

Frenchtown Planning Board
Regular Meeting
February 22, 2017
7:30 P.M.

Chairman Randi Eckel 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.

OATH OF OFFICE – Jeanne Herb- Alternate II

Chairman Eckel noted that Jeanne Herb was appointed to the Alternate II position on the Planning Board but she has a conflict this evening and is out of town on business. She will be sworn in at the March meeting.

ROLL CALL

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

APPROVAL OF MINUTES

Reorganization and Regular Meeting – January 25, 2017

Gerry Case moved to accept the minutes of the January 25, 2017 Reorganization and Regular meeting as amended (As to Page 10, Under Correspondence/Council Representative Reports and Other Related Items, the end of the second sentence should read: retail use to retail use. As to page 10, second line from the bottom should read: The Borough decided to do it as a means to control costs. As to page 11, third paragraph, end of line 4 should read: Thai restaurant.) Gordon Dragt seconded the motion. The minutes of the January 25, 2017 Reorganization and Regular meeting were approved as amended by unanimous favorable roll call vote.

PUBLIC COMMENTS

Chairman Randi Eckel 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. Chairman Eckel opened the public comment session. Having no comments, Chairman Eckel closed the public comment session.

HUNTERDON COUNTY ECONOMIC DEVELOPMENT DIRECTOR – MARC SALUK

Marc Saluk reported that he is here this evening to update the Planning Board on the activities of the economic efforts. Frenchtown is the community that made him want to be here in Hunterdon County. He applied to Hunterdon County because it was between Philadelphia and Boston. He

and his girlfriend came to Riverfest in Frenchtown. They saw the sign at the Bridge in Frenchtown that said "Welcome to Hunterdon County". He researched Hunterdon County and decided that Hunterdon County was at the top of the list for his choice of employment. When he was hired, he began developing programs and a transformative model. If you go back to the CEDS report, you will see that an aging population and population growth were the top issues. The concerns were the creation of low wage positions and how you would make a living and have a family in Hunterdon County with a low paying job. When you look round, industries are the high paying jobs but what industries can we get here. Industrial jobs in this area are not reasonable growth for Hunterdon County. We also determined that people in this area are highly educated. These individuals will end up in Tech jobs. There is an IT Company in Kingwood Township on Route 12. They write software for the pharmaceutical industry and they teach programming as well. The facility is sustainable and has no impact on the infrastructure, and utilities. The average wage in that company is about \$175,000.00 per year. That is a reasonable and appropriate growth mechanism for who we have here.

Part of the program is to put in systems to attract those people. In a recent US Today article, desk jobs are in the tech area. The idea is to stop educating students for export purposes only. It would be great if our emerging workforce could find opportunities here. There is a three prong approach to the success of this area. The first one is with municipalities. We would like to put in procedures and expedite the procedures to get these companies up and going. If these companies can get up and running quicker and cheaper, it is a great opportunity. There are about six communities that are meeting on this topic and developing a best practices tool kit. The other is in education, aligning and making students aware of these opportunities. The third approach is developing an entrepreneur tech gardening effort. This leads to incubator start ups, access to mentor networks and capital. The idea is to make sure we are holding onto our innovators. We want to be a partner in success if there is a great idea to develop locally. In moving the plan forward, one of the things we have done with some of the communities is to develop work plans for this year. There are specifics in some cases. One specific project in Flemington is a Hackathon. He sent an idea for a baseline for a relationship this year between the effort and Frenchtown. It will provide interaction. He will be getting feedback. It points to Frenchtown to engage in the larger effort if anyone chooses too. In an effort to move the tech effort forward, the Hackathon is an example of partnership between communities. Hackathon brings the tech communities together to create IT solutions for problems that show up for the team to solve. Princeton had a Hackathon recently and the theme for all the teams was to generate algorithms that could be applied to larger platforms like Facebook. They had a lot of interesting projects come out of that. Mr. Saluk noted that they are having a Hackathon along with the Hunterdon County Chamber of Commerce and the Flemington Community partnership, on April 28th and April 29th, a 24 hour event, where they will break up into teams and solves these types of problems. The event does three things. It engages the tech community itself, you know who you have who may become involved in the efforts, and it starts to give us an idea of the market that you have. They move this model forward in different ways. We are also going to run this effort loud for who we are trying to attract here which is a high end work force, an educated population that we want to keep here, the tourist we want to attract and the companies we want to attract here. We want to be much louder working with branding companies so we can develop a messaging system so we can move forward with our online presence. Once that is done, we will put together an Economic Development website with a property locator, etc. so if he goes to a IT convention in Chicago and there is another integrated clinical system that would be great for Frenchtown, there is a place to point them to. The nice thing about a branding process is they may have heard of Clinton or Frenchtown but have not heard of Hunterdon County. They may not know that if they are in Lambertville, they can go a few miles north to Frenchtown. We want

