

The regular meeting of January 12, 2004 of the Washington Township Planning Board was called to order by Chairman Jones at 8:00 p.m.

MEMBERS PRESENT

CLASS IV: Charles DiSalvo, R. Gregory Jones, Kathleen McGroarty, Howard Popper, Geoffrey Price, Kevin Walsh
 ALTERNATES: Mark Bauerlein, William Leavens
 CLASS I: Eric Trevena
 CLASS II:
 CLASS III: Kim Ball Kaiser
 OTHERS ABSENT: Cullen
 OTHERS PRESENT: Engineer Hall, Clerk Kesper, Attorney Buzak

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 15, 2003 and posted on the Bulletin Board on the same date. Five notices were mailed, as there were five requests.

****NO NEW CASES OR WITNESSES SHALL BE HEARD SUBSEQUENT TO 10:30 PM****

Pledge of Allegiance

MINUTES

1. Minutes from the December 16, 2003 Regular Meeting and Executive Session

Ms. Kaiser made a motion to approve the minutes, seconded by Mr. Price. A voice vote was taken; Mr. Popper abstained, all others were in favor and the motion carried.

RESOLUTIONS

04-08 Black Oak Golf Course – Block 18, Lots 2, 3, 6, 8, 10, 21, 21.04, 27, 28, 29 and 29.01 – Bartley Road – R/5 zone - 305 Acres – Approval Request and Amendment to Resolution 02-25 for the removal of trees for golf holes 5 thru 10

Mr. Price stepped down due to a conflict of an interest.

Mr. Buzak reviewed the resolution and the changes requested by the applicant. Page 2, paragraph 3 date for the restriction of cutting of trees - delete last sentence Page 4 paragraph 7 - delete paragraph seven.

Mr. DiSalvo made a motion to approve the resolution as amended, seconded by Ms. Kaiser. A roll call vote was taken:

Ayes: Bauerlein, DiSalvo, Kaiser, Jones, Leavens, Popper, Trevena
Nays: None Abstentions: None Absent: None
Ineligible: McGroarty, Walsh, Price, Cullen

The meeting was opened to the public for items not on the agenda. There were no comments from the public and the meeting was closed to the public for items not on the agenda.

DECISIONS ON COMPLETENESS

1. TM Group – Block 42, Lot 12 – R-5 Zone – 71.84 acres -Request for Final Subdivision Approval of 12 Lots

Archibald Reid, Applicant's Attorney
Paul Ferriero, Applicant's Engineer
Ted Maglione, Applicant

Mr. Price stepped down due to a conflict of interest.

Mr. Reid stated that the developers agreement had been signed and the signed copy was given to Ms. Kesper.

Mr. Hall reviewed his letter and stated that the application was complete from an engineering viewpoint.

The file was reviewed. The letter from the cable company was a year old, all other items were complete.

Mr. Reid asked for waiver on the receipt of a new cable company letter.

Ms. McGroarty made a motion to deem the application complete seconded by Ms. Kaiser. A voice vote was taken; all were in favor and the motion carried.

APPLICATIONS

1. Long Valley Village (Claremont Valley LLC) – Block 28, Lots 17.01, 18 and 18.02 - Request for two lot minor subdivision, lot line adjustment and preliminary site plan for 29,600 sf shopping center - Deemed Complete October 22, 2003 – Previously Heard December 8, 2003 and December 16, 2003– Public Hearing Continued - Expires – February 28, 2004

Mr. Jones announced that this application was adjourned to January 28, 2004 at applicant's request.

2. TM Group – Block 42, Lot 12 – R-5 Zone – 71.84 acres -Request for Final Subdivision Approval of 12 Lots – Expires February 14, 2003 – Public Hearing if deemed complete

Archibald Reid, Applicant's Attorney
John Hansen, Applicant's Engineer
Ted Maglione, Applicant

John Hansen was sworn in and presented his qualifications as an expert engineer and planner.

Mr. Hansen was accepted as an expert witness by the board.

