

RARITAN TOWNSHIP PLANNING BOARD MINUTES

April 27, 2016

1. CALL TO ORDER

By Policy of the Planning Board, no new agenda items will begin after 10:00 p.m. (All matters not completed by 10:30 p.m. will be carried over to the next meeting). Chairman Kuhl called the meeting to order at 7pm.

a. Newspaper Notification

The notice requirements of the Open Public Meeting Act were read into the record.

b. Roll Call

The following members of the Planning Board were present:

Mr. Throne	present
Ms. Drewes	present
Ms. DiGiandomenico	present
Mr. Quinn	present
Ms. Gilbert	present
Mr. Miller	present
Mr. Gettings	present
Chairman Kuhl	present

The following member of the Planning Board was absent:

Mr. Mangin

Also present was: Jamie Sunyak, Township Planner.

2. MINUTES

The minutes for the March 9th meeting were approved; Chairman Kuhl abstained.

3. RESOLUTIONS

Resolution No.10-2016, Wawa Inc., was approved unanimously.

4. CITIZENS PRIVILEGE

There were no members of the public present.

5. PUBLIC HEARING - None.

6. CORRESPONDENCE – Letters requesting an extension of approval on several applications were distributed to the Board.

7. DISCUSSIONS & RECOMMENDATIONS

The Board conducted a workshop meeting to discuss the Township's sign ordinance. Ms. Sunyak described the current sign code and indicated that the Board has had requests for variances which has prompted the discussion of whether the sign code needs to be modified.

The Board discussed different scenarios including the car dealerships and banks. Car dealerships usually have more than one franchise and the applicants typically request variances due to the number and size of the signage. Banks and users with drive-thrus, such as Starbucks, require variances due to the number of signs, the square footage, as well as the location of the signs. These users are now requiring message boards and additional directional signage which often needed variances. Ms. Sunyak handed out some examples of potential zoning modifications.

The Board also discussed allowing for additional signage based upon the frontage length or building size.

The second issue was LED signage which is permitted in all commercial zones. While it is useful because a shopping center can advertise all of the businesses, these signs can be distracting and not necessarily aesthetically pleasing. The Board asked Ms. Sunyak to research any safety concerns or reported accidents resulting from distracted drivers.

Lastly, the Board discussed the temporary sign ordinance. In order to be more business friendly, the Board recommended extending the time periods for "Grand Opening" signage and "Temporary Events" signage.

8. COMMENTS & BOARD REPORTS

a. Chairman's Report – Chairman Kuhl mentioned there were several Planning Board applications on file, and the Board should start getting more active.

b. Board's Comments – Mr. Throne stated that the Board would like to receive the professionals' reports in advance of the meetings so they have time to review/digest info.

c. Engineer's Comments – None.

d. Planner's Comments – Ms. Sunyak thanked the Board for their input regarding revisions to the sign ordinance.

e. Attorney's Comments - None.

9. SCHEDULE OF MEETINGS – May 11th at 7:00 pm.

10. ADJOURNMENT - CHAIRMAN KUHL MADE A MOTION TO ADJOURN AT 8:10 PM