

Call to Order:

The meeting was called to order at 7:00 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the Gloucester County Times on January 11, 2012. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening’s public hearings was sent in writing to the Gloucester County Times on September 18, 2012.”

The Board saluted the flag.

Roll call: Present – Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Price, Mr. Salvadori, Mr. Fitzgerald, Mr. Kozak, Mr. McLaughlin. Absent – Mr. Carney, (excused), Ms. Pellegrini, (excused), Mr. Sander, (excused). Also present – Mr. Marmero, Solicitor, Mr. Sebastian, Council Liaison.

Memorialization of Resolutions:

1. #12-23 – App. #12-16 – John & Rosemary Schroeder – Rear Yard Variance Approved

Motion by Mr. Salvadori, seconded by Mr. Fitzgerald to adopt resolution #12-23. Roll call vote: Ayes – Mr. Salvadori, Mr. Fitzgerald, Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Kozak. Nays – Zero. Abstentions – Zero.

2. #12-24 – App. #12-17 – Mary Taylor – Rear Yard Variance Approved

Motion by Mr. Fritz, seconded by Ms. Beltrante to adopt resolution #12-24. Roll call vote: Ayes – Mr. Fritz, Ms. Beltrante, Mr. Manfredi, Mr. Salvadori, Mr. Fitzgerald, Mr. Kozak. Nays – Zero. Abstentions – Zero.

3. #12-25 – App. #12-18 – Joseph Garrison – Side Yard Variance Approved

Motion by Mr. Salvadori, seconded by Mr. Fritz to adopt resolution #12-25. Roll call vote: Ayes – Mr. Salvadori, Mr. Fritz, Ms. Beltrante, Mr. Manfredi, Mr. Fitzgerald, Mr. Kozak. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #12-19 – The Road Company Theater Group, LLC – Use Variance/Sign

Present – Laurie Hudson, President, The Road Company, Bill Harrington, Harrington Construction.

Member's packets contained: 1. A copy of the applicant's use variance application. 2. Photographs of the Grand Theater and marquee. 3. A photograph prepared by Signpros depicting the current marquee and the proposed changes.

The applicant is requesting a use variance to allow the marquee sign in front of the Grand Theater to be converted to an LED marquee sign. The dimensions of the sign will not change. The property is located at 405 S. Main Street, also known as Block 11601, Lot 3.

Ms. Hudson introduced herself as the President of the Theater Group and also as their attorney. She stated that they are before the Board seeking a use variance to allow the marquee to be changed to LED. The right and left sides of the marquee will be LED message boards and the front middle panel will just be a vinyl type sign that is lit from behind that will identify the site as being the Grand Theater. The letters on the top of the marquee were lit with neon lighting as well as the trim around the sign; that will be replaced with LED lighting. Those lights will not flicker or blink in any way, they will remain constant. Ms. Hudson stated that she is aware that the Council is working on an ordinance regarding LED signs; however they could not wait for the outcome of those discussions. She also stated that she is aware there are other LED signs on Main Street and in the town. The old sign required the lettering to be manually changed by someone climbing a ladder and lifting large heavy aluminum letters and placing them on the grid. The LED sign will allow them to change the message without putting anyone in danger. Ms. Hudson stated that she did not believe the LED sign would be a detriment to the area; but an improvement to the theater and the aesthetic on Main Street.

Mr. Price inquired as to the comment about the lights not flashing. Ms. Hudson replied that the letters on the top of the marquee and the trim lighting around the sign will remain constant; however the sign panels, the message panels will change depending on the message. The message will not scroll or blink or flash and they will comply with the Township's guidelines with regard to brightness and the changing of the message. Mr. Sebastian stated that there has been discussion before the Ordinance Committee with regard to LED signs; however it has not been determined that they will be a permitted use. In addition, because there currently isn't an ordinance with regard to LED signs, there aren't any guidelines or conditions with regard to those types of signs.

Public Hearing: (continued)

1. #12-19 – The Road Company (continued)

However there are some concerns that have been discussed by the Ordinance Committee such as no scrolling messages, meaning that the message is continued as it scrolls, which causes a distraction because people are waiting to see the rest of the message. The second issue is the brightness of the sign. The brightness should be able to be controlled and increased and decreased as needed, i.e. during the day it would be brighter so it can be seen but then after dusk, the brightness would have to be adjusted so it's not too bright and blinding. Ms. Hudson stated that there are controls with regard to brightness and that they will adjust the brightness in accordance to what the Township requirements would be. She stated that the message panels will display the show logos and times, phone number to call for tickets, etc.

