

GREENWICH TOWNSHIP BOARD OF ADJUSTMENT

PUBLIC MEETING MINUTES

March 11, 2010, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairman Ray Buckwalter called the meeting to order at 7:30 p.m. Mr. Buckwalter said this is a regular meeting of the Board of Adjustment of the Township of Greenwich. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in *The Express Times*. Notice was posted on the municipal bulletin board in the Township Municipal Building in Greenwich Township, New Jersey, and notice was filed with the Township Clerk.

FLAG SALUTE

ROLL CALL

Present: Ray Buckwalter, Dan Detore, Michael Black, Robert Vetrecin, Dawn Marie Kondas, Tom Strozeski

Absent: Angelo Faillace, Jeanne Zander, Steve Babula

Professionals: Jonathan Drill, Esq.; Michael Finelli, P.E., Lisa Specca, P.P.

APPROVAL OF MINUTES

Approval of minutes of meeting of January 14 and February 11

Motion to approve the minutes of January 14 and February 11 was made by Robert Vetrecin and seconded by Ray Buckwalter

The minutes were approved unanimously on voice vote.
There were no abstentions

RESOLUTIONS

Resolution No. 2010-02 - Phillipsburg-Easton Honda, Application #2010-01
Block 25, Lot 2.01

Amended site plan approval for modifications to the site lighting

Members eligible to vote: Steve Babula, Jeanne Zander, Michael Black, Dawn Marie Kondas, Thomas Strozeski, Robert Vetrecin, Dan Detore, Ray Buckwalter

Motion to approve was made by Dawn Marie Kondas and seconded by Robert Vetrecin Members in favor: Michael Black, Dawn Marie Kondas, Thomas Strozeski, Robert Vetrecin, Dan Detore, Ray Buckwalter

COMPLETENESS

Warren Solar, Application #2009-03
Block 15, Lot 1; Block 17, Lots 1 & 2; Block 13, Lot 3; Block 19, Lot 1; Block 16, Lot 6;
Block 14, Lot 10

Applicant seeks determination of completeness for application for “d(1)” use variance and site plan approval for a solar power generating facility.

Dawn Marie Kondas recused herself.

Michael Selvaggi, Esq., introduced himself on behalf of the applicant

Mr. Finelli referenced his 3rd completeness review report. He noted items have been addressed and completed. There are no waivers. Mr. Finelli advises that the application be deemed complete.

Mr. Vetrecin raised a question as to the national grid being shown on the plans. Mr. Drill explained the requirements for the plan to be deemed complete as it meets the ordinance standards. Mr. Drill further referred to Resolution #2009-4 and clarified the conditions as to overhead cable line connections to the grid.

Reference was made to the solar panel site lay-out, which is labeled incorrectly.

Mr. Drill suggested that applicant make the corrections and allow the Board Secretary to deem the matter administratively complete upon receipt of the corrections. Mr. Selvaggi contended this is a minor omission and the matter should be deemed complete this evening.

Mr. Selvaggi acceded to Mr. Drill’s recommendation and will submit the revised plans.

Motion to deem incomplete was made by Ray Buckwalter and seconded by Thomas Strozeski.

Applicant must submit revised plans showing 1) connection of generating facility to the power grid; 2) actual overhead lines 3) corrections to the legends made. Board authorized the Board secretary to determine the application administratively complete upon submission of these items.

Members in favor: Ray Buckwalter, Dan Detore, Michael Black, Robert Vetrecin, Tom Strozeski

This matter is tentatively scheduled for public hearing on 5/13/10.

Reports will issue on the merits from Michael Finelli and Lisa Specca.

PUBLIC HEARINGS

Phillipsburg Easton Honda, Application #2010-01
Block 25, Lot 2.01
400 Rt. 519 (B-2 Highway Business zone)

Continued hearing on application for amended site plan approval and “c” variances to add signage.

Having paid the requisite fees and jurisdiction established, Michael Selvaggi, Esq., introduced himself on behalf of the applicant. He said this is a bifurcated application. The lighting plan has been approved. This hearing is continued to allow testimony regarding the proposed signage.

The following witnesses remain under oath: Douglas Mace, P.E. and P.P.; Wyatt Vince, Vice President of Phillipsburg Easton Honda; Lisa Specca, P.P. of Clarke Caton Hintz and Michael Finelli, P.E. of Finelli Consulting Engineers on behalf of the Board.

Sign location plan marked A-3 was the last exhibit. Mr. Mace introduced exhibit marked A-4 - Proposed Meeting Display dated 3/9/10.

Mr. Mace explained the signage proposals. He noted applicant had reviewed its request. He said there was signage in Pohatcong, which impacted the site, and has been removed.

Mr. Mace distributed photos marked A-5 – A-11, representing photos of Pohatcong signage which has been removed. He reiterated signage currently on the site is compliant.

Mr. Vetrecin initiated discussion as to the number of signs on the property suggesting perhaps some existing signs should be removed. Mr. Mace indicated he believed eliminating the signs in Pohatcong as shown on Exhibits A-5 – A-11 of 284 sq. ft. was adequate.

New proposed sign is 189 sq. ft. Mr. Mace introduced photographs at Rt. 22W and Rt. 22 E marked A-12. He described the difference in the photos when traveling east or west. He introduced photos taken further east on the highway at Panera Bread, which was marked A-13.

Questions were raised as to total square footage of the signage. The total signage square footage is 764 square feet. The zone allows 100 square feet of signage. Previous bulk variance was granted for 575 sq. ft. of signage.

Mr. Buckwalter confirmed he believed the Board should rely on total square footage rather than number of signs.

Mr. Selvaggi contended and Ms. Specca concurred visual clutter has been removed and square footage has been reduced. Mr. Selvaggi observed the site is not distracting. Question was raised as to the look on the Pohatcong side. Mr. Drill confirmed that applicant had agreed to a condition that there would be no signage on the Pohatcong property.

There was discussion as to the lot with the former gas station. Mr. Mace pointed out that reviving that site would require site plan approval. Mr. Mace showed the municipal property line on Exhibit A-4.

Motion to increase square footage of signage from 575 sq. ft. to 764 sq. ft. for one additional sign was made by Robert Vetrecin and seconded by Dawn Marie Kondas. No additional signage would be permitted in either municipality.

Ms. Specca referenced her report. She observed that applicant had listened to Board concerns and reduced visual clutter

Positive criteria – promoting safety and negative criteria – fewer signs and reduction of visual clutter have been met.

Members eligible to vote: Michael Black, Dawn Marie Kondas, Thomas Strozeski, Robert Vetrecin, Ray Buckwalter.

Members in favor: Michael Black, Dawn Marie Kondas, Thomas Strozeski, Robert Vetrecin, Ray Buckwalter.

Members opposed: Dan Detore

CLOSED SESSION

Motion to go into closed session was made by Ray Buckwalter and seconded by Robert Vetrecin. Members concurred on voice vote.

RETURN TO OPEN SESSION

OLD BUSINESS

NEW BUSINESS

2010 Budget. It was noted that in Greenwich Township the Committee typically develops a budget on behalf of the Boards.

- Motion to delegate completeness without waivers requiring Board action to Michael Finelli and Alice Oldford was made by Robert Vetrecin and seconded by Dan Detore .

Members in favor: Ray Buckwalter, Dan Detore, Michael Black, Robert Vetrecin, Dawn Marie Kondas, Tom Strozeski

ADJOURNMENT

The meeting was adjourned at 9:35 pm.