Ted Maglione was sworn in by Attorney Buzak.

Mr. Hansen reviewed the application for the board by referring to the site plan submitted to the board.

Mr. Hall reviewed his letter of December 31, 2003.

The Board discussed the name of the subdivision – Hilltop Meadows

The Board had no problem with this name.

Check list items 15 and 16 were reviewed by the Board.

Mr. Buzak stated that these items are more appropriately items that would be made conditions of a resolution of approval.

It was noted that the preliminary plans were signed on December 19, 2003 as all necessary items to sign the plans had been completed.

Mr. Buzak stated that there is still litigation pending, but that the Board could still take action on this application. He noted that a hearing date has been set for this Friday, January 16, 2004 at 1:30 p.m.

Ms. McGroarty made a motion to instruct the board attorney to draw up a resolution of final approval Subject to Mr. Denzler's letter of December 31, 2003 items C 1 and 2 and checklist items 15 and 16 been and item 1-e of Resolution 01-36. Seconded by Mr. DiSalvo.

A voice vote was taken; all were in favor and the motion carried.

Eligible: Bauerlein, DiSalvo, Jones, Kaiser, Leavens, McGroarty, Popper, Trevena, Walsh

Ineligible: Price Absent: Cullen

Mr. Price returned to the Board.

3. Domingues – Block 34, Lot 25.01 – West Valley Brook Road – R-5 Zone – 14.865 acres – Two Lot Preliminary Subdivision with Variances – Previously Heard September 24, 2003 – Expires February 25, 2004

Mr. Jones announced that this application was adjourned at applicant's request to February 25, 2004.

DISCUSSION/ CORRESPONDENCE

1. Vouchers

The vouchers were reviewed. Mr. Price made a motion to forward the vouchers found in order by the Chairman on to the Township Committee for payment. Seconded by Ms. McGroarty. A voice vote was taken; all were in favor and the motion carried.

2. Middlesworth Farms Update

Mr. Price stated that Ms. Kaiser, Mr. Hall and himself met at the request of Mayor Krickus with some of the neighbors regarding the road and drainage. He stated that there are problems with the road curvature and the detention basin has a groundhog burrowed through the detention basin berm. These items are the responsibility of Toll Brothers to repair. The neighbors want the roads curbed and drainage items repaired.

Ms. Kaiser stated that the township has not accepted the road or released any bonds at this time.

Mr. Price stated that to fix the runoff would be \$15,000 to \$20,000.

Ms. Kaiser stated that due to the weather all repairs would have to wait until the spring to be repaired.

3. Sign Task Force

This task force will consist of a Township Committee member, the zoning officer, a village association member, business owner Clancy Travis, who responded to Mr. Price's letter, a member of the historic preservation commission and board members.

Mr. DiSalvo stated that it was his opinion that the subcommittee would meet separately, review other township ordinances, visit townships that have sign ordinances and then come back to the board with a draft ordinance.

4. Warren County Route 57 By-Pass Study

The letter from the Warren County Planning Board was reviewed. Mr. Trevena and Mr. Jones will attend to represent the Planning Board if there are future meetings on this issue.

5. Priority List

The list was discussed and prioritized. It was decided to add implementing master plan zoning and a requirement for digitalize information to the list.

6. Ordinance on time limits for preliminary site plans and subdivisions

Mr. Buzak stated that he had reviewed Mr. Banisch's draft and that he had minor changes and would have a recommendation for the next meeting. He would also review the current ordinance distributed by Ms. Kesper on site plan limitations to see if that should be changed as well.

6. Long Valley by-pass was discussed.

Mr. Jones stated that Frank Druetzler, Morris County Freeholder has stated that this was the County's number one project. It is still four to six years away but it appears to be moving.

Mr. Bauerlein made a motion to adjourn, seconded by Mr. Walsh. A voice vote was taken, all were in favor and the meeting was adjourned at 9:00 p.m.

Virginia R. Kesper, Clerk