

Chairman McGroarty called the regular meeting of April 26, 2006 of the Washington Township Planning Board to order at 7:35 p.m.

MEMBERS PRESENT

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

* Arrived Late

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 17, 2006 and posted on the Bulletin Board on the same date. Seven 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 April 10, 2006 Regular Meeting and Closed Session

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

RESOLUTIONS

- 06-15 Estates at Long Valley – Block 18.01, Lot 5– Ridgeline Drive – Approval of Request for Soil Disturbance – Export of Soil

The resolution was reviewed.

Ms. Kaiser made a motion to approve resolution 06-15, seconded by Mr. Popper A roll call vote was taken:

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

April 26, 2006

06-16 Regency at Long Valley I - Block 28, Lots 46 & 47 – Approval of Request for Soil Disturbance Permit - Import of soil

The resolution was reviewed.

Mr. Bauerlein made a motion to approve resolution 06-16, seconded by Mr. Trevena A roll call vote was taken:

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

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

None

PUBLIC HEARING/APPLICATIONS

- 1. Murray – Block 50.02, Lot 14 – 4 Ramsey Way – R-5 Zone – 2.5 Acres – Request for Conditional Use Home Occupation and Minor Site Plan Approval– Previously Heard February 22, 2006 and March 22, 2006 – Public Hearing Continued – Expires May 24, 2006

Adjourned at the applicant's request to May 24, 2006

- 2. Kriney – Block 36.02, Lot 15 – 87 East Mill Road – R-1 Zone -.916 Acres – Request for Conditional Use Home Occupation and Minor Site Plan Approval for Hair Salon

Tatyana Kriney, Applicant
William Kriney, Applicant

Mr. Akin stepped down as he is a resident within 200' of the applicants' property.

Tatyana Kriney and Willaim Kriney were sworn in by Attorney Buzak.

Ms. Kriney stated she would like to open a small salon of her own in the garage of her home.

Mr. Kriney stated that their home is the last house on the East side of East Mill Road before Bartley Road. They want to convert 16' x 25' of the garage into a salon area. They propose to put an access door and windows on the front of the garage. The interior will be walled off from the rest of the garage and be equipped with two work stations, one hair washing sink and a waxing room.

Mr. Banisch reviewed the submission and the applicant's statement addressing the 17 conditional points of the home occupation ordinance. He stated that there were no variances from the conditions. He did not have any objections to the application.

Ms. Kriney stated that initially she would be the only employee. She would like to eventually have one other full time and one part time person. She answered Mr. Hall that she did not anticipate having more then two clients at one time.

Mr. Hall stated that the parking spaces shown on the plan are sufficient but that they should be 8' wide x 24' long.

Ms. Kriney answered Mr. Popper that she is a licensed beautician and anyone working for her would also be licensed. She answered Mr. Bauerlein that the hours of operation would be within the guidelines of 8:00 a.m. to 8:00 p.m., Monday thru Saturday.

Mr. Mont stated that he and Mr. Bauerlein visited the site and there appeared to be ample room for parking and the sign proposed was within the ordinance requirements.

Mr. Leavens made a motion to approve the application as presented, seconded by Mr. Mont. A roll call vote was taken:

Ayes: Bauerlein, Kaiser, Leavens, McGroarty, Popper, Price, Trevena, Mont

Nays: None

Absent: Nedd, DiSalvo Ineligible: Akin

3. Xen Salon & Spa, Inc. – Block 33 - Lot 45 – 2 West Mill Road – C-1 Zone – Request for a Waiver of Site Plan for a Day Spa

Wendy Gutkin, Applicant

Wedny Gutkin was sworn in by Attorney Buzak.

Ms. Gutkin stated that she is looking to put in a full service day salon. She explained that this would include nails, hair cutting, facials, massage, waxing, etc. She explained that the building is located at 2 West Mill Road at the intersection of Schooley's Mountain Road formerly Tuckers Breakfast King and most recently Long Valley Antiques.

Mr. Hall reviewed the waiver regarding parking.

Ms. Gutkin stated that she did not believe that the off site parking would be a problem for her clients. She stated that there appears to be 11 parking spaces on the site.

Mr. Trevena suggested parking employee cars off site.

