

CALL TO ORDER

Mr. O'Leary called the meeting to order at 7:33 pm and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

ROLL CALL: **Members Present:** Hughes, Suljic, Corcoran, Taylor, Van Sickle, Aikens, Potter, Madewell, O'Leary, Leuthe (7:40pm).

Members Excused: Didyk.

Members Absent: None.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE

Mr. O'Leary introduced Mr. Thomas Madewell as a new member to the Board. Mr. Madewell will fill the unexpired term of the alternate II member. Ms. Leo swore in Mr. Madewell.

MINUTES: May 24, 2018

A motion to approve the minutes of the May 24, 2018 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote.

Ayes: Corcoran, Van Sickle, Aikens, Potter, O'Leary. Mr. Suljic abstained.

Mr. Leuthe joined the Board at 7:40pm.

COMPLETNESS / HEARINGS / CONCEPT: None

AUDIENCE:

Mr. O'Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

OLD BUSINESS:1.) Motor Vehicle Fueling Station Illuminated Signs

Mr. O'Leary said he measured the existing digits on the sign at Quick Chek and it measured at less than 11 inches in height. He suggested that the ordinance limit the size to no more than 13 inches. He also suggested that the digit be the only illuminated part of the sign.

Mr. Taylor noted the new Quick Chek in Frankford Township has only the prices for regular and diesel. He felt the size and distance of the sign from the road would be a factor in the brightness. Mr. Duveneck said he still has not heard back from Quick Chek on the intensity of the light from the signs. Mr. Hughes suggested the ordinance allow the numbers only to be illuminated and the rest of the sign must conform to the existing sign requirements.

Ms. Leo will revise the proposed ordinance and have it ready for the next meeting.

2.) Potential Sign Amendments

Mr. O'Leary felt the proposed changes for the sign ordinance did not address the Village Residential zone. He recommended adding the VR zone. He also expressed a concern about allowing a 25% increase on an already non-conforming sign. He suggested a maximum increase to 30 square feet. Mr. Taylor suggested a maximum sign size of 30 square feet for everyone. Mr. O'Leary felt a 30 square foot sign was not appropriate for the Village Commercial zone. There was a discussion on what changes the Economic Development Committee was looking for.

Mr. O'Leary said the Economic Development Committee was concerned with the cost of getting a variance to increase the size of a sign. Mr. Taylor felt the size of the sign was not as important as the color and design of the sign. Mr. Hughes said the EDC is interested in having different sign requirements for the different zones. Ms. Leo suggested she rewrite the proposed ordinance to reflect larger signs in the Highway Commercial and Light Industrial zones. There was a discussion on maximum size the sign would be in these zones.

The Economic Development Committee had constructed an illuminated sign for the Land Use Board to look at and to consider the brightness of the sign. The Board agreed the internally lit sign was too bright. They felt the backlit lettering sign was not bright enough. Mr. O'Leary said he was not in favor of any type of internally lit sign. Mr. Taylor said he was not in favor of internally lit signs. He said the sign by the painted silo on Route 15 is not readable. He felt the design and colors make it hard to read. He felt it would be a mistake for the town to allow internally lit signs.

Mr. O'Leary said that most of the stores in town close when it gets dark. He felt the illuminated signs interfere with the dark sky standards. Mr. Taylor said the worst offender is the Township with the light on the silo. Mr. Potter felt there is new technology emerging and the Township should not close the door on illuminated signs. Mr. Leuthe and Mr. Corcoran felt the important thing is to control the illumination. Mrs. Aikens felt the center of town did not need internally lit signs. Ms. Van Sickle felt businesses need signs to advertise and the sign needs to be seen. She felt businesses will go elsewhere if they cannot get a decent sign. Mr. Hughes felt if businesses cannot get customers into their stores, they will go elsewhere.

Mr. Hughes discussed the temporary sign ordinance. He suggested an annual temporary sign permit where the business owner could put the sign up without calculating how many days the sign is displayed. There was a discussion on why businesses do not take advantage of the holiday and special award sign permits. Mr. O'Leary suggested the EDC get the word out to the businesses about these signs.

There was a lengthy discussion on temporary signs. The Board will carry the matter to the next meeting.

3.) Handweg Drive Realty

Mr. Suljic said he has not heard from the property owner. He asked the Board what they wanted him to do. He said he would call the D.E.P. and have them pursue the enforcement of the matter.

NEW BUSINESS:

1.) ECHO Housing

Mr. O'Leary said the Board discussed two options, one being a COAH credit program and the other would be an ordinance to provide housing for an elderly family member to live in a separate dwelling unit on a property with a principle dwelling unit. Mr. Hughes felt the COAH credits did not need to be incorporated into this matter. Mr. Banisch will draft a memo outlining the requirements for the addition of an ECHO unit in the residential zone.

2.) Farming for Non-Farm Assessed Residential Property

There was a discussion on the number of large animals allowed on each acre of property. Mr. Suljic said the biggest problem is with chickens. He gets the most complaints about chickens. Mr. Suljic recommended adding a poultry limitation to the ordinance. Ms. Leo will draft an ordinance to address the issue.

3.) TRC – The Med Room

The Board Secretary handed out a letter from the EDC expressing their support of a proposed cannabis growing and manufacturing facility.

Mr. O'Leary said he and the Board Attorney had attended a TRC with the owners of a medicinal marijuana facility. He explained the property they were looking at and the proposed facility. He passed around the proposal that the Med Room, LLC had given him. Mr. O'Leary said they would use the existing greenhouse and construct other structures as well. He said the site is very secluded and would not be seen from the street. They will have a very secure site with alarms and armored cars for transport.

4.) Ridgeline Viewshed Inspections

Mr. O'Leary said the Township Committee set a letter to the Land Use Board asking them to look at the Ridgeline Viewshed application process. He said the cost of the application is the issue. The Board Secretary explained that the Township Committee had asked for a list of the Ridgeline applications for the past two years. She explained the findings to the Board. The

average cost of an application for a pool, shed or deck is about \$350.00. Mr. Hughes felt the intent was to keep the ridgelines from the clear-cutting of trees and that the Zoning Officer could handle this type of inspection for a lot less money to the homeowner. Mr. Suljic suggested the height limit be 15 feet or no higher than the existing roofline. There was a discussion on the size of the area of proposed tree cuttings. Ms. Leo will draft an ordinance revision for the Board's consideration.

5.) Fence Ordinance

Mr. Suljic asked the Board to consider a fence ordinance. He said he gets many calls about installing fences. There was a discussion on possible standards. Mr. Suljic will get some ordinances for the Board to consider.

RESOLUTIONS: None

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Suljic went over his report with the Board.

BILLS: List #6

Mr. Leuthe went over the bills with the Board.

A motion to pay the bills a presented was made by Mr. Leuthe. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, Corcoran, Leuthe, Taylor, Van Sickle, Aikens, Potter, O'Leary. Mr. Suljic abstained.

CORRESPONDENCE:

1.) From: Celia Ostertag, EDC
Re: The Med Room, LLC

2.) From: Celia Ostertag, EDC
Re: Fine Arts Museum

3.) From: Township Committee
Re: Ridgeline Viewshed Inspections

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Leuthe. It was seconded by Ms. Van Sickle and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary