

Greenlee- internally illuminated is less intrusive, its blue but not super bright, easier to see numbers

Nancy – does it comply with the lighting standards?

Jerry – can get a variance, its not permitted

Nancy – uses eyebrows and ground lights?

Greenlee- no ground lights, eyebrow on the bottom of the sign, internally illuminated, not flashing. The canopy will be internally illuminated – its not permitted.

Dennis – will prices be changed manually?

Greenlee- yes, standard LED light, safety issue, did apply originally, applied in 2023, made compromises to have manual but prefer LED

Dennis- would having that change the sign?

Greenlee – bottom cabinet has different power supply for LED

Exhibit A-1 – LED sign – discussed

Nancy – its more subtle. Are signs made based on the speed limit?

Greenlee- there are different size signs, there is a mathematical chart. These signs replace what was there. We also want to keep the banners.

Cosgrove- applicant is requesting direction- internally illuminated or externally lite or LED numbers?

Eileen – present sign exceeds size permitted

Cosgrove – can make changes and make subject to the engineers approval

Bruce- prefer the LED

Mike – more state of the art

Brian – no glare

Greenlee – and it looks nicer. The signs and canopy lighting not completely done, was told to stop

Canopy lighting not lite

Eileen- need variance for canopy lights

Cosgrove – the hours of operation, lights turned off when closed – 18 hours

Nancy- can change amount of light in the canopy, sometimes drive by and think its closed

Sara – supposed to be open til 9 or 10

Nancy – Board Engineer to accept how canopy is lite

Christine – recommend if the Board approves the canopy, during resolution compliance, they can provide a lighting plan to make sure there is no light spillage.

(discussed proposed variances)

Variances - The number of signs, illumination for canopy signs, projection of the canopy signs (6 inches above rim), total sign area for canopy signs, internal illumination of pole signs, size of pole mounted signage, Banners by garage bays.

Nancy – want Sunoco to succeed, the signs help

Sara – they keep the area clean, I give the people who work there credit. Just would like to see the planter area spruced up, doing these upgrades, should put in some small bushes and clean up the landscaping

Greenlee – agree 100%, there needs to be landscaping around the pole sign

Jerry – the weeds in the rear need to be removed

Greenlee – yes, need to clean up the site, do some repairs and maintenance, banners look updated

Jerry – will the concrete foundation be taken out?

Greenlee – don't know

Eileen – there is excess banners – need a variance. Need to send to the engineer for review the internally illuminated signage and an explanation of the concrete pad

Greenlee – want a cleaner, more modern and streamlined look which is being done across the nation

Public Questions – None

Public Comments – None

Nancy – motion to approve the application for the signage proposed and variances explained by Christine and the internally illuminated signage and the banners. The lighting plan and plan sent to the board engineer

Bruce – seconded the motion

Dennis – an improvement to the gas station

Nancy – it's a very nice improvement

Brian – good plan,

Eileen – very effective, neat and clean look

Motion to approve: Nancy Maclearie

Seconded by: Bruce Waitzel

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Michael Milano, Brian Brendle, Dennis Pearsall, Nancy Maclearie, Adam Anzzolin, Bruce Waitzel

2. Application #2021-11

William and Donna Starke

612 Sussex Avenue, block 69 lot 18, R5 Zone

Bulk Variances for additions and an existing shed to an existing single family home

Mark – reviewed the notices, the Board has jurisdiction

Sworn In- Donna Starke, William Starke, Christine, Jerry

D.Starke – want to have more bedrooms, remodeled the kitchen, the deck faces the west and its too hot to sit on it and its unusable to sit there in the afternoon. Not going out further than the house. Bought the home in 2012

Nancy- next door is a parking lot

Christine – allowed to have one shed and they propose to get rid of one, if get rid of both, then the new one will be conforming

Jerry – is the shed aluminum or frame? Can take the bigger one down and keep the smaller one

If they remove both and will be conforming

Christine – Variance required for the sideyard setback and a variance for the cute little red shed, will remove the metal structure, if removal all the sheds, the new one will be conforming. Just have the dry well issue

Jerry – you won't get a CO for the bedroom in the basement

D.Starke – there will be 4 bedrooms upstairs and one on the first floor

Jerry – typically Board looks to capture the water, can put dry well in the front lawn for gutters to connect in and to get as much rain water as possible. Can meet you out there to see how it fits. For the water in the driveway, can put up a small retaining wall, to keep as a curb for the water to get to the street, change the pitch of the pavers, don't want in the neighbor's yard. If capture roof water, it counters the water in the driveway, can dig with a back hoe to see the water table, don't want water to the street or to the neighbors.

Mark – the addition itself, what goes there?

W. Starke – the continuation of the kitchen

Sara – under the addition is a concrete pad?

W. Starke – subpump will be installed, exterior wall opening up. Addition not infringing on what is already there

Eileen – the driveway is existing at the bottom piece

Jerry – need a variance for on-site parking for 5 bedrooms

Board Questions – none

Public Questions – None

Public Comments – None

(No public in attendance)

Christine – the variance is the for the sideyard setback for existing 6.2 feet and propose 8.1 feet where 10 feet is required and a variance for the red shed setback, and for the number of parking spaces – they have 2 and 3 are required.

Conditions – remove the rear steel shed, need a variance for the red shed setback. Need to remove the basement bedroom. Meet with Jerry to review the water infiltrations system.

Motion to approve: Brian Brendle Seconded by: Councilwoman King

Dennis – its an improvement to the property

Brian – there are pre-existing conditions for the setbacks

Bruce- this plan is an improvement for the family

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Michael Milano, Brian Brendle, Dennis Pearsall, Nancy Maclearie, Adam Anzzolin, Bruce Waitzel

Motion to adjourn: Bruce Waitzel Seconded by: Dennis Pearsall

All members vote in favor to adjourn

Meeting Adjourned at 8:35 pm

Submitted by: Barbara Van Wagner, Board Secretary