

MINUTES
PLANNING BOARD
BOROUGH OF NEW PROVIDENCE
TUESDAY, OCTOBER 3, 2017

A. CALL TO ORDER 8:02 p.m.

B. PUBLIC NOTICE: This is a Public Meeting of the Planning Board of the Borough of New Providence, County of Union, and State of New Jersey. Adequate notice of this meeting has been given in accordance with Public Law 1975, Chapter 231, in that an Annual Notice or Revision was made in conformance with Section 13 of the Act.

C. ROLL CALL: Present: Gene Castagna, Bill Hoefling, Gary Kapner, John Keane, Mayor Morgan and Denise Torsiello, Absent: Matt Cumiskey, Bob Lesnewich and Robert Sartorius. Also present: Amanda Wolfe, Board Attorney, and Margaret Koontz, Secretary

D. PLEDGE OF ALLEGIANCE

E. RESOLUTION

Marion Street Properties 1280-SA LLC Application #2017-04
1276-1282 Springfield Avenue, Block 150, Lot 18, CCD Zone, New Providence, NJ 07974
Site plan approval to permit the renovation and updating of building facades, and installation of awnings, signage and façade lighting.

The Board had no issues with the resolution as drafted. Mayor Morgan moved this and Mr. Hoefling seconded same. Members voting in favor: Mr. Hoefling, Mr. Kapner, Mr. Keane, Mayor Morgan and Mr. Castagna.

F. PUBLIC HEARING – COURTESY REVIEW

Barabash Manor Application #2017-03
101 Academy Street, Block 50, Lot 14.02, CCD Zone, New Providence, NJ 07974
Courtesy review for amended site plan approval with all other relief in the form of variances, waivers, or exceptions to the strict interpretation of the Borough's Zoning Ordinances which the Board deems necessary, to construct a new monument sign approximately 9 square feet.

Thomas Sponauer and Raymond Cooney, Site Manager and Treasurer of Barabash Manor, were sworn in. Mayor Morgan welcomed Mr. Sponauer, from Boy Scout Troop I who is proposing construction of a sign at Barabash Manor and other improvements for his Eagle

Scout project, and thanked him for coming for the courtesy review of the application.

Mr. Sponauer proposes to construct a new sign in front of Barabash Manor that will be located 17' - 6" from the walkway that leads to the building and 10' from the sidewalk on Academy Street. He also proposes to mulch around the tree and install stone pavers around the mulch. He's going to make the sign, which will read The Manor Affordable Senior Housing, 101 Academy Street, of cabinet-grade wood. The green sign will have white edging and carved letters that will be painted white. Two white poles will support the sign which will be 36" high by 48" wide with a total height of 5' high.

Mr. Sponauer responded to questions from the Board. Mr. Sponauer will make the sign and some of the Scouts in his troop will help him install it and do the landscaping. He expects that will take a couple of weekends from start to finish and plans to start in two weeks once he has the materials. The sign will be 2' above ground. He considered the driveway when proposing the location of the sign and it doesn't interfere with the sight line. The sign will not be illuminated and will be located 2' above ground. He will mulch under the sign but doesn't plan to plant.

Mr. Cooney expressed his support for the sign. Barabash Manor had a metal building sign that blew down during one of the storms. This is a much better sign.

No vote was required.

G. OTHER BUSINESS

C.R. Bard Amended Site Plan

The Board reviewed a letter dated September 25, 2017, from Dempsey, Dempsey & Sheehan, attorney for C.R. Bard, requesting the Board to grant authorization to Michael O'Krepky, Borough Engineer, to resolve minor site plan field changes for the fence and guardhouse at C.R. Bard. The Board had no objections.

Mr. Hoefling moved to give Mr. O'Krepky authorization to resolve minor field changes. Mr. Kapner seconded the motion. All voted in favor. No resolution is required. Mr. Lynch can send him Mr. O'Krepky an e-mail regarding the Board's decision.

Revised Downtown Ordinances

Ms. Gruel, the Borough Planner, is going to make the Board's changes discussed at the meeting on September 12, 2017, and will forward the updated ordinances to Council.

H. MISCELLANEOUS BUSINESS

No miscellaneous business.

I. Executive Session

Mayor Morgan moved to go into Executive Session as 8:18 p.m. to discuss pending litigation. Mr. Keane seconded the motion. All voted in favor.

J. MINUTES

Mayor Morgan moved to approve the minutes of September 12, 2017, and Mr. Hoefling seconded the motion. The minutes were approved as submitted.

K. ADJOURNMENT

Mayor Morgan moved and Mr. Kapner seconded the motion to adjourn. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Margaret Koontz
Planning Board Secretary