

Borough of Kinnelon

Planning Board

August 4, 2022

The regular monthly meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius at 7:30 p.m., Thursday, August 4, 2022 in the Municipal Building.

It was reported that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on February 2022 and by sending the meeting date to the Daily Record and Herald News.

Present and answering roll call in addition to Mrs. Roselius were Councilman Yago, Mayor Freda, Mr. Schwartz, Mr. Lockwood, Dr. Savino and Mr. Chirido. Mrs. Smialek was absent for this meeting. Mr. Tombalakian and Mr. Boorady were present for this meeting.

A motion to approve the July 7, 2022 minutes was offered by Dr. Savino, second by Mayor Freda with the affirmative "yes" vote of all on roll call. Mrs. Roselius abstained.

Application #848 Next Level Performance & Physical Therapy, Sign Approval, 1163 Rt. 23

Mr. Tombalakian swore in Mr. Tyler Morando.

A motion to approve this application subject to a letter from the landlord to be submitted and that lights will be off between midnight and 6am was offered by Dr. Savino, second by Councilman Yago with the affirmative "yes" vote of all on roll call.

Application #847 Dell Kinnelon, 1515 Rt. 23, Site Plan Approval.

A motion to deem this application complete was offered by Mayor Freda, second by Dr. Savino with the affirmative "yes" vote of all on roll call.

A motion to approve this application subject to the following was offered by Dr. Savino, second by Mr. Chirido with the affirmative "yes" vote of all on roll call.

1. The site plan shall be implemented strictly in accordance with the plan submitted and approved, as revised to reflect the testimony and stipulations provided at the public hearing.
2. The proposed auto parts store is to be utilized for retail operations and customer deliveries only; it is not intended to serve as a regional distribution center.

3. Deliveries to restock and serve the store shall take place outside of ordinary business hours, which the Applicant anticipates will be Monday through Saturday, 7:30 am to 9 pm; Sunday, 9 am to 8 pm.
4. The Applicant shall comply with Technical Comments Nos. 1, 3, 8, 13, 16, 17 & 18 as provided by the review letter dated August 4, 2022 and prepared by Board Engineer Thomas A. Boorady, PE, PP, CME, CFM of Darmofalski Engineering Associates, Inc., and submit revised plans consistent with same for review and approval by the Board Engineer.
5. The Applicant and/or property owner shall execute a Title 39 Agreement with the Borough.
6. The Applicant shall submit to the Board Engineer copies of its access permit extension application together any extension letter/approval by the NJDOT.
7. The Applicant shall provide an as-built plan following completion of construction.
8. The Board recommends the Applicant add signage encouraging customers to make right hand turns out of the driveway in order to utilize the existing Route 23 ramp to access the highway.
9. Subject to Butler Planning Board approval, the Board recommends that the business street address be added to a glass transom over the main entrance door, as well as adding a street address on the building façade facing Kinnelon Road in order to assist Kinnelon Borough first responders who may not realize the driveway to the property lies within Kinnelon Borough. If such recommendations are not satisfactory to the Butler Planning Board, the Applicant shall in the alternative add a street address sign at the driveway, which sign shall be subject to review and approval by the Board Engineer.
10. This approval is contingent upon site plan approval by the Borough of Butler Planning Board for the remainder of the site that lies within Butler Borough, together with all other outside agency approvals.

11. Any future change of use of the site, inclusive of the portion of the site that lies within Butler Borough, shall require prior review and approval by a land use board of the Borough of Kinnelon.

Application #845 Dish Wireless Collocation, Gracview Drive, Site Plan Waiver

This application will be heard at the September 1, 2022 meeting.

Application #843 Minor Subdivision for 15 & 17 Hemlock Lane, Extension Approval.

A motion to grant an extension to January 15, 2023 to file the deeds was offered by Dr. Savino, second by Mr. Schwartz with the affirmative “yes” vote of all on roll call.

A motion for cell towers that are only swapping out equipment, the construction official can issue a permit was offered by Councilman Yago, second by Dr. Savino with the affirmative “yes” vote of all on roll call.

A motion to engage Ms. Jessica Caldwell to assist the Borough with the revisions of our zoning, master plan amendment, full master plan reexamination and not to exceed \$30,000 was offered by Mr. Lockwood, second by Dr. Savino with the affirmative “yes” vote of all on roll call.

A motion to approve the bills and adjourn was offered by Dr. Savino, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Respectfully submitted,

Jennifer Alimurat, Secretary

cc: Planning Board Members
Planning Board Attorney
Planning Board Engineer
Borough Clerk
Board of Health
Fire Prevention Bureau
Zoning Official
Construction Official
Environmental Commission

Tax Collector
Assessor
Department of Public Works
Police Department
Morris County Planning Board