

**WASHINGTON TOWNSHIP PLANNING BOARD  
SEPTEMBER 20, 2011**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Boyer at 7:08 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

**PRESENT:** Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. McPoyle, Mr. Boyer, Mr. Reed and Mr. Dennis

**ABSENT:** Mr. Frattali, Mr. Christy, Mr. Sparacio and Mr. Pileggi

**STAFF PRESENT:** Diana Tutolo, Secretary; James Pierson, Solicitor and Jay Petrongolo, Planner

Mr. Pierson swore in Mr. Petrongolo.

**APPLICATIONS:**

- 1. WP Plaza, LP  
5901 Route 42  
195/23  
Signage**

Scott Burns, Esq. represented the applicant. Mr. Burns stated that the applicant, WP Plaza, LP is looking to upgrade the center's existing sign to a more modern version. Richard Crawford of Mercer Sign Consultants and Larry Waetzman, a professional Planner were sworn in by Mr. Pierson. Mr. Burns stated that the applicant is presenting two sign choices; 374sq. ft. and 285 sq. ft. Mr. Burns noted that they would proceed with the original presentation and if there were problems, they would go with the alternate sign.

Mr. Crawford reviewed the site plan and layout of the shopping center. Mr. Crawford stated that the Planning Board Resolution #89-99 allowed one freestanding sign at 185 sq. ft. and an area of 36 sq. ft. as a "Welcome to Washington Township" sign. Mr. Crawford stated that some tenants are not visible from the roadway. He cited other reasons for requesting a larger freestanding sign such as the high speed of drivers on Route 42 and driver reaction time.

Mr. Petrongolo addressed his 6/27/11 review letter. Mr. Petrongolo stated that the maximum height permitted is 25 ft. The applicant is proposing 27.9 ft. He explained that the Board has been trying to bring down heights. The applicant would have to present an appropriate reason for the proposed height. Mr. Boyer asked the Board if they had any questions or concerns. Mr. D'Ariano stated that he was not comfortable with the height of the sign. He also noted that the Board has other businesses to consider. Mr. Morley stated that he did not think reaction time was a problem as no one ever makes the traffic light. Mr. Boyer commented that if you miss the jug handle, you could turn into LA Fitness. Mr. Boyer stated that he had a problem with the height of the sign.

Mr. Waetzman stated that they are updating the sign and taking care of the structural problems.

Mr. Burns stated that the applicant would focus on the alternative design of 285 sq. ft. Mr. Burns noted that in 1989, four tenant panels were allowed. The applicant is adding three panels, which would include Burlington Coat Factory. The Board had no objection to the variance. Mr. Burns stated that the applicant is asking for a pole mounted sign where a ground mounted sign is required. The Board had no objection to the variance. The applicant agreed to comply with landscaping around the sign. The applicant also agreed that the sign be no closer than 10 ft. to the property line and no closer than 10 ft. from the right-of-way. It was clarified that the freestanding sign would be 285 sq. ft. including the welcome sign.

Mr. Boyer entertained a motion to open to the public. A motion was made by Mr. D'Ariano and 2<sup>nd</sup> by Mr. McPoyle to open to the public. All in favor. No one in the public wished to comment.

A motion was made by Mr. Campbell and 2<sup>nd</sup> by Mr. D'Ariano to close to the public. All in favor.

Mr. Boyer entertained a motion to approve signage with conditions, waivers and variances for the applicant, WP Plaza, LP.

A motion was made by Mr. D'Ariano and 2<sup>nd</sup> by Mr. Campbell.

**Roll call was taken as follows:**

**In favor:** Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. McPoyle, Mr. Boyer, Mr. Reed and Mr. Dennis

**Opposed:** none

**Abstained:** none

**Application Approved: (7-0)**

**Open Meeting to the Public:**

A motion was made by Mr. D'Ariano and 2<sup>nd</sup> by Mr. McPoyle to open to the public. No one in the public wished to comment.

**Close Meeting to the Public:**

A motion was made by Mr. Campbell and 2<sup>nd</sup> by Mr. McPoyle to close to the public. All in favor.

**ADJOURNMENT:**

A motion was made by Mr. D'Ariano and 2<sup>nd</sup> Mr. Morley to adjourn the meeting. All in favor. Meeting adjourned at 8:04 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held on September 20, 2011 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo  
Planning Board Secretary

Cc: Director of Community Development  
Township Clerk  
Council  
Tax Assessor  
File