. Mr. Reimers stated that they are all made to look like wood features but made out of a maintenance free material.

Engineer Borinski stated that the site plan and architectural plans be coordinated. The site plan is correct.

The meeting was opened and then closed to the public.

Attorney Azzolini listed the conditions:

1. In Reference to DEP approval the applicant will obtain through LSRP and provide to the Borough Engineer the information about the fill on the property and their action plan.
2. Both lots will be consolidated.
3. Parking – each tenant will have 1 designated space balance of spaces are for visitor and tenants
4. Site to be cleaned up immediately and maintained upon approval.
5. 8 ft. solid fence around the dumpster
6. Fence from park to building will be a decorative off white board on board fence with a picket top and the same from the park to the rear corner
7. Solid board on board synthetic fence that appears to be wood along the back of the property along the residential area.
8. Landscaping on N. Main Street to be approved by Borough Planner
9. Cherry trees along N. Main St. to be approved by Borough Planner
10. No moving into the building from N. Main St.
11. Title 39
12. 2 to 3 clocks on the tower to be approved by the Borough Planner
13. Screening for windows in garage to be approved by Planner
14. Comply with Engineers & Planners Memo
15. Color of pavers to be approved by Planner
16. No Site triangle easements at the driveway

No Variances required.

Mayor Chegwiddden stated that the park area is on town property.

A Motion was made by Mark Harris and Seconded by Roger Steele to approve the applications with the conditions that were discussed. YEA – 10 NAY – 1 (O’Malley Dorr)

A Motion was made by Mark Harris and Seconded by Roger Steele to adjourn
YEA - 11 NAY - 0

Meeting adjourned 10:40 pm

Secretary Patricia M. Craven

Chairman Ken Loury