

Chairman Jones called the regular meeting of November 29, 2005 of the Washington Township Planning Board to order at 7:40 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, Charles DiSalvo\*, R. Gregory Jones, William Leavens, Howard Popper  
ALTERNATES: Sam Akin, Lou Mont  
CLASS I: Geoffrey Price  
CLASS II: Eric Trevena  
CLASS III: Kim Ball Kaiser  
OTHERS ABSENT: McGroarty  
STAFF PRESENT: Clerk Kesper, Engineer Hall, Planner Slagle, Attorney Cofoni

\*Arrived Late

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 November 14, 2005 Regular Meeting

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

**RESOLUTIONS**

None

*The meeting was opened to the public for items not on the agenda. There were no questions or comments*

**DECISIONS ON COMPLETENESS**

None

**APPLICATIONS**

1. West Morris Board of Education – Five-Year Facilities Plan

John Notte, Board of Education President  
Robert Connelly, Board of Education Member

Mr. Notte distributed additional enrollment data to the Board.

Attorney Cofoni swore in John Notte and Robert Connelly.

Mr. Notte stated that the plan for the next five years only includes maintenance items: \$2 million at West Morris Central and \$1.5 million at West Morris Mendham. He explained to the board that they would be starting the construction approved under a previous school referendum that was part of the 2000 Long Range Facilities Plan. He noted that the Mendham High School construction project is under contract for their construction at \$600,000 over budget. The West Morris Central bid was \$3 million over projected costs. Therefore the Board reviewed their proposed construction plans to bring the project in closer to budget. The Board approved a redesign. This redesign does not eliminate any of the proposed classrooms but eliminates the ninth grade wing and gymnasium and replaces it with a larger dome with gym and ninth grade classrooms, which will keep the ninth-grade separate from the 10-12 grades as well as a dome structure for the auditorium. The Board hopes to go out to bid in early 2006 and hopefully start construction in Spring 2006. When the new design is completed it will be submitted it to the Planning Board. He referred to the plan submitted as page SW102 and pointed out the changes. He stated that the two domes would be facing one another with a corridor between them. The parking will remain essentially the same. He hopes these changes will bring the construction in line with the budget numbers.

Mr. Notte answered the board that state funding for the construction is locked in for the two schools and they were not in jeopardy of losing the aid. The sewer line money is still being requested from the state since the highlands bill cancelled the proposed joint sewer line project with the golf course.

Mr. Notte stated that the projection enrollment numbers prepared by Sara Weissman have been very accurate over the years as it is based on the real

student population numbers. The current projection takes into account the Highlands Bill.

Mr. Notte stated that the parking lot would be looked at to see if it could accommodate more cars. There is also property that they are trying to acquire to use for additional parking. After construction starts there will be no parking on Bartley Road the students will be parking at Palmer Park and the school will run shuttle busses for them. He explained that after the construction is completed they are going to try and accommodate all cars on site.

Mr. Notte briefly reviewed the changes at Mendham High School.

Mr. Notte answered Ms. Kaiser that there will be water storage tanks for fire protection on site. He informed the board that he hopes dome structures will be up by winter 2006. He explained that the board bids were off due to the increases in the price of steel and the impacts of the recent hurricanes.

Mr. Jones stated that the board had previously written a letter of support for the sewer line to the DEP for the school and told Mr. Notte if the Board of Education needs any further letters of support to let us know.

Mr. Notte answered the board that he will make sure that the school's engineer looks at the stormwater calculations based on the redesign to see if it needs revision. He will supply the board with the parking design. He answered Mr. Jones that the Board will be prepared to add additional bus and routes should that become necessary during the construction period. He answered Mr. Hall that the stormwater design has been designed to meet the 2004 stormwater regulations. Regarding the sewer line, the pump station is not on property under the schools ownership and may have to be changed. At a DEP meeting, Larry Bair had stated that the moving of the pump station should not be a problem.

Mr. Price made a motion to adopt Resolution 05-34 stating that the Planning Board finds that the 2005 Long Range Facilities Plan presented by the West Morris Regional High School District is not inconsistent with the Washington Township 2003 Master Plan. Seconded by Ms. Kaiser. A roll call vote was taken:

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

2. Washington Township Board of Education – Five Year Facilities Plan Presentation

The November 23, 2005 Mr. Ms. George, Business Administrator of the Washington Township Board of Education was reviewed and stated that the Board would not be appearing at this evenings meeting.