it to all be branded together. An example is there is a County in Ohio similar to Hunterdon County. They were diversified similar to this area, and they applied it and did a campaign to promote their outdoor lifestyle, with a campaign for homegrown ideas, history and an artisan food and beverage community, etc. We hope we end up with something like that.

Mr. Saluk closed with tourism. What is great about tourism is that it backs up the rest of the model. When you think about what we promote, beautiful river towns, outdoor life styles and artistic communities, we are promoting to the workforce we need to support the growth of these companies we are trying to grow. Under the original structure, tourism was suppose to be something he ran with other committees. We agreed that it does not do tourism justice. We decided the best way to do this was to have a Comprehensive Sustainable Tourism effort county wide. The Delaware River town group is doing a great job in that respect and he would like to see them involved and would like their feedback. We are about to launch with the efforts of the Hunterdon Chamber of Commerce and Milford a 5 year capital campaign to raise money for the railway. We would like to make sure there is rail access for the non profit tourism oriented passenger rails that operate from Warren County into Pennsylvania. We would like it to come down to Milford. They want Milford to be an end destination. We would love to have ways to bring tourism in. If that plan connects the trails, he envisions people coming with their bikes on the train and then biking down the trail to Frenchtown, etc. bring tourism here. This is an example of partnerships with towns. There is a lot of territory to explore. The purpose today was to delineate where there is engagement and where the County can be of value to Frenchtown.

MEMORIALIZING RESOLUTION #2017-09 – SITE PLAN WAIVER, BLOCK 55 LOT 1, 10 BRIDGE STREET, SUITE 3 – SUNBEAM GENERAL STORE

On motion by Gordon Dragt, seconded by William Sullivan and carried by favorable roll call vote, the Planning Board approved Memorializing Resolution #2017-09 as follows:

**Frenchtown Borough Planning Board
Resolution No. 2017-09
Hanah Opdyke and Benjamin Duensing,
d/b/a Sunbeam General Store
Block 55, Lot 1, 10 Bridge Street**

WHEREAS, Hanah Opdyke and Benjamin Duensing, d/b/a Sunbeam General Store, are the applicant (the “Applicant”) and Davon, LLC is the owner of certain property located in the Borough of Frenchtown and designated on the Borough tax maps as Block 55, Lot 1, Suite 3 (the “Subject Property”); and

WHEREAS, on July 22, 2015, the Frenchtown Planning Board (the “Board”), adopted Resolution No. 2015-27 memorializing approval of a use variance and waiver of site plan review for a body art studio on the Subject Property; and

WHEREAS, the use approved under Resolution 2015-27 may have been abandoned, with the tenant, Richard Cahill, having vacated the Subject Property; and

WHEREAS, the Applicant submitted a letter dated November 29, 2016 to the Board describing their proposal to operate a retail shop selling raw foods, local eggs, packaged cheese, packaged baked goods, prepared fermented foods and other packaged items, locally created craft items, a variety of river supplies and river-theme books as well as beverages, coffee and teas to go, with no seating or on-site food preparation or cooking (the “Sunbeam General Store proposal”); and

WHEREAS, as part of the November 29, 2016 letter submitted by the Applicant, a request was made for site plan waiver, representing that there would be no structural or physical changes to the interior or exterior of the building; and

WHEREAS, the Applicant appeared before the Board at the December 14, 2016 regular meeting and gave the following details concerning the Sunbeam General Store proposal:

1. The shop would be a river shop/old time general store focusing on local goods, crafts and river necessities as well as beverages, food and packaged goods.

2. No food will be prepared on site.

3. Guided river walks and local eatable walks may be organized from the store.

4. The store would also sell local bird guides, wildlife books, local crafts, Frenchtown t-shirts, and similar items.

5. Prior to being utilized as the Rich Cahill Body Arts Studio, the Subject Property was previously the home of a general store.

