

WASHINGTON TOWNSHIP  
BOARD OF ADJUSTMENT  
A G E N D A  
JANUARY 5, 2005  
7:00 p.m.

*MEMBERS PRESENT:*           \_\_\_Bauer \_\_\_Averett \_\_\_Graziano \_\_\_Hatcher  
   \_\_\_Ort \_\_\_Schwemmer \_\_\_Turick

*ALTERNATES PRESENT:*           \_\_\_Walter \_\_\_Spina

*OTHERS PRESENT:*           \_\_\_Attorney Fraser \_\_\_Clerk Kesper \_\_\_Engineer  
   Hall \_\_\_Planner Banisch

Adequate notice of this meeting was sent to the Observer-Tribune and Morristown Daily Record on January 16, 2004 and posted on the Bulletin Board on the same date.

*MINUTES*

1. December 1, 2004 Regular Meeting

*RESOLUTIONS*

05-06 2004 Year End Report

05-07 Delaney – Block 12.01, Lot 45 - 5 Rachael Court – R-1 Zone - .98 acres –  
Request for front yard setback variance – Expires March 22, 2005

*OPEN TO THE PUBLIC - ITEMS NOT ON THE AGENDA*

*CLOSE TO THE PUBLIC - ITEMS NOT ON THE AGENDA*

*COMPLETENESS  
DETERMINATION*

1. Sixteen Hands Farm – Block 34, Lot 1.01 - Fairmount Road – R-5 Zone 43.83 acres – Request for conditional use D variance, preliminary and final site plan for private equestrian facility – Completeness Hearing
2. Rin Robyn Pools – Block 2, Lot 5 – Route 46 – C-1 Zone, .807 acres – Request for Floor area ratio variance, setback variances and Preliminary and Final site plan for expansion and renovation of existing office/retail building, including parking and signs.

## *APPLICATIONS*

1. Ridley – Block 42.02 Lot 13 - 39 Flintlock Drive – R-1 Zone – Acres - Variance Request for Side Yard Setback, Insufficient Lot Size and Expansion of Non-conforming structure
2. Booth – Block 22, Lot 30.07 – 11 Partridge Lane – R-1 Zone – 1.08 acres – Request for Side Yard Setback for garage – Expires April 16, 2004
3. Basile – Block 4 Lot 7.04 – 74 Route 46 – C-2 Zone, 1.65 Acres -Request for preliminary and final site plan for used car dealership – Completeness hearing and if deemed complete public hearing
4. Sixteen Hands Farm – Block 34, Lot 1.01 - Fairmount Road – R-5 Zone 43.83 acres – Request for conditional use D variance, preliminary and final site plan for private equestrian facility – Completeness Hearing

## *DISCUSSION - CORRESPONDENCE*

1. Vouchers