

Borough of Kinnelon

Board of Adjustment

September 7, 2021

The regular monthly meeting of the Kinnelon Board of Adjustment was called to order by Chairman John Carpenter at 8:00p.m., Tuesday, September 7, 2021 in the Municipal Building.

It was posted 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 2021 and by sending the meeting date to the Daily Record and Herald News on February 2021.

Present and answering roll call were Mr. Carpenter, Mr. Bender, Mr. Ott, Mr. Lockwood, Mrs. Herrington, Mrs. Maletsky. Mrs. Canale and Mrs. Minett were absent for this meeting.

Mr. Carpenter asked if everyone would please rise for the Pledge of Allegiance.

A motion to approve the August 3, 2021minutes was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Application # 1524 Klein Outdoor Advertising, LLC, 1167 Route 23 South. The applicant is seeking approvals to erect a “multiple message advertising billboard”. The applicant is being heard for the determination on the checklist waivers.

The following Checklist E. Requirements for Site Plans were voted on:

Item 2.(d) - The Applicant requests a **waiver** from providing a survey of existing utilities within two hundred feet. **The Applicant has agreed to provide this information subject to approvals.** The Applicant indicates the only utility work proposed would be one electric service line from the existing overhead wires along Route 23 to the billboard monopole. The Applicant indicates no ground mounted cabinets are proposed. A motion to approve this checklist waiver subject to providing utilities onsite and within the property frontage was offered by Mrs. Maletsky, second by Mr. Bender with the affirmative “yes” vote of all on roll call.

Item 2.(l) - The Applicant requests a **waiver** from supplying an existing/proposed landscaping and buffering plan, as well as the location of tree removals. A motion to approve this waiver was offered by Mrs. Maletsky, second by Mr. Ott with the affirmative “yes” vote of all on roll call. Mr. Bender abstained.

Item 3. - The Applicant requests a **waiver** from supplying an existing lighting plan. A proposed lumen plan for the billboard has been provided. A motion to approve this waiver was offered by Mrs. Maletsky, second by Mrs. Herrington with the affirmative “yes” vote of all on roll call. Mr. Carpenter voted No.

Item 4. - The Applicant requests a **waiver** from supplying a soil erosion and sediment control plan. A motion to approve this waiver was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Item 6. - The Applicant requests a **waiver** from providing soils data. A motion to approve this waiver was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Item 8. - The Applicant requests a **waiver** from providing a Traffic Impact Study. Per Kinnelon Borough Code, such studies are not required for properties located along Route 23 provided NJDOT permits are obtained. A motion to approve this waiver was offered by Mrs. Maletsky, second by Mr. Ott with the affirmative “yes” vote of all on roll call.

Checklist F. Requirements for Variances

Item 4. - The Applicant requests a **waiver** from a survey showing information relative to single family residential applications. We have no engineering objection to this request as it appears to be not applicable. A motion to approve the waiver was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

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

Submitted by:

Jennifer Highers
Board of Adjustment

Cc: All Board Members
Board Attorney