

Minutes of the Regular Schedule Meeting of the Morris Plains Planning Board held on June 17, 2013 at 7:30 P.M. in the Council Chambers, 531 Speedwell Avenue. The following members were present:

Present: Mrs. Sydney Leach, Vice Chair
Mr. Ralph Lopez, Chair
Mrs. Suzanne McCluskey
Mr. Leo Nichols
Mr. Vincent Novak
Mr. Hank Sawoski
Mr. Donald Underhill
Mayor Frank Druetzler

Leon Hall, Borough Engineer
William Denzler, Borough Planner
Christopher Falcon, Board Attorney

Absent: Mr. Andre Jensen

PLEDGE OF ALLEGIANCE

The meeting was called to order by Mr. Lopez. Mr. Lopez made the statement that adequate notice of this meeting has been published and posted in accordance with Chapter 231 of the Public Law of 1975, "Open Public Meetings Act."

COMMENTS FROM THE PUBLIC

Mr. Lopez opened the meeting to the public to speak on matters other than those on the agenda. Hearing none, he closed this portion of the meeting to the public.

APPROVAL OF MINUTES

Mr. Lopez requested a motion for the approval of the meeting minutes of the Board's Regular Meeting held on May 13, 2013.

Mr. Nichols moved that the minutes be approved, seconded by Mrs. Leach.

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler

Absent: Mr. Jensen

Nays: None

Motion carried.

CORRESPONDENCE AND BILLS

Mr. Nichols read the vouchers for payment.

Wm. Denzler & Associates

For Professional Services rendered to the Planning Board, for
February, March, April and May 2013

PO#92147

\$5,623.55

Mr. Nichols moved that the voucher be approved for payment, seconded by Mrs. Underhill.

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler

Absent: Mr. Jensen

Nays: None

Motion carried.

PB-2-13 QuickChek - 6 Stiles Ave./93 W. Hanover Ave.

Block: 34 Lots: 12 & 13

Mr. Lopez advised that a letter was received from the applicant's attorney requesting to be carried to the July 15, 2013 meeting.

Mr. Underhill moved that the continuance of this application to the Board's July, 2013 meeting be approved, seconded by Mrs. Leach.

Roll Call

Yeas: Mrs. Leach, Mr. Lopez, Mrs. McCluskey, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mayor Druetzler

Absent: Mr. Jensen

Nays: None

Motion carried.

Mayor Druetzler commented on a flyer that was given to him by several of the residents in the vicinity of the Quick Chek store. He advised the flyer referenced a mini mall, a gas station and the widening of Hanover Avenue. He provided certain historical information concerning this site and this business; he wanted to clear up any misconceptions held by the public concerning the information contained in this flyer. He thanked the Chairman for this opportunity to comment.

Several people sought to be recognized and accordingly, Mr. Lopez opened this portion of the meeting to questions and/or comments from the public. He mentioned that since the applicant is not present, the Board is not in a position to answer any questions or comments upon the application.

Several people noted their disappointment at the fact that they had come prepared to participate in a hearing only to learn that the application was being adjourned to July. Mr. Falcon advised the public that nothing that might be brought up by them which could be seen as related to the pending application could be considered by the Board in connection with its review of the application. Further, he advised that since there was no hearing and that the applicant was not present, no comments on the application

would become part of the record of the case. He said in order to offer evidence and testimony into the record; they would need to return in July.

Notwithstanding this advice, several persons present made observations about a lack of zoning enforcement at the site, unsafe vehicular movements, missing parking signs and similar issues.

A question was raised in connection with the Board's grant of the adjournment request as to whether the Board had to conclude the application within a certain time. Mr. Falcon explained the time limitations set forth in the Municipal Land Use Law, but that the period of the adjournment did not count against the Board since the applicant had requested it.

Noting that no further remarks were forthcoming for the public, Mr. Lopez closed the public portion. He reminded all present that the Board would be reviewing the application carefully and urged those present to return in July in order that their comments and concerns could become part of the hearing record.

COMMITTEE REPORTS

Minor Site Plan Committee

No report was presented.

Master Plan Review Committee

No report was presented.

NEW BUSINESS

None

OLD BUSINESS

None

Escrow Report

No report was presented.

There being no further business, Mr. Nichols moved the meeting be adjourned, seconded by Mrs. Leach. Voice vote. All in favor. Motion carried.

Karen M. Coffey
Board Secretary

Maureen Sullivan
Recording Secretary

