

**Frenchtown Planning Board  
Regular Meeting  
October 28, 2015**

Vice-Chairman DenBleyker called the Regular Meeting to Order at 7:30 P.M. and stated that all the requirements of the “Open Public Meeting Law” have been met. The meeting has been advertised, the Agenda has been posted in the Borough Hall and copies distributed to the designated newspapers.

**ROLL CALL**

Present:	Absent:	Dougherty
Case		Eckel
Cooper		
DenBleyker		
Dragt		
Musolino		
Scott		
Sullivan		
Suttle		
Weeks		

**APPROVAL OF MINUTES**

**Executive Session – April 29, 2015**

Mayor Cooper moved to accept the minutes of the April 29, 2015 Executive Session. Gerry Case seconded the motion. The minutes of the April 29, 2015 Executive Session were approved by unanimous favorable roll call vote.

**Executive Session – June 3, 2015**

Mayor Cooper moved to accept the minutes of the June 3, 2015 Executive Session. Gerry Case seconded the motion. The minutes of the June 3, 2015 Executive Session were approved by favorable roll call vote with Sarah Scott abstaining.

**Regular Meeting – September 23, 2015**

Mayor Cooper moved to accept the minutes of the September 23, 2015 Regular meeting. William Sullivan seconded the motion. The minutes of the September 23, 2015 Regular meeting were approved by favorable roll call vote with Gerry Case and Warren Cooper abstaining.

**PUBLIC COMMENTS**

Vice-Chairman DenBleyker announced that before we start the public comment section, comments are welcomed on matters not listed on the agenda. Comments related to agenda items should be held until that specific item comes up on the agenda. Vice-Chairman DenBleyker opened the public comment session.

Having no public comments, Vice-Chairman DenBleyker closed the public comments session.

**Sign Application - Block 41 Lot 7, 13 Race Street – Gary Giordano (Milk Crate Gallery)**

Applicant Gary Giordano of Milk Crate Gallery noted that he is requesting permission for an advertising sign. It is a simple hand painted sign right above the door. There is a piece of

aluminum that goes around the building and he will paint the sign on the aluminum with a symbol. The sign will be black letters with white canvas with colors of green, blue, red and white on the symbol. The crate will be brown. The letters are 6 inches by 6 inches. He will have letters on the door with his email, phone number and hours. Those door letters are less than 3 inches. Responding to Cathy Suttle, Mr. Giordano noted that the steel area measures 16 inches by 80 inches and the sign is 6 inches by 70 inches. Cathy Suttle stated that the sign complies with the 40% signable area requirement. There is no illumination. The sign contains 6 items of information. On motion by Catherine Suttle, seconded by William Sullivan and carried by unanimous favorable roll call vote, the Planning Board approved the sign application for Block 41 lot 7 and the following resolution:

**RESOLUTION #2015-34**

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION  
GRANTING APPROVAL FOR INSTALLATION OF A SIGN**

WHEREAS, Applicant Gary Giordano of Milk Crate Gallery has applied to the Planning Board for permission to install an advertising sign on the premises located at Block 41 Lot 7;

AND WHEREAS, after considering all the evidence presented, the Planning Board has made the following findings of fact at its Regular Meeting on October 28, 2015:

1. The wall sign will read in accordance with the sketch attached hereto.
2. The wall sign will measure 6 inches high by 70 inches wide for a total of less than 2.9 square feet and the signable area is 16 inches high by 80 inches wide. The sign complies with the 40% signable area requirements.
3. The wall sign will be hand painted on the aluminum in letters of black and the logo will be in colors of white, brown, green, blue and red.
4. The letters on the window will be white and are less than 3 inches.
5. The wall sign contain 6 items of information as defined in the Land Use Ordinance #564.
6. The wall sign will be not be illuminated.

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact and conclusions, the Planning Board of the Borough of Frenchtown does hereby grant to the above named applicant, permission to install an advertising sign on the above referenced premises.

I certify that the foregoing resolution was approved on October 28, 2015.