Mr. McLaughlin stated he forgot to ask if the application could be deemed complete before proceeding. Mrs. Farrell stated that the applicant, being a non-profit organization, is asking that the filing fees be waived; so the Board would have to vote on the waiver and the completeness. Motion by Mr. Salvadori, seconded by Mr. Price to waive the filing fees and deem application #12-19 complete. Voice vote; all ayes, motion passed.

Mr. Salvadori commented that if the message panels are displaying the current show, then they will not be changing constantly. Ms. Hudson commented that they do hope to get some corporate sponsors and that they will be mentioning those sponsors in some way on the marquee as well. It may be a logo of the sponsor or name but it will not be a video or have any sound associated with it. The Broadway lights under the sign will be replaced and will not be LED lights but incandescent lighting.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Motion by Mr. Salvadori, seconded by Mr. Fitzgerald to approve the use variance for the LED marquee with the following conditions; no scrolling of the messages, adjustable illumination, and no audio or video. Roll call vote: Ayes – Mr. Salvadori, Mr. Fitzgerald, Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Price, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

2. #12-20 – Kathleen Nicolary – 2 Side Yard Variances

Present – Kathleen Nicolary, applicant.

Member's packets contained: 1. A copy of the applicant's variance application, photographs, and hand drawing of the existing barn and proposed shelters.

The applicant is proposing to construct two shelters, one on each side of the existing barn area for her horses. The proposed shelter on the right side of the property will require a forty foot side yard variance and the proposed shelter on the left side will require a twenty-nine foot variance. The property is located at 1721 Glassboro Road, also known as Block15202, Lot 8.

Ms. Nicolary was sworn in by Mr. Marmero. Mr. McLaughlin asked if the application contained the necessary information to be deemed complete. Mrs. Farrell stated that the applicant is requesting a waiver of the survey. She did provide photographs, a drawing, and a copy of the tax map. Motion by Mr. Fritz, seconded by Mr. Salvadori to grant the waiver and deem application #12-20 complete. Voice vote; all ayes, motion passed.

Ms. Nicolary testified that they are requesting the variances in order to be allowed to construct the shelters for the horses. They are cleaning up the property, removed some fencing, and some old buildings. Instead of having to take the horses in and out of the barn, they would like to provide shelter for the horses from the weather. Ms. Nicolary stated that her uncle lives in the house now but they would like somewhere for the horses to be protected in case no one is at home to let them in and out of the barn. The shelters proposed are beautiful, expensive buildings and will improve the aesthetic of the property. Mr. Fritz asked if the buildings will be on foundations. Ms. Nicolary stated that they will be on stone; however the Township does require that they have footings.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Marmero stated that the motion would be for two side yard variances where fifty feet is required the applicant is proposing one side at twenty-one feet and the other side at ten feet. Motion by Mr. Price, seconded by Mr. Fritz to grant the side yard variances requested. Roll call vote: Ayes – Mr. Price, Mr. Fritz, Ms. Beltrante, Mr. Manfredi, Mr. Salvadori, Mr. Fitzgerald, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

1. Mr. Marmero's letter dated 9/17/12 re: Fazzio

Mr. Marmero stated that the member's packets contained a copy of the letter sent to Mr. Fazzio and Mr. Giloley concerning the materials being stored on property known as Block 15301, Lots 2-4, located on Glassboro-Cross Keys Road. The letter indicates that the applicant's should return to the Board to ask for an extension of the use variance if necessary since the storage building has been built that was supposed to house these materials. The letter gives the applicant thirty days to respond. Mr. Kozak asked what happens if there is no response in thirty days. Mr. Marmero stated that the Board could ask the Zoning Officer to issue a violation.

2. Mrs. Farrell stated that the next meeting will be to memorialize resolutions only and the first meeting in November there is an application scheduled.

Approval of Minutes:

1. 9/18/12 regular meeting.

Motion by Mr. Salvadori, seconded by Mr. Fritz to approve the minutes from the September 18, 2012 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:25 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski
Clerk Transcriber