

**A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON,
COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, AUGUST 1ST,
2016 AT THE MUNICIPAL BUILDING BEGINNING AT 7:00 P.M.**

Chairman Utter called the meeting to order. This meeting has been advertised in accordance with the Open Public Meetings Act by advertising notice of the meeting in the N. J. Herald and posting copy of the notice in the Sandyston Township Municipal Building.

Roll Call:

Messrs. Huber, Green, Milligan, Powers, Smith, Pinzone, Cunico, Sinha and Utter
Absent: MacDonald, Harper,

ALSO PRESENT: Glen Gavan, Board Attorney

MINUTES:

A MOTION was made by Mr. Pinzone, seconded by Mr. Cunico to approve the minutes of the meeting held on July 11th, 2016. Upon roll call the following votes were cast: **AYES:** Huber, Green, Powers, Smith, Pinzone, Cunico, and Utter. **NAYS:** None. **ABSTAIN:** Sinha and Milligan

VOUCHER REPORT:

A MOTION was made by Mr. Cunico, seconded by Mr. Pinzone to approve the August 1st, 2016 voucher report. Upon roll call the following votes were cast: **AYES:** Huber, Green, Milligan, Powers, Smith, Pinzone, Cunico, Sinha and Utter. **NAYS:** None. **ABSTAIN:** None.

CRISCUOLI & GAVAN, LLC

General: None.

Escrow: None.

H.E. PELLOW & ASSOCIATES, INC

General: None.

Escrow:

Invoice # 62964 – Petroleum Marketing Group – Concept Review # 02-2016 \$32.50

N.J. Herald

Invoice #67118 – Planning Board Meeting Notice \$15.00

CORRESPONDENCE:

Carlin & Ward to G. Gavan RE: Beckenthal Application #02-2015 memorialized on 5-4-15. Opposition to conditions #6&7 of resolution was presented to the board and placed on file.

FORMAL APPLICATION:

YMCA of Newark – Route 206 & Flatbrook Road

Block: 501 Lot: 1,7,8,& 14.02 Zone: D

Project Name: Sign for Camp Linwood MacDonald

Application: # 03-2016

Type: D Variance, amend site plan & use variance

** Mr. Huber recused himself from this discussion.

Mr. William Haggerty of Dolan & Dolan , attorney for the applicant, appeared before the Board and introduced Ms. Cheryl Hammond, the Executive Director of Camp Linwood MacDonald as representative of the applicant, Y.M.C.A. of Newark. Ms. Hammond explained the operation of the camp and its association with the Y.M.C.A. of Newark. Her business card was presented to the Board and marked as Exhibit A-1.

Mr. Haggerty explained that the application for D and Use Variance is necessary as the applicant needs to completely replace the current signage and the current zoning requirement for zone D would have to be met. He continued to describe the need to amend their site plan with this new signage as the Y.M.C.A. is re-branding nationally. This new signage will comply with the corporate re-branding standards. He testified that the signage will be non-illuminated and double-sided with the graphics/logo having a reflective quality. Additionally, it will be smaller and lower than the current signage.

The Engineer report indicated that NJDOT permit approval will be required and Mr. Haggerty assured the Board that those regulations will be followed.

After a brief discussion it was determined that this application was not expanding the existing use and the plans submitted, showing the dimensions of the new sign as well as placement of existing and proposed signage was adequate.

The matter was opened to the public and closed with no comment having been given.

A MOTION was made by Mr. Cunico, seconded by Mr. Pinzone to grant an approval of a D Variance and Use Variance amending the site plan on file to install new signage. Upon roll call the following votes were cast: AYES: Green, Milligan, Powers, Smith, Pinzone, Cunico, Sinha and Utter. NAYS: None. ABSTAIN: None.

A MOTION was made by Mr. Cunico, seconded by Mr. Pinzone to grant an approval to proceed with this project prior to the resolution memorialization. Upon roll call the following votes were cast: AYES: Green, Milligan, Powers, Smith, Pinzone, Cunico, Sinha and Utter. NAYS: None. ABSTAIN: None.

** Mr. Huber reentered the meeting discussion.

RESOLUTIONS: None.

OTHER BUSINESS:

Sign Ordinance:

The Board reviewed the final submission of Sign Ordinance Draft provided by the Board Attorney.

A MOTION was made by Mr. Cunico, seconded by Mr. Milligan to approve the final draft to be forwarded to the Township Committee for consideration of adoption. Upon roll call the following votes were cast: AYES: Huber, Green, Milligan, Powers, Smith, Pinzone, Cunico, Sinha and Utter. NAYS: None. ABSTAIN: None.

Schedule of Dimensions and Limitations:

The Board reviewed the final submission of Schedule of Dimension & Limitations Ordinance Draft provided by the Board Attorney.

A MOTION was made by Mr. Cunico, seconded by Mr. Powers to approve the final draft to be forwarded to the Township Committee for consideration of adoption. Upon roll call the following votes were cast: AYES: Huber, Green, Milligan, Powers, Smith, Pinzone, Cunico, Sinha and Utter. NAYS: None. ABSTAIN: None.

AUDIENCE PARTICIPATION: None.

A MOTION was made by Mr. Cunico, seconded by Mr. Pinzone to adjourn the meeting. AYES: All in favor. NAYS: None. Motion carried.

A handwritten signature in black ink, appearing to read "Beth Brothman", followed by a long, wavy horizontal line extending to the right.

Beth Brothman
Board Secretary