6. The footprint of the space will not be changed.

7. The floorplan submitted to the Board was confirmed as accurate and the Applicant did not anticipate a need for any additional parking.

WHEREAS, the Board after giving consideration to the application, documents and testimony referenced above and giving appropriate weight to same, makes the following factual findings and conclusions of law:

A. Zoning, Prior Development Approvals And Proposed Development:

1. The Subject Property is located in the R-4A Central Commercial zone, and was most recently used as a body arts studio pursuant to the use variance granted to the Rich Cahill Studio, and before that, has had various uses, including a general store and a salon. The Board previously determined that Suite 3 is a first floor unit, with the building having two first floors.

B. Site Plan Waiver:

1. The Applicant testified that no renovations to the interior or exterior were necessary for the Sunbeam General Store proposals.

2. The Sunbeam General Store proposal is a retail use permitted in the R-4A Central Commercial zone.

3. The lack of on-site parking is a pre-existing legal non-conformity, which apparently existed when the Subject Property was used as a salon and as a general store.

4. The Board finds that the request for site plan waiver conforms with Frenchtown Borough Land Use Ordinance Section 504C.2, because the Board agreed with the Applicant's representations that the proposed use would not generate greater parking needs than

the other retail uses expressly permitted in the R-4A Central Commercial zone and because the lack of on-site parking is a legal non-conformity.

NOW, THEREFORE, be it resolved by the Frenchtown Borough Planning Board by motion duly made and seconded on December 14, 2016, that the application for site plan waiver is hereby approved, subject to the Applicant's compliance with representations to the Board, including:

1. There shall be no seating or on-site food preparation or cooking;
2. There shall be no structural changes to the space or the interior and exterior of the building;
3. The hours of operation are expected to be approximately 9:00 a.m. to approximately 7:00 p.m. Monday through Sunday.

Voting record on December 14, 2016, a motion to grant the request for site plan waiver received the following votes:

Those in favor: Eckel, Weeks, Musolino, Dragt, Myhre, Sullivan and Case

Those opposed: None

The above memorializing Resolution was adopted on February 22, 2017 by the following Board members eligible to vote:

Member	Yes	No
Eckel	X	
Weeks	X	
Musolino	X	
Dragt	X	
Myhre	Absent	

Sullivan	X	
Case	X	

Attest:

Brenda S. Shepherd, Board Secretary

SIGN APPLICATION – BLOCK 52 LOT 32, 59 TRENTON AVENUE – GOLDBERG REALTY ASSOCIATES

Michael Holst from American Woodcarving, LLC, noted that he is representing Goldberg Realty who is rebranding all their properties. He has come up with a sign to replace the existing sign that conforms to the zoning ordinance. It is a direct replacement. They are looking to put the new sign in the same spot. It is 8 feet smaller than the existing sign. Chairman Eckel noted that the existing sign was approved on May 24, 1987 with very little detail. The ordinance allows 16 square feet. The sign that is there is 30 square feet. The sign is a pre-existing non conforming sign. By them replacing the sign, they are bringing it closer to conformity. We want to encourage people to maintain signs and it is within our power to approve this sign because the sign is closer to conformity. She asked how many feet from the road will the sign be? Mr. Holst noted that the sign will be 22.5 feet from the road. The lettering size on the lower part of the sign is 1 ¼ inches which will not count toward the items of information because it is less than the 3 inches. The posts are aluminum. The sign will be made of high density urethane with a wood like appearance. The colors of the sign will be navy blue with silver lettering and the post will be silver matching the lettering. The sign will not be illuminated. The height conforms to the original. Chairman Eckel noted that the sign is two sided, with the same thing on both sides. There are 7 items of information. Subsequent to a brief discussion, the Board agreed that the current sign is a pre-existing non-conforming sign and that the new sign will bring the sign closer to conformity with the ordinance. On motion by Randi Eckel, seconded by William Sullivan and carried by unanimous favorable roll call vote, the Planning Board approved the sign application for Block 52 lot 32 and the following resolution:

RESOLUTION #2017-10

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

WHEREAS, Applicant Michael Holst representing Goldberg Realty has applied to the Planning Board for permission to install an advertising sign on the premises located at Block 52 Lot 32;

