

The work session of July 11, 2005 of the Washington Township Planning Board was called to order by Chairman Jones at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, R. Gregory Jones, William Leavens, Kathleen McGroarty, Howard Popper  
 ALTERNATES: Sam Akin, Lou Mont  
 CLASS I: Geoffrey Price  
 CLASS II: Eric Trevena  
 CLASS III: Kim Ball Kaiser  
 OTHERS ABSENT: DiSalvo  
 STAFF PRESENT: Clerk Kesper

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 15, 2005 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 July 11, 2005 Regular Meeting

Ms. McGroarty made a motion to approve the minutes, seconded by Ms. Kaiser. Minor changes were made. A voice vote was taken; all were in favor and the motion carried.

05-25 Resolution adopting Highlands Legislation Rules of Procedure

The resolution was reviewed.

Ms. Kaiser made a motion to adopt resolution 05-24 as written. Seconded by: Mr. Leavens. A roll call vote was taken:

Ayes: Akin, Bauerlein, Kaiser, Jones, Leavens, McGroarty, Mont, Price, Trevena  
 Nays: None Abstentions: None Absent: DiSalvo, Popper

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.

**APPLICATIONS**

1. Elbaum – Block 1, Lot 5 – 20 Route 46 -Request for Waiver of Site Plan for change in use from Limousine Business to Professional Office Space

Mark Elbaum, Applicant

Mr. Elbaum explained the location of the business and that it was formerly the Hosking's Livery, a limousine service. He is looking to use the building for a professional office.

Ms. Kesper informed the board that Engineer Hall had no objections, but did request that the parking lot be re-stripped and the interior traffic signs be installed as per the Hosking's Resolution.

Mr. Elbaum agreed to Mr. Hall's requirements. He answered the board that the building is 1500 sf and that there is also a four-car garage on the property. He does not propose to make any changes to the exterior of the building. He would be installing a sign that would meet township ordinances and submit it to Mr. Jordan. The lighting was put in as part of the Hosking's resolution. He does not have plans to change the interior at this time.

Mr. Elbaum answered Mr. Jones that he is currently in negotiations to rent to Budget Cleaning, which would not have nighttime operation. He referred to his letter regarding the cleaning service business.

Mr. Price asked if the lights and parking were excessive for the size and use of the building.

Mr. Elbaum stated that based on the actual tenant he may be able to reduce the nighttime lighting.

Mr. Trevena was of the opinion that the parking spaces and lighting that is on the site now should remain to give the applicant flexibility in the type of tenant.

The Board agreed with Mr. Trevena.

Mr. Leavens made a motion to approve the waiver of site plan as presented this evening. Seconded by Ms. Kaiser. A voice vote was taken; all were in favor and the motion carried.

**DISCUSSION/ CORRESPONDENCE**

1. RO- #30-05 – COAH Development Fees and RO - #32-05 – Checklist and Application Amendments

The board reviewed the above ordinance changes.

Ms. McGroarty made a motion to recommend that the Township Committee adopt the above ordinances. Seconded by Mr. Leavens. A voice vote was taken; all were in favor and the motion carried.

**RESOLUTIONS - Continued**

05-24 Regency at Long Valley I (Formerly Jade Land – Welsh Farms Estates) – Block 28, Lots 46 & 47 – Village age restricted housing overlay zone – 27.83 acres – Approval of Request for amendment to preliminary subdivision and site plan approval (Resolution 04-16) and Final subdivision approval (04-27) – Reduction from 50 to 45 building lots and elimination of private community center and three COAH apartments

Mr. Jones, Mr. Leavens, Mr. Akin, Mr. Mont and Ms. Kaiser stepped down due to conflicts of interest.

Mr. Popper stated that he listened to the disc of the June 13, 2005 hearing.

Mr. Rice stated that he has reviewed the latest copy of the resolution and it acceptable to him as written.

Mr. Price made a motion to adopt resolution 05-24 as written. Seconded by Mr. Trevena. A roll call vote was taken:

Ayes: Bauerlein, McGroarty, Trevena, Popper, Price

Nays: None Abstentions: None Absent: DiSalvo

Ineligible: Akin, Kaiser, Leavens, Mont, Jones

Mr. Price made a motion to adjourn, seconded by Ms. Kaiser. A voice vote was taken; all were in favor and the meeting was adjourned at 7:55 p.m.

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Virginia R. Kesper