



they will close off the inner most lane, and replace that area with a decorative rock surface, the curbing will move out, and they removed the two proposed parallel parking spaces by the bypass lane so traffic can pass freely.

Mr. DeWitt said the grading to the front door will be re-configured for ADA compliance, and said this grading change will also make the access isles between them ADA compliant.

Mr. DeWitt said they propose to keep the existing lighting in place, poles, and fixtures, but to add ATM safety lighting requirements, and any added lighting fixtures will be the same as the existing lighting fixtures. Mr. Stoner said an updated lighting plan will be required to be submitted.

Mr. DeWitt presented Exhibit A2, dated 12/15/16, which shows the overall landscaped and paved areas, and what will remain as building coverage. It also shows the extent of the proposed canopy over the front vestibule. A plan from a landscape architect was submitted and Mr. DeWitt said most of the added landscaping will be to the front of the building and will consist of low growing shrubs, and trees, and said that the existing vegetation will remain. Mr. DeWitt said a landscape plan shall be revised to show the new curb alignment. The proposed landscaping will add more buffering and improve the site overall. Mr. Stoner said a landscape plan will be required to be submitted to the Planning Board Planner for review and approval. The applicant agreed.

Mr. Stoner reviewed the required variances:

- Front yard setback
- Size of parking spaces
- Lot coverage
- Number of signs

Mr. DeWitt said that a stop bar was added to the AMT exit lanes, and the handicap parking will be striped blue and white.

Mr. DeWitt reviewed the proposed signage and said that most of the signs are pre-existing, but will be refaced, and that two directional signs are proposed. A wall sign is proposed above the new canopy in the front, another chase sign with the Chase octagon is proposed on the southern side of the building, which will be illuminated. The proposed free-standing sign in the front requires a variance for a setback to the property line, but the applicant agreed to keep the height at 12' to eliminate a height variance. There was a lengthy discussion about the southern wall sign and the consensus of the Board was that it is not necessary.

The applicant introduced Planner, David Karlebach, who provided his education and experience to the Board. The Board accepted him as an expert in his field. Mr Karlebach was sworn in and said the necessity for the variances they are seeking tonight represents an improvement to the site. He said he believes because this building sits on a corner lot, the southern wall sign is necessary, and said it will provide visibility for traffic traveling north on Rt. 206 and on Lackawanna Drive. He said the sign is not excessive, will not cause a detriment to the public good, and believes a variance should be granted. The Board still agreed this sign was not necessary. The applicant agreed to withdraw this proposed sign, and said they will come back to the Board if the applicant decides later that it is needed.

The Board had no more questions. Mr. Senesky requested that the applicant provide a summary of variances required. The applicant agreed.

Chairman Shivas opened to the public. No one from the public came forward. Chairman Shivas closed to the public.

Mr. Senesky asked that applicant to provide two copies of Exhibit A1 for himself and the Board Engineer. The applicant agreed. Mr. Stoner recommended changing the signature box on the plan from Borough Engineer to Land Use Engineer. The applicant agreed.

A motion was made by Mr. Walsh, the motion was seconded by Ms. Segal to approve this application. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion							√			
Seconded						√				
Aye		√	√			√	√			√
Nay										
Abstain										
Absent	√			√	√			√	√	

Motion carried.

Mr. Senesky told Mr. Meese the resolution would be ready for the Jan. 5 meeting and he would send a copy to him for review.

**REPORTS FROM COMMITTEES**

- Township Council - No representative was present.
- Environmental Commission - No representative was present.
- Architectural Review Committee - Mr. Morytko said they reviewed the final Mavis Plan, and reviewed the signage in connection with the application for the proposed Andover Wine and Liquors.
- Open Space - Mr. Morytko said that Tamarack Park is scheduled to open on May 1, 2017
- Board of Health - Nothing to report.

**ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY**

Chairman Shivas told the Board that he met with the Township Deputy Manager, Doris, Joe Sabatini, the Township Manager, and the Zoning Officer, Tom Dixon, to discuss zoning moving forward. Chairman Shivas recommended fixing the small amount of properties in the Township zoned incorrectly, and then work on the NC zone changes. He also told the Board he has a meeting with the Township Manager, the Deputy Manager the Construction and Zoning Official to discuss the intensification of a pre-existing, non-conforming structure, additions vs. new construction and associated issues.

**BILLS**

Harold E Pellow & Associates, Inc. (11 bills) \$7749.75

A motion was made by Ms. Segal, the motion was seconded by Mr. Walsh. All were in favor. Motion carried.

Schenck, Price, Smith & King, LLP (3 bills) \$787.50

A motion was made by Mr. Walsh, the motion was seconded by Mr. Chozick. All were in favor. Motion carried.

**PUBLIC COMMENT**

Chairman Shivas opened to the public. No one from the public came forward. Chairman Shivas closed to the public.

**ADJOURNMENT**

A motion to adjourn the meeting was made at 10:00 p.m. by Mr. Walsh, and seconded by Mr. Chozick. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*