

Chairman DiSalvo called the regular meeting of May 12, 2008 of the Washington Township Planning Board to order at 7:36 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, Charles DiSalvo, William Leavens, Kathleen McGroarty, Lou Mont, Eric Trevena
 ALTERNATES: Sam Akin
 CLASS I:
 CLASS II: Patrick Monahan
 CLASS III: Howard Popper
 OTHERS ABSENT: Beute, Tobin
 STAFF PRESENT: Clerk Kesper, Engineer Hall, Planner Banisch, Attorney Cofoni

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 18, 2008 and posted on the Bulletin Board on the same date. Two notices were mailed, as there were two requests.

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

Pledge of Allegiance

MINUTES

1. Minutes from the April 14, 2008 Regular Meeting

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

RESOLUTIONS

08-09 Target Corporation – Block 4, Lot 7.05 – Route 46 – C-2 Zone 29.27Acres – Denial of Request for Amendment to Resolution 06-25,07-11, 07-15, 07-16, and 07-17 to allow for overhead utilities onto the site

The reading of the resolution was adjourned at the applicant's request.

Mr. Hall stated that after the last public hearing he met two days later and the conduit has been run from the drop pole on Target side of the bridge under the river. He explained that they may come back to the Board to allow the pole along Route 46.

APRIL 14, 2008

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

PUBLIC HEARING/APPLICATIONS -

1. Black Oak Golf Club, LLC – Estates at Long Valley – Section 3 – Request for relief from Resolution 06-19 – Condition “W” – Regarding golf cart crossings

Joel Kobert, Applicant’s Attorney
Michael Glenn, Applicant

Mr. Kobert distributed a map of the Black Oak Golf Course and Estates at Long Valley. He referred to the Resolution and stated that the applicant was before the board for relief from the requirement for golf cart crossing be approved as part of the residential development. He explained that the ordinance required for the golf cart crossing is on the Township Committee’s May 14th agenda.

Mr. Hall gave background on the condition and that NJDOT is an outside agency approval needed and that is why it became a condition of the resolution. He referred to the map handed out this evening and pointed out the crosswalk and the fact that it is within 180’ of the first home and he wanted that homeowner to know about the crosswalk or a possible tunnel/bridge if the crosswalk permit is not issued by the DOT.

Mr. Kobert stated that this is in the HOA documents but he would agree to put any future homeowner on notice.

Michael Glenn was sworn in by Attorney Cofoni.

Mr. Glenn stated that he is a Division Vice President of Toll Brothers and that they have three agreements of sale in this section. He explained that in the HOA documents there is a section about the golf course and the mid block cross walks for the golf carts.

Mr. Kobert referred to the April 30, 2008 letter from the NJDOT. He also stated that the applicant would have come back to the board to amend their approval if they needed a bridge or tunnel.

Mr. Glenn stated that the house site closest to the cross walk (lot I) is under contract. He agreed to make sure the home purchaser is made aware of a possible bridge or tunnel as well as lot H on the map, within 300' of the cross walk. He stated lots H and L are also under contract.

Mr. Hall referred to the NJDOT letter of April 30, 2008 that states another NJDOT permit may be needed for the golf carts.

Mr. Kobert stated that he and Ms. DeBona are looking into this, it was his opinion, based on other golf courses another permit would not be needed.

Mr. Hall reminded the applicant that they still need Dr. Oweis' approval prior to a building permit.

Ms. McGroarty made a motion to approve the amendment to the resolution as discussed this evening. Seconded by Mr. Leavens.

A roll call vote was taken:

Ayes: Bauerlein, DiSalvo, Akin, Leavens, McGroarty, Mont, Trevena Popper, Monahan
Nays: None Abstentions: None Absent: Beute

2. Amendment to Circulation Master Plan Element

Mr. Banisch referred to the sidewalk plan and stated that it was called for in the circulation element at the time the Board prepared the plan but at the time they decided to defer study to a future date. He stated that subsequently the Township received funding from outside sources and he was asked to prepare the plan before the board. He explained that this document will be used as a public policy document to apply for public funding and attract more funding. This plan is for the Long Valley Center part of the Township. He referred to the plan and stated that sidewalks are recommended for both sides of East/West Mill Road and Schooley's Mountain Road. The Township has subsequently gotten one grant for \$135,000 for the south side of East Mill Road sidewalks. He stated that the township has additional funds received from other applications that chose to make a payment to the Township sidewalk account instead of building sidewalks.

Mr. Popper brought up the Supreme Court case on the use of funds provided by developers.

Mr. Hall stated that he has been authorized to develop the specs to go out to bid. There appears to be some wetland and permitting issues for some of the sidewalks (by the Valley Shepard property). The Township has decided to proceed with the removing and replacing of existing asphalt sidewalks that does not need permitting and any other sidewalk areas that would not need permitting. The sidewalk will be brick as required by the Historic Preservation

Commission. He answered the Board that as part of this grant the existing brick pavers would not be replaced.

Mr. Banisch this project is for pedestrian safety but also to improve the viability of the Township Historic District.

Mr. Banisch stated he would submit a copy of this plan to the Long Valley Village Association for their review before the Board adopts this amendment to the Master Plan.

The meeting was opened to the public for questions and comments, there were no questions or comments and the meeting was closed to the public for this portion of the hearing.

The public hearing was adjourned to June 9th.

***DISCUSSION /
CORRESPONDENCE***

1. COAH – State Plan Endorsement

Mr. Banisch reviewed the letter to the Office of Smart Growth that is a condition of the Township's Third Round Certification. He explained the Plan Endorsement process and the Highlands endorsement process and the fact that there is not an updated State Plan. He stated that Mr. Spinelli, head of the Office of Smart Growth, is encouraging Highlands Plan conformance for municipalities in the Highlands area and also possible relief from that condition for COAH Third Round Certification.

Mr. Leavens made a motion to send the letter, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

2. Highlands

The board discussed a schedule to start looking at the Highlands Regional Plan, conformance and the option of opting into the plan for the areas of the Township in the Planning area on the next agendas. Mr. Banisch was directed to put together a memo to start the review.

2. RO-06-08 – Establishment of Zoning Permit and Review Fees

The ordinance was reviewed.

Mr. Banisch explained to the board that this is a normal process in most municipalities. It had not been done previously in Long Valley as the Zoning Officer and Construction Code Official.

The Board expressed their concerns that residents would have another form and fee to pay when they already have them when they apply for building permits.

Ms. Kesper stated that some of the items that require zoning review may not need building permits, such as fences, pillars, driveway entrance gates, small sheds, temporary signs, home occupations and changes in occupancy or sign faces in commercial zones.

The Board discussed requiring zoning permits without fees or a reduction in the fees.

After debate the board concluded that the ordinance was acceptable as written.

Mr. Mont made motion to recommend the proposed ordinance be adopted as written. Seconded by Ms. McGroarty. A voice vote was taken; two opposed, all others were in favor and the motion carried.

3. Correspondence from Steven and Katherine O'Hara RE: Middle Valley Bridge

Noted for the Record

4. Vouchers

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

Mr. McGroarty made a motion to adjourn, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the meeting was adjourned at 9:05 p.m.

Virginia R. Kesper, Clerk