

Borough of Kinnelon

Planning Board

September 1, 2022

The regular monthly meeting of the Kinnelon Planning Board was called to order by Vice Chairperson Dr. Savino at 7:00 p.m., Thursday, September 1, 2022 in the Municipal Building.

It was reported that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on February 2022 and by sending the meeting date to the Daily Record and Herald News.

Present and answering roll call in addition to Dr. Savino were Councilman Yago, Mayor Freda, Mr. Schwartz, Mr. Lockwood, Mr. Chirido and Mrs. Smialek. Mrs. Roselius was absent for this meeting. Mr. Tombalakian and Mr. Boorady were present for this meeting.

A motion to approve the August 4, 2022 minutes was offered by Mayor Freda, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call. Mrs. Smialek abstained.

A motion to approve resolution #848 Next Level Performance & Physical Therapy was offered by Mayor Freda, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call. Mrs. Smialek abstained.

A motion to approve resolution #847 Dell Kinnelon, 1515 Route 23, Site Plan Approval was offered by Mr. Lockwood, second by Mayor Freda with the affirmative “yes” vote of all on roll call. Mrs. Smialek abstained.

Application #845 Dish Wireless Collocation, Gracview Drive, Site Plan Waiver.

A motion to approve this application subject to the following conditions was offered by Mr. Lockwood, second by Mr. Schwartz with the affirmative “yes” vote of all on roll call. These conditions are in the Borough Engineer’s review letter dated June 27, 2022.

1. We recommend the Kinnelon Planning Board obtains the legal opinion of the Board Attorney as to whether a site plan waiver can be granted based upon the Act’s “may not deny and shall approve” ruling. Mr. Tombalakian that this application does comply.
2. As required by Borough Chapter 207-88 B., the antennas shall be suitably finished and/or painted so as to minimize their visual impact on the landscape. Depending on the placement of this equipment, a color should be selected to be consistent with the color scheme of the structure on which they are mounted in order to blend with their surroundings. When this is not possible, color selection shall be designed to minimize the visual impact of the antenna arrays. As a condition of any approvals, we recommend the plans are revised to show and note.
3. As required by Borough Code Chapter 207-91 C.(2)(e), provide a structural analysis of the existing tower with the existing and proposed antennas, and associated equipment, prepared and signed by a

licensed engineer demonstrating compliance with EIS/TIA EIA RS222. As a condition of any approvals, we recommend the Applicant provides this structural analysis to be prepared by a New Jersey licensed professional engineer.

4. As a condition of any approvals, we recommend the Applicant provides a Highlands Exemption Approval to the Board Engineer for the proposed project prior to issuance of any building permits.

A motion to approve the bills and adjourn was offered by Mrs. Smialek, second by Mr. Chirido with the affirmative "yes" vote of all on roll call.

Respectfully submitted,

Jennifer Alimurat, Secretary

cc: Planning Board Members
Planning Board Attorney
Planning Board Engineer
Borough Clerk
Board of Health
Fire Prevention Bureau
Zoning Official
Construction Official
Environmental Commission
Tax Collector
Assessor
Department of Public Works
Police Department
Morris County Planning Board