AND WHEREAS, after considering all the evidence presented, the Planning Board has made the following findings of fact at its Regular Meeting on February 22, 2017:

1. The ground sign will read in accordance with the sketch plat attached hereto.

2. The ground sign will be made of a wood like material and will measure 48 inches high by 66 inches wide for a total of 23 square feet which is less than the existing non-conforming 30 square foot sign.
3. The ground sign will be 22.5 feet from the street line and is in the same location as the existing sign.
4. The ground sign will be navy blue with silver lettering and the post will be made of aluminum, silver in color to match the lettering.
5. The ground sign will be affixed so it will not swing.
6. The ground sign will contain a total of 7 items of information as defined in the Land Use Ordinance #564.
7. The ground sign will 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 February 22, 2017.

Votes on Adoption of Motion	
_____9_____	AYES
_____0_____	NAYS
_____0_____	ABSTAIN
_____0_____	RECUSED

Brenda S. Shepherd, Secretary

SIGN APPLICATION – BLOCK 41 LOT 7, 13 RACE STREET – WATSON-BROWNE LLC.

Ronnie Browne Katz and Guy Watson from Watson-Browne LLC. requested permission for an advertising sign for their gallery. Ms. Katz stated that the wall sign will be over the door. The sign was digitally done with a cherry wood frame to curve with the building. There will be white decals on the window because the space is on both Bridge Street and Race Street. Responding to Chairman Eckel, Ms. Katz noted that the dimensions from the bottom of the sign to the roof line is approximately 4 ½ feet. The sign is located in the existing space. The signable area is approximately 28 square feet. The color of the sign is black with white lettering and edged in cherry wood color. The lettering on the window is less than 3 inches. Chairman Eckel noted that the wall sign is replacing a sign that was previously approved by the Board. The sign is approximately 32% of the signable area and has 3 items of information. The letters on the window sign are less than three inches and the window sign is considered an accessory sign and is less than 25% of the window area. She asked if the sign would be illuminated? Mr. Watson responded that it is not illuminated presently. Chairman Eckel noted that the new owner would

have to come back before the Board if they install lighting. There could be no more than 75 watts, equal to 1100 lumens. The window sign is 2 inches by 12 inches which is 8% of the signable area. Chairman Eckel added that the wall sign is a digital print made to appear wood like.

RESOLUTION #2017-11

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

WHEREAS, Applicant Ronnie Brown Katz and Guy Watson from Watson-Browne LLC 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 February 22, 2017:

1. The signs will read in accordance with the sketch attached hereto.
2. The wall sign will measure 7 feet 3 inches wide by 1 foot 4 inches high for a total of less 9.64 square feet and the signable area is 28 square feet. The sign complies with the 40% signable area requirements.
3. The wall sign is a digital print of black with white lettering and cherry wood colored frame.
4. The letters on the accessory window sign will be white and are less than 3 inches. This accessory sign is 8% of the signable area complying with the less than 25% requirement.
5. The wall sign contain 3 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 February 22, 2017.

Votes on Adoption of Motion

____ 9 ____ AYES
____ 0 ____ NAYS
____ 0 ____ ABSTAIN
____ 0 ____ RECUSED

Brenda S. Shepherd, Secretary

SIGN APPLICATION – BLOCK 59 LOT 3, 62 TRENTON AVENUE – JENNIFER BARCLAY (BLUE FISH)

Sandy Jablonski representing Blue Fish noted that they are requesting permission to change their current sign. They want to update it to a more modern look. Chairman Eckel stated that the sign is 17 square feet which is under the 20 square feet allowed. Ms. Jablonski stated that the sign is the same dimension and located in the same spot as the existing sign. There is a space between the sign and the guest loft sign. There are corporate consultants that come in for a certain time and stay there. The light is illuminated. Chairman Eckel noted that the lighting is limited to 75 watts or 1100 lumens. Gordon Dragt noted that the sign is nonconforming because it is only 9 feet from the curb with 20 feet being required. It is pre-existing nonconforming and is not being made any worse. Ms. Jablonski stated that the sign next door is lined up with our sign. Chairman Eckel noted that since the sign is less than 25 square feet, it only has to be 10 feet from the curb. Responding to Chairman Eckel, Ms. Jablonski stated that the letters on the lower sign will be less than 3 inches and the items of information are under 10. The sign is made of wood and the metal letters will be applied to the sign and will be raised. We are reducing the size of the supports. Chairman Eckel stated that the sign must be well secured. There are 9 items of information. Responding to Chairman Eckel, Ms. Jablonski noted that the guest lofts are part of Blue Fish. It has always been used as residential apartments. Chairman Eckel noted that the existing sign is nonconforming and the new sign is the same size and in the same location so the nonconformity is not made any worse. On motion by Cathy Suttle, seconded by William Sullivan and carried by favorable roll call vote, the Planning Board approved the sign application for Block 59 Lot 3 and the following resolution:

