Mayor DiCicco, Chairman called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Councilman Michael Ballistrea, Mayor Anthony DiCicco, Mr. Jack Gallucci, Mrs. Darcy Horvat, Mr. Lyle Satterlee
ABSENT: None

Also present was Tom Jamieson, Director of Building and Anne Weiland, Secretary.

The Pledge of Allegiance was said.

Mr. Satterlee, seconded by Mr. Gallucci moved to suspend reading the minutes of the September 16, 2019 meeting and approve as written. All in favor Motion carried.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: No report.


TABLED ITEMS: None

NEW BUSINESS:

Mr. Ballistrea, seconded by Mrs. Horvat, moved to deviate from the agenda and hear Case PC-20-02 first. All in favor, motion carried.

PC-20-02 Brilliant Electric Sign Company
Temple Israel Ner Tamid
1732 Lander Road
Requests approval of a digital changeable copy ground sign.

Present was Rabbi Matthew Eisenberg and Doug Wieder, both representing Temple Israel Ner Tamid and Bob Kunzen, Brilliant Electric Sign Co.

Mr. Kunzen explained that they are requesting approval of ground sign which includes an electronic message center. Rabbi Eisenberg added that the messages can be changed remotely.

Mr. Gallucci questioned the direction of the sign. Rabbi Eisenberg confirmed that the sign will be perpendicular to Lander Road. Mr. Ballistrea wondered why the sign sits so far from the road. Rabbi Eisenberg explained that the location is the easiest and most cost effective as there is currently electric in that location.

Mr. Wieder mentioned that they plan to dim the sign at night and turn it off at 10:00 p.m. and to use letters larger than five inches high which are better able to be read. That was acceptable to the Commission.

Mayor DiCicco pointed out that the sign has been approved by the Architectural Board of Review.

Mr. Ballistrea asked that they be sure the sign is not too bright.

As there was no further discussion, Mr. Ballistrea, seconded by Mrs. Horvat moved to approve the digital ground sign.

Roll call on motion: AYES: Ballistrea, Gallucci, Satterlee, Horvat, DiCicco
NAYES: None
MOTION GRANTED

PC-20-01 Perspectus Architecture
Landerbrook Professional Center
29111 Cedar Road
Requests preliminary approval of a 24,360 sq. ft. medical office building.

Present was Jim Wallis, Perspectus Architecture. Mr. Wallis explained that Dr. Jorge Garcia now owns the lot. The property has been rezoned, consolidated and received variances.
They are proposing a 2-story medical office building to make maximum use of the property. The ground floor will have multiple tenant spaces and a lobby. The entire second story will be occupied by Apex Dermatology corporate offices.

There will be a drop-off at the corner of the building and parking on all sides. Both access drives off Cedar Road and Landerbrook Drive have been placed as far away from the intersection as possible. There will be a masonry buffer wall and a 20’ setback area provided for landscaping on the west side of the lot, trash enclosure on the rear side of the lot and a retention pond on the east side.

Mayor DiCicco noticed a sign shown on the building. Mr. Wallis said that, at this time, they are not sure if they will be requesting a sign on the building.

Mayor DiCicco mentioned that there are recommendations in the traffic study prepared by TMS Engineers, Inc., specifically, making the Cedar Road access drive a right-in and right-out only and adding a northbound left turn lane on Landerbrook Drive. Mr. Wallis explained that they would really like to be able to allow left turn exits on Cedar Road. Mayor DiCicco noted that the Commission relies on the expertise of the traffic engineer and considers the recommendations requirements. Mr. Jamieson added that the report also notes that the development will not cause an adverse impact to the area.

Mr. Ballistrea pointed out that the Fire Department is requesting to know the location of the fire department connection on the site. Mr. Wallis was aware of the comment and stated that the location has not yet been determined. Mayor DiCicco added that the Police Department has concurred with the comments in the traffic study.

As there was no further discussion, Mr. Satterlee, seconded by Mr. Gallucci moved to approve the preliminary site plan

Roll call on motion:  
AYES:  Satterlee, Horvat, Ballistrea, Gallucci, DiCicco
NAYES: None  
MOTION GRANTED

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:28 p.m.

APPROVED:  
Mayor Anthony DiCicco 
Chairman

Respectfully submitted,  
Anne Weiland  
Secretary