Mr. Jones referred to the draft letter to the school board prepared by David Banisch. He stated that spoke with Jim Harmon of the Board of Education who

is the Chairman of their Finance Committee. Mr. Harmon stated that he would address the Planning Board's comments and come to another meeting, if necessary.

Ms. Cofoni reviewed the statute under which the board must review the schools Long Range Facilities Plan.

Mr. Jones put on the record that his wife works at the school through a third party vendor.

The letter to the Township Board of letter was reviewed. It was decided to invite Mr. Harmon to a future meeting before sending a letter with comments.

Master plans revisions were discussed. It was noted that the facilities and land use elements should be looked at the year prior to the required Long Range Facilities Plan.

Ms. Kaiser made a motion to adopt Resolution 05-35 stating that the Planning Board finds that the 2005 Long Range Facilities Plan presented by the Washington Township Board of Education on November 14, 2005 is not inconsistent with the Washington Township 2003 Master Plan. Seconded by Mr. Price. A roll call vote was taken:

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

The letter to the state Board of Education was reviewed and it was decided to send a letter that the Washington Township Board of Education's Long Range Facilities Plan is not inconsistent with the Washington Township 2003 Master Plan and also state in the letter that the plan did not include new construction projects and proposed only maintenance projects. A paragraph was also added that the Planning Board would be initiating on-going discussions with the Boards regarding development in the Township.

Mr. Trevena made a motion to send the draft letter as prepared by Ms. Kesper to the State Board of Education as amended this evening, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

It was decided that Mr. Jones would invite Mr. Harmon to the December 12<sup>th</sup> meeting.

***DISCUSSION /  
CORRESPONDENCE***

Mr. DiSalvo arrived and joined the meeting at 8:40 p.m.

1. Vouchers

Mr. Price made a motion to approve the vouchers found in order by the chairman and send same on for payment, seconded by Mr. Leavens. A voice vote was taken; all were in favor and the motion carried.

2. Sign Ordinance

Ms. Slagel reviewed the draft ordinance and distributed a set of photographs taken of signs in the township.

Ms. Cofoni stated that she had reviewed the townships ability to regulate political signs. It was her opinion that the ordinance as proposed is legally acceptable.

The Board briefly discussed the ordinance and suggested changes:

- To the time a real estate sign must be taken down (after the closing);
- That no application fee should be charged for the sign permits;
- The violation fines must be made more specific;
- Signs should be allowed in a right of way on private property;
- Not be limited to the number of election signs on the property.
- Grant the zoning officer the ability to grant waivers

The board discussed the fact that they want to get input from the businesses in the Township and that it should be post on web and letters sent to the business community after the Board has completed their initial review.

The board directed Ms. Slagel to have Mr. Banisch discuss this ordinance with Mr. Jordan.

The discussion was adjourned to December 12<sup>th</sup> and Ms. Kesper was asked to invite Mr. Jordan to the meeting.

3. State Agricultural Development Equine Control Regulations

The draft letter to the State was reviewed. Ms. Kaiser made a motion to send the letter in support of the Morris County Comments to the State. Seconded by Mr. Leavens. A voice vote was taken; all were in favor and the motion carried.

4. Correspondence from the Jones Lane Association RE: Tree Cutting

The Board reviewed the letter and noted it for the record.

5. Doherty – Block 36 Lots 17 & 18.01

Ms. Kesper explained to the Board that this was a lot line adjustment application in 1999 and that recently, through the sale of the home, it was discovered that the lot line adjustment deed was filed after the 180 day requirement.

It was decided that Ms. Cofoni should contact the attorneys involved to determine how this issue should be resolved.

6. Mandatory Education Classes

Ms. Kesper informed the board that Education classes for Planning Board members would be mandatory. All members must take the course within 18 months after the first class is offered, which should be in January. She explained that the legislation allows the Township to raise our fees to accommodate this cost, which is estimated at \$50 - \$200 per person.

7. Scudese Appeals

Ms. Cofoni stated that the Appellate Court have allowed the appeals to go forward.

Mr. DiSalvo made a motion to adjourn, seconded by Ms. Kaiser. A voice vote was taken; all were in favor and the meeting was adjourned at 10:00 p.m.

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Virginia R. Kesper