

Chairman McGroarty called the regular meeting of January 9, 2006 of the Washington Township Planning Board to order at 7:45 p.m.

MEMBERS PRESENT

- CLASS IV: Mark Bauerlein, Charles DiSalvo, William Leavens, Kathleen McGroarty, Howard Popper, Geoffrey B. Price
- ALTERNATES: Sam Akin
- CLASS I: Kim Ball Kaiser
- CLASS II:
- CLASS III: Kevin Nedd
- OTHERS ABSENT: Mont, Trevena
- STAFF PRESENT: Clerk Kesper, Engineer Denzler, Planner Banisch, Attorney Cofoni

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 December 12, 2005 Regular Meeting

Mr. DiSalvo made a motion to approve the minutes, seconded by Mr. Bauerlein. . A voice vote was taken; Mr. Nedd abstained; all others were in favor and the motion carried.

RESOLUTIONS

06-07 New Cingular Wireless - Block 12, Lot 29 – Thomas Farm Lane and Flocktown Road – R-5 Zone 5.1 Acres – Approval for Minor Site Plan approval of wireless communication antennas on existing PSE&G electric transmission tower

The resolution was reviewed.

Mr. DiSalvo made a motion to adopt resolution 06-07, seconded by Mr. Leavens. A roll call vote was taken:

Ayes: Bauerlein, DiSalvo, Kaiser, Leavens, McGroarty, Popper, Price, Akin

Nays: None Abstentions: None Absent: Mont, Trevena
Ineligible: Nedd

06-08 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 –45 Age Restricted Town Homes –Approval of Request for subdivision name change from Welsh Farms Estates to Regency at Long Valley

Ms. Kaiser, Mr. Akin and Mr. Leavens stepped down due to a conflict of interest.

Mr. Price made a motion to approve resolution 06-08, seconded by Mr. Popper. A roll call vote was taken:

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

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

DECISIONS ON COMPLETENESS

- 1. Elegant Homes – Block 42, Lot 11 – Hacklebarney Road – R/5 Zone, 66.8 acres – Request for Two Lot Minor Subdivision

Jay Bohn, Applicant’s Attorney
Jerome Lange, Applicant’s Engineer

Mr. Bohn stated that the applicant has paid the property taxes and that driveway permits have been received for both driveways.

Mr. Denzler reviewed his letter regarding completeness. He was only willing to waive item C, steep slope delineation at two-foot contours for completeness. The other items he recommended be received prior to the board deeming the application complete.

Mr. Lange addressed item A of Mr. Hall's letter and sated that he will correct the key map to show the two-lot subdivision and not three lots. Regarding Item B, easements, all easements they are aware of are shown on the plans. There are no easements on the applicant's lot lot.

Mr. Denzler stated that the adjacent Hilltop Meadows subdivision plat was filed in January 2004 and there are easements such as horse trails that abut this property that the board may want to have extended.

Mr. Banisch agreed with Mr. Denzler that the board should have the global view of this application.

Mr. Lange stated that he did not revise the soil disturbance permit from the three-lot subdivision, but that the information for both subdivisions remained significantly the same.

Mr. Denzler stated that since the soil disturbance permit was completed by the applicant the Township Committee has amended the soil disturbance report requirements significantly.

Mr. Lange stated that no soil is coming onto or moving off of the site and there is minimum soil disturbance for the two lots and asked the board to waive this requirement for completeness.

Mr. Denzler continued to recommend the application be deemed incomplete.

The waivers requested were review.

Mr. Denzler stated that he did not recommend the waiver from showing environmentally constrained lands in conservation easements.

Mr. Lange stated that the conservation easements are shown as wetlands and the board can see where the environmentally features are. They are proposing the development outside the environmentally sensitive areas.

Mr. Denzler stated that the board has not waived conservation easements on any application in the past.

Mr. Bohn stated that as this is a minor subdivision without variances, no notices were required or sent.

Mr. Lange addressed item II B regarding possible steep slope variances and stated that there are no disturbances of steep slopes proposed.

Mr. DiSalvo made a motion to deem the application incomplete based on the discussions this evening and Mr. Denzler's report, Seconded by Ms. Kaiser. A voice vote was taken all were in favor.

APPLICATIONS

1. Elegant Homes – Block 42, Lot 11 – Hacklebarney Road – R/5 Zone, 66.8 acres – Request for Two Lot Minor Subdivision – If Deemed Complete

The application was deemed incomplete.

***DISCUSSION /
CORRESPONDENCE***

1. Vouchers

Mr. Leavens made a motion to approve the vouchers reviewed by the Chairman and Vice Chairman and send same on for payment. Seconded by Mr. Price. A voice vote was taken; all were in favor and the motion carried.

2. Board of Adjustment Annual Report

The Board reviewed the report and concurred with the contents and will put the items on their 2006 Priority List. Ms. Kesper was directed to send a note to the Township Committee that the changes to the telecommunications ordinance recommended by the Board of Adjustment be made.

3. December 19, 2005 and January 3, 2006 Correspondence from the Highlands Water Protection and Planning Council

Ms. Kesper stated that she has been attending the municipal task force meetings for the Township.

Mr. Price stated that he is on one technical task force committees and that there has been only one meeting and that this was the third memo from the Highlands Council since then.

Mr. Banisch suggested that during the first quarter the Board look at the Township Master Plan as it relates to the Highlands Water Protection and Planning Act and make comments to the Highlands Council for consideration during their development of the Regional Highlands Master Plan. He answered the board that it was his opinion that the boundary lines of preservation/planning areas would remain as they are currently drawn.

The Board concluded that they would put this on their Priority List for 2006

4. Information on the January 21, 2006 Washington Township Community Open House

Mr. Bauerlein, Ms. Kaiser and Mr. Popper will attend for the Planning Board.

5. Correspondence from H. Popper RE: Fines

Mr. Popper stated that this was for the boards' information regarding fines that may be imposed under our ordinances.

6. Planning Board 2006 Priority List

The Board reviewed the list and added the items from the Board of Adjustment Report and the Master Plan review for Highlands.

7. Planning Board 2005 Annual Report

Noted for the record.

8. Sign Ordinance

Mr. Banisch distributed a revised sign ordinance with Mr. Jordan's comments. He will be forwarding this draft to Mr. Jordan and the Historic Preservation Commission for comments

This ordinance will be reviewed again on January 25th.

9. Proposal Review Committee of the Washington Township Municipal Utility Authority the Washington Township Wastewater Management Plan

This is per the pay to play regulations and they need one more member to fill out their five-member committee (Currently two members of MCPB, Sam Akin and Tom Horn)

Mr. Popper volunteered to be on this committee.

10. Mandatory Courses

The Board reviewed the January New Jersey Planner dates for the mandatory classes.

Clerk Kesper asked that the Board members let her know what courses they would like to attend and she would register them for the classes.

11. 2006 Budget

Ms. Kesper briefly reviewed the budget for the Board.

The Board asked to see a copy of last year's budget and the proposed budget for next year.

12. Agenda

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The agenda was reviewed and it was decided to cancel the January 17, 2006 work session.

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 9:15 p.m.

Virginia R. Kesper

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