Ms. Gutkin stated that the Cylce shop was agreeable to allowing her to have her clients park there. She plans to be open Tuesday through Saturday and anticipates having as many as 14 employees (full and part time) with no more than eight at one time and a maximum of 8 clients. She answered the board that her services would be by appointment only. She stated that she has been in the industry for 14 years, but this will be her first business.

Ms. Kaiser was concerned with the traffic in this area.

Mr. Trevena stated that this is a separate driveway from the gas station/deli and that the driveway allows for in and out traffic.

Ms. Gutkin stated that her business would be occupying 1800 square feet on the first floor and that there are two apartments above, which are currently vacant. She will be leasing the first floor only. She answered Mr. Leavens that there would not be any offensive chemical smells going to the apartment. She answered Mr. Price that she is not going to change anything on the exterior. She will repaint the sign that is existing.

Ms. Kaiser advised the applicant that she would need to go before the Historic Preservation Commission on the design of the sign.

Mr. DiSalvo arrived and joined the meeting at 8:15 p.m.

Ms. Gutkin stated that she will only be changing some interior doors and adding one partition. There are two bathrooms, which she will renovate. She explained the proposed layout of the building and that she would be using local businesses to supply lunches and healthy snacks. There is a rear door that would be used for emergencies only.

Mr. Trevena advised the applicant that this area does flood and also asked if she did any market research as there are a number of salons in the area.

Ms. Gutkin stated that she believes her business will be somewhat different from what is offered currently and that she has a large clientele.

Ms. Kaiser made a motion to approve the waiver of site plan as presented, seconded by Mr. Popper. A voice vote was taken; Mr. DiSalvo abstained all others were in favor and the motion carried.

***DISCUSSION /
CORRESPONDENCE***

1. Vouchers

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

2. May 9, 2006 Meeting of the Metropolitan Conservation Association at Lebanon Township

Ms. Kaiser stated that this conservation group is doing some work with Chester, Lebanon and Washington Township. The discussions will be on bio-diversity techniques that could be used in all areas. She stated that she and Ken short have been attending the meetings but that everyone was invited to attend.

4. Review and Approval of the Washington Township Municipal Assessment report prepared by the Morris County Planning Board

The report was reviewed.

Mr. Akin asked if site design was appropriate.

Ms. Kesper stated that this report was now based on the 2003 plan.

Ms. Kaiser stated that she had no problem with the design guidelines and not mandatory as we cannot mandate them.

It was noted that there were numerous items that are indicated as recommendations that the Township has already implemented and that they should be removed as recommendations. Also the report should refer to the 2003 Master Plan.

Mr. Banisch stated that this would not be an official document of the Township and that the Master Plan is the Township's official planning document.

Ms. Kaiser made a motion to direct Ms. Kesper to send a memo to the township indicating the suggested changes, expressing the Board's opinion that they did not support this document and that the Township master plan is the governing planning document and most accurately reflects the Planning Board's vision and opinion.

4. Review of C-1 and C-2 Ordinances

The ordinance was briefly reviewed.

Ms. Kesper reviewed the concerns expressed in the Board of Adjustment's annual report regarding the somewhat outdated uses, lack of clarity and the fact multiple uses within a single building has been interpreted by the zoning officer as a non-permitted use in the C-1 zone based on the wording of the C-1 and C-2 zones.

Mr. Price stated he would supply the Board with a copy of the Mendham Borough commercial ordinance.

Ms. McGroarty directed Mr. Banisch to prepare draft revisions for the May 8th meeting. She asked Board members to send any specific comments to Mr. Banisch for inclusion in his draft.

It was decided to look at the PUD uses at another time.

5. Golf Course letter

Mr. Banisch stated that two letters were being prepared, one for the planning board to send and one for the township committee to send.

The draft letter was reviewed and minor changes were made. The Board wanted it clear that the Township wanted to see a golf course, and was not waiting for the property to revert to open space. Mr. Banisch was asked to send the draft to the applicant for review prior to sending the letter.

6. Rand Homes

Mr. Hall informed the board that Rand Homes has received highlands and stormwater waivers.

Mr. Leavens made a motion to adjourn, seconded by Mr. DiSalvo. A voice vote was taken and the meeting was adjourned at 9:30 p.m.

Virginia R. Kesper, Clerk

April 26, 2006