

Chairman DiSalvo called the regular meeting of June 9, 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
 ALTERNATES: William Beute, Sam Akin
 CLASS I: Tracy Tobin
 CLASS II:
 CLASS III: Howard Popper
 OTHERS ABSENT: Monahan, Trevena
 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 May 12, 2008 Regular Meeting

Ms. McGroarty made a motion to approve the minutes, seconded by Mr. Bauerlein. A voice vote was taken; Mr. Beute and Mr. Tobin abstained, all others 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

Nancy Lottenville, Applicant's Attorney

Mr. Tobin stepped down due to a conflict of interest.

Ms. Lottenville distributed a resolution with requested changes indicated and reviewed the requested changes.

Ms. Cofoni read the requested changes to the resolution. Paragraph 14, Paragraph 16, Condition A and Condition D on Page 6.

Mr. DiSalvo stated that he did not recollect testimony on the changes requested and was not comfortable with accepting the requested changes.

Ms. Lottenville – Stated that Target did not themselves ignore the resolution and they wanted the resolution to reflect that.

Ms. Cofoni was asked to review the record before the board makes any changes.

08-10 Black Oak Golf – Estates at Long Valley- Section 3- Approval of request for relief from Resolution 06-19 – Condition “W” - Regarding golf cart crossing

Joel Kobert, Applicant’s Attorney

Mr. Kobert asked that a sentence be added to the resolution in the event the NJDOT issues final approval of the crosswalks no notice to lots h, I, j, is no longer required.

The Board concurred with the requested change.

Ms. McGroarty made a motion to approve the amended resolution, seconded by Mr. Mont

Ayes: Bauerlein, DiSalvo, Akin, Leavens, McGroarty, Mont, Popper

Nays: None Abstentions: None

Absent: Trevena, Monahan Ineligible: Beute, Tobin

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. JCP&L – Block 19 Lot 18.01 – 54 Newburgh Road – OR/I Zone – Request for Waiver of Site Plan for cement pad (70 s.f.) and MVAR Capacitor Bank within existing substation compound.

John Beyel – Applicant’s Attorney
Gary Vane Syvertsen - Applicant’s Engineer

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Gary Vane Syvertsen was sworn in by Attorney Cofoni.

Mr. