

PLANNING BOARD MINUTES – BOROUGH OF BERNARDSVILLE

WORK MEETING – JULY 21, 2011 – 7:30 PM

Members Present: Chairman Graham, Members: Foster, Knudsen, Thompson, Kellogg, Re, and arriving at 10:00 PM, Vice Chairman Simoff

Professionals Present: Planner P. David Zimmerman and Zoning Official/Asst Engineer Michael Mondok.

1. Signs-Review and comment to Council on temporary sign provisions

[Copy of Borough's Sign provisions and those of four other municipalities were forwarded to Board membership]

Ms. Foster explained that Council referred issue of temporary signs to the Planning Board as a result of complaints that enforcement will hurt local business in this difficult economy.

Some discussion addressed possible difference between stores in shopping centers versus those which are not.

-Discussion Highlights-

Strike maximum of three colors for real estate signs [12-23-15b.1(c)] and from all signs [12-23.15a.20]?

Discussion regarding 12-23.15b.1 [f] restricting real estate signs to six months per year. Also discussed using a portion of permanent free standing sign or attachment to same for advertising vacancies. Agreement that counting time for each sign is problematic.

Consensus was that real estate signs should be broken down into residential and commercial or just [e] and [f] should be split into residential and non-residential.

Discussion regarding 12-23.15b.1 [g] regulating time limits for rentals of any portion of premises – Delete?

Campaign signs [12-23.15b.2] - Separate campaign, political and education signs from education/charitable/civic.

Suggestion was to limit campaign signs to a select number of days prior to the election and ten days after. Add that consent of property owner is required.

Prohibit all signs from ROW/public property and require owners consent for private property? See end of 12-23.15.b.5

Strike 12-23.15.b.5 [a] thru [e].

Possibly post Headings for each category: Real Estate, Campaign, Charitable/Civic, Farm, Construction, Garage Sale, etc.

Require payment to Borough Clerk for Garage Sale signs and rename 12-23.15b 6 – Personal Property/Garage Sales.

Does Right-To-Farm Act allow farm signs in right-of-way or only on private property with consent of property owner?

12-23.15b.7 – add “permanent window signs” after “in conjunction with” and re-name temporary window signs or delete section.

Then discussed on-site temporary commercial signs and whether or not they should be permitted and if so should same be set-back specified distance from street/not on sidewalk. Can specify maximum size, hours, etc. Mixed views but consensus was to not allow same.

Remove word “permanent” from 12-23-15 a.7.

Ms. Foster will advise the Council that although Planning Board will be suggesting revision to the temporary sign provisions they will not be proposing a change to the general prohibition of *temporary commercial signs*. *Zoning Official Mike Mondok and Planner P David Zimmerman will work on a draft ordinance amendment. It was suggested to re-establish a sign committee or perhaps remove it from the Ordinance. Rather form a group with manpower to go through out the Borough, inventory signs, locate objectionable signs and notify property owners.*

2. Renewable/alternate Energy

Due to the late hour, Board decided that Mr. Zimmerman, Mr. Mondok and Mr. Knudsen will work to consider draft provisions regulating height and setbacks. Will also check for State and Federal controls that may curtail local regulations, before working on draft ordinance.

Adjournment: 10:50 PM

Respectfully submitted,

Teresa Lyons, Recording Secretary