

MINUTES

7:30 PM

PRESENT: R. Dodds
L. Frank
J. Mathieu
L. Voronin
K. Kocsis, Alt #2

ABSENT: C. Ely
D. Haywood
S. McNicol
L. Riggio
M. Syrnick

CALL TO ORDER

The meeting was called to order at 7:45 PM by D. Laudenbach.

NOTIFICATION

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat and Courier News on January 25, 2018, and has been posted in the Kingwood Township Municipal Building on January 22, 2018 and has been filed with the Municipal Clerk.

Appoint Chair for Meeting

It was moved by R. Dodds, seconded by L. Frank and carried to appoint J. Mathieu as Chair for the October 11, 2018 meeting. All members present voted **AYE**.

NEW AND PENDING MATTERS

Block 17, Lot 15.01 – Razberry’s – 834 State Route 12 – Graphics Permit

D. Scholl, attorney for the applicant, was present for the application. The applicant is Grand Vedika LLC. He stated Razberry’s is a pretty prominent business in Kingwood. The applicant is looking to install ground signage which would enhance the visibility of the reception hall. The property is located in the BP Zone. The limitations of the sign’s dimensions, according to the Township’s ordinance, is it needs to be no more than 32 square feet and no more than 10’ in height. The proposed sign is approximately 27 square feet and 4.2’ in height. The sign is complimentary to the building itself and the area. It is a commercial area. The lumens are identified on the submittal as 7529 and will be facing away from the road. The light is not going to obscure any driver’s vision and will not interfere or distract drivers. The light will be away from the road.

C. Orginos stated the proposed application is for a ground mounted sign. He is familiar with the drawings and gave a brief overview of the proposed sign. The sign will be installed with 8” diameter footings filled with concrete installed 36” in the ground. There will be two metal spikes sticking up. The metal spikes will be coming off the large “R” and then connected to the entire Razberry’s sign. The rest of the sign will be bolted to

the metal spikes. It is a very light sign. In regard to its location, he stated he may move the location of the sign left or right one foot. It is currently located at least 30' from the highway. The "R" letter will be 22" high and the lower ones will be 14" high. The script "R" has a dimension of 3'x3'. The "R" will be oriented over the "e" in Razberry's. He is currently anticipating installing two LED light fixtures. One of the left side and the other one on the right side. The lights will be located about 1' away from the start of the "R" and a foot to the left of the "s" in the background. The illumination will be directed towards the parking lot and no glare will be seen from the road. He has been in that location for 40 years without a sign. There has been a problem with customers missing the facility. He plans on installing Dragon Lady Hollies behind the sign.

D. Pierce stated as far as he understands it complies with the sign ordinance requirements.

It was moved by R. Dodds, seconded by L. Frank and carried to approve the Graphics Permit for Block 17, Lot 15.01 – Razberry's – 834 State Route 12. All members present voted **AYE** on **ROLL CALL VOTE**.

Review of Kingwood Manual of Ground Sign Design Standards

The matter was postponed until the full board is present for discussion. It was suggested that possibly a subcommittee could be appointed to review the manual. J. Mathieu offered to serve on the subcommittee.

Approval of Minutes

It was moved by R. Dodds, seconded by L. Voronin and carried to approve the minutes of September 13, 2018 and place on file. All members present voted **AYE** on **ROLL CALL VOTE**, except L. Frank, who **ABSTAINED**.

CORRESPONDENCE

NJ Planner – July/August 2018;
Hunterdon County Planning Board – Draft Hunterdon County Strategic Park & Open Space Plan;

PRIVILEGE OF THE FLOOR

M. Palmquist, 26 Milltown Road and Arthur Andrews, 30 Milltown Road – were present this evening to provide the Board with a preliminary plat for a boundary line adjustment. The deeds for the boundary line adjustment have to be filed by December 25, 2018 in order for it to be accurately reflected in the 2019 tax book.

D. Pierce stated the preliminary plat provides enough information for the Board to act on for a boundary line adjustment. The applicants don't proposed to develop the lots. They are increasing the size of their lots. There is no need for any septic testing and no need for well testing. They are not adding any bedrooms or increasing water consumption. If the applicants request waivers for the remainder of the checklist items and a temporary waiver for completeness purposes, the Board can act on the application in November.

In response to the vacation of Picnic Grove Road, R. Dodds stated the Township is waiting to hear back from the Township attorney. It will be discussed at the November Township Committee meeting. It seems as if Picnic Grove Road will revert 1/3 to one owner and 2/3 to the other. He is not sure if the matter will occur prior to December.

D. Pierce stated he could prepare a resolution and have it ready for adoption at the November meeting so they don't have to wait until the December meeting for the adoption of the resolution. D. Pierce stated the applicants need to provide a completed application with signatures of all the owners and a written request for the waivers. The information needs to be provided at least 21 days prior to the meeting. He stated the resolution would provide, as a condition, the approval of the metes and bounds description by the professionals. The deeds are then signed by the Chairperson and recorded in the County.

ADJOURNMENT

It was moved by R. Dodds, seconded by L. Voronin and carried to adjourn the meeting at 8:31 PM. All members present voted **AYE**.

Respectfully submitted,

Diane Laudenschach, Secretary