RESOLUTION #2017-12

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

WHEREAS, Applicant Sandra Jablonski of BlueFish has applied to the Planning Board for permission to install an advertising sign on the premises located at Block 59 Lot 3;

AND WHEREAS, after considering all the evidence presented, the Planning Board has made the following findings of fact at its Regular Meeting on February 22, 2017:

1. The ground sign will read in accordance with the sketch plat attached hereto.
2. The ground sign will measure 42 inches wide by 60 inches high for a total of 17 ½ square feet which is less than the 25 square feet maximum.
3. The ground sign will be 9 feet from the street line and is in the same location as the existing nonconforming sign.
4. The ground sign will be made of wood with metal raised lettering and will be secured so that the sign does not swing.
5. The ground sign will contain a total of 9 items of information as defined in the Land Use Ordinance #564.

6. The ground sign will be illuminated from a top lit shielded light with no more than 75 watts or 1100 lumens.

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 February 22, 2017.

Votes on Adoption of Motion

_____ 9 _____ AYES
_____ 0 _____ NAYS
_____ 0 _____ ABSTAIN
_____ 0 _____ RECUSED

Brenda S. Shepherd, Secretary

SIGN APPLICATION – BLOCK 55 LOT 1, 10 BRIDGE STREET, SUITE 3 – SUNBEAM GENERAL STORE

Ben Drensing and Hannah Opdyke of Sunbeam General Store stated that they are requesting permission to install a projecting sign. Mr. Drensing noted that the sign is made of wood and is hand painted. The sign will measure 35.5 inches wide by 28 inches high and will be installed on the porch pillar and will be secured so it does not swing. The bottom of the sign is 10 feet from the sidewalk. The color of the sign will be a golden background color with brown lettering. Chairman Eckel asked what size the lettering on the sign was? Mr. Drensing stated that the letters for Frenchtown, New Jersey are under 3 inches. Chairman Eckel noted that there are 7 items of information. She asked if the sign will be lit? Mr. Drensing stated that he was hoping to use the porch light. Chairman Eckel noted that the light has to be down facing so that the light is not glaring off of the property and cannot exceed 75 watts or 1100 lumens. If the applicant wishes to install a light, the applicant can get an approval from a member of the sign committee so the applicant does not have to come back to the Board. On motion by Rocco Musolino and seconded by Jack Weeks, the Planning Board approved the sign application for Block 55 Lot 1 and the following resolution:

RESOLUTION #2017-12

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

WHEREAS, Applicants Ben Drensing and Hannah Opdyke of Sunbeam General Store have applied to the Planning Board for permission to install an advertising sign on the premises located at Block 55 Lot 1;

AND WHEREAS, after considering all the evidence presented, the Planning Board has made the following findings of fact at its Regular Meeting on February 22, 2017:

1. The projecting sign will read in accordance with the sketch plat attached hereto.
2. The projecting sign will measure 35.5 inches wide by 28 inches high for a total of 7 ¼ square feet which is less than the 25 square feet maximum.
3. The projecting sign will be 10 feet from the sidewalk and will be secured to the porch pillar with a bracket so it does not swing.
4. The projecting sign will be made of wood and will be a golden background color with brown lettering.
5. The projecting sign will contain a total of 7 items of information as defined in the Land Use Ordinance #564.
6. The projecting sign is approved to be illuminated with a down facing light with no more than 75 watts or 1100 lumens to be approved by a member of the sign subcommittee prior to installation.

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 February 22, 2017.