Votes on Adoption of Motion

\_\_\_\_9\_\_\_\_AYES  
\_\_\_\_0\_\_\_\_NAYS  
\_\_\_\_0\_\_\_\_ABSTAIN  
\_\_\_\_0\_\_\_\_RECUSED

**EXECUTIVE SESSION:**

**Potential litigation-In Re the Borough of Frenchtown Declaratory Judgment Action Seeking Approval of the Borough's Housing and Fair Share Affordable Housing Plan.**

Vice-Chairman DenBleyker noted that the Planning Board must go into executive session for potential litigation. On motion by William Sullivan, seconded by Warren Cooper and carried by unanimous favorable roll call vote, the Planning Board approved to go into executive session at 7:50 pm and approved Planning Board Resolution #2015-33 as follows:

PLANNING BOARD RESOLUTION #2015-33

EXECUTIVE SESSION RESOLUTION

**WHEREAS**, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12 (b) (1-9)), Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, the Planning Board is of the opinion that such circumstances exist.

**NOW, THEREFORE, BE IT RESOLVED** by the Frenchtown Planning Board, in the County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
  - A. Potential litigation-In Re the Borough of Frenchtown Declaratory Judgment Action Seeking Approval of the Borough's Housing and Fair Share Affordable Housing Plan.
3. The Planning Board may take official action on those items discussed in Executive Session upon completion of the Executive Session.
4. The minutes of the discussions shall be made available to the public as soon as the matters under discussion are no longer of a confidential or sensitive nature.
5. This Resolution shall take effect immediately.

I, Brenda S. Shepherd, Planning Board Secretary, do hereby certify that the foregoing is a true copy of a resolution adopted by the the Frenchtown Planning Board at a meeting held on October 28, 2015.

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Brenda S. Shepherd, Secretary  
Frenchtown Planning Board

The Planning Board came out of executive session at 8:20 pm.

**VOUCHERS**

Brenda Shepherd, Board Secretary, presented the following vouchers for approval:

**VOUCHER LIST 10/28/15**

NJ Planning Officials	2016 Membership Dues	\$ 370.00
Elizabeth McKenzie	Professional Services for Land Use Ordinance through 9/30/15	\$ 43.75
Elizabeth McKenzie	Professional Services for Affordable Housing through 9/30/15	\$ 3,237.50
Archer & Greiner	Professional Services for General Representation through 9/30/15	\$ 260.00
Albert Cruz	Professional Services for Declaratory Judgement through 9/30/15	\$ 1,170.00

**ESCROW ACCOUNT – BLOCK 3 LOT 1 – Frenchtown 7**

Elizabeth McKenzie	Professional Services for Frenchtown 7 through 9/30/15	\$ 437.50
Archer & Greiner	Professional Services for Frenchtown 7 through 9/30/15	\$ 220.00
Albert Cruz	Professional Services for Frenchtown 7 through 9/30/15	\$ 57.00

**ESCROW ACCOUNT – BLOCK 57 LOT 1 - Cretella**

Herbert, Van Ness, Cayci & Goodell	Professional Services for Cretella through 8/31/15	\$ 629.50
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**ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael**

Albert Cruz	Professional Services for Michael through 8/31/15	\$ 75.00
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**ESCROW ACCOUNT – BLOCK 55 LOT 1 – Cahill**

Archer & Greiner	Professional Services for Cahill through 6/30/15	\$ 480.00
Van Cleef Engineering	Professional Services for Cahill through 6/30/15	\$ 202.50
Archer & Greiner	Professional Services for Cahill through 7/31/15	\$ 260.00

On motion by Warren Cooper, seconded by Gerry Case, and carried by unanimous favorable roll call vote, the Planning Board approved payment of the above bills list.

**CORRESPONDENCE, COUNCIL REPRESENTATIVE REPORT AND OTHER RELATED ITEMS**

Vice-Chairman DenBleyker noted that there is a letter from Attorney Danzo in reference to the Cretella application which was deemed incomplete in August. Attorney Hirsch recommended that if the application is still incomplete at the end of the year, the Board should tell the Attorney to resubmit an application.

William Sullivan recommended that the Planning Board members tour the new sewer plant.

**ADJOURNMENT**

Gerry Case moved adjournment at 8:27 PM, and Jack Weeks seconded. The motion passed on favorable voice vote.

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Brenda S. Shepherd  
Planning Board Secretary