Votes on Adoption of Motion

_____ 9 _____ AYES
 _____ 0 _____ NAYS
 _____ 0 _____ ABSTAIN
 _____ 0 _____ RECUSED

Brenda S. Shepherd, Secretary

SITE PLAN WAIVER – BLOCK 41 LOT 7.01, 23 RACE STREET – YOGA LOKA

Applicant Bonnie Pariser of Yoga Loka noted that she wants to move her business to 23 Race Street downstairs. According to the zoning officer, it is approved for an exercise studio. She would put up two walls to make a waiting room and a meditation room. Responding to Chairman Eckel, Bonnie Pariser stated that the construction costs will be less than \$40,000.00 and the construction will not affect the outside of the building. Chairman Eckel noted that this location is where the florist was. The use would change from retail use to exercise studio. Retail use requires 1 parking space per 200 square feet. Yoga Studios are not specified in the ordinance. Bonnie Pariser noted that there is one parking space in the back and the municipal lot is across the street. Half of her clients walk. Chairman Eckel noted that the parking is not a problem. The Board needs to determine if the parking for a Yoga Studio would be the same as for retail space or if it is an unspecified use which requires 1 parking space per 250 square feet.

This use would not exacerbate the current parking situation. Subsequent to a brief Board discussion, the Board determined that the parking requirements should fall under the unspecified use category. John Dougherty noted that with the retail use, it was open all day with people coming and going all day. With the Yoga use, you do not have people coming in and out all day long. There are specific times. Bonnie Pariser noted that there are morning classes and evening classes and 50% of her clients walk.

On motion by Randi Eckel, seconded by John DenBleyker and carried by unanimous favorable roll call vote, the Planning Board approved to grant a site plan waiver request for Yoga Loka for the downstairs vacant space at 23 Race Street pursuant to the letter from Applicant Bonnie Pariser, dated 2/22/17, describing that she will move the Yoga Studio and will make small changes to the interior, the erection of two walls, and the cost will be less than \$40,000.00. The footprint of the building will not change and there will be no change to the outside of the building. The previous use was retail and according to the Board’s interpretation, the parking for the Yoga Studio was determined to fall under the unspecified use which creates a lesser parking requirement than retail use. The Zoning officer determined that fitness studio is allowed in the zone.

VOUCHERS

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

VOUCHER LIST 2/22/17

Archer & Greiner	Professional Services for General Representation through 1/31/17	\$ 60.00
Banish Associates	Professional Services for Affordable Housing through 1/26/17	\$ 550.00
Albert Cruz	Professional Services for Declaratory Judgement through 11/30/16	\$ 90.00
Elizabeth McKenzie	Professional Services for Affordable Housing through 12/31/16	\$ 5,451.25

ESCROW ACCOUNT – BLOCK 59 LOT 4 – ArtYard

Van Cleef Engineering	Professional Services for Art Yard through 11/30/16	\$ 1620.00
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ESCROW ACCOUNT – BLOCK 57 LOT 1 – ArtYard

Maser Consulting	Professional Services for Art Yard through 1/15/17	\$ 573.75
Van Cleef Engineering	Professional Services for Art Yard through 1/31/17	\$ 472.50

Elizabeth McKenzie	Professional Services for Art Yard through 1/31/17	\$ 568.75
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ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael’s Inspection

Van Cleef Engineering	Professional Services for Michael through 11/31/16	\$ 5,406.60
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Van Cleef Engineering	Professional Services for Michael through 12/31/16	\$ 3,455.85
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On motion by Rocco Musolino, 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

Chairman Eckel noted that the Borough needed to make a decision on the affordable housing settlement. Planner McKenzie would have been here tonight but she could not get here until later so she will attend the March meeting instead. Planner McKenzie will send the Board information on the settlement agreement and a memo explaining it prior to the March meeting so we can discuss it and ask questions. William Sullivan noted that the Council decided to settle the issue and the Fair Share Housing Center has to agree. There is a process to go through and the judge has to approve it. We received a 30% discount on the number of units required. Luckily, we are doing it through inclusionary development and the approval is good until 2025.

Chairman Eckel noted that the sign ordinance subcommittee still has not met. We had two dates and one was a snow date and the second date was cancelled because we did not get enough responses.

Jack weeks asked about the George Michael development. William Sullivan noted that three units were sold. Building A and Building G or F have to be built simultaneously. There is a deadline in the redeveloper’s agreement. That may need to be extended. There was discussion on the assessment and we are looking into that.

ADJOURNMENT

Gerry Case moved adjournment at 9:10 PM, and Jack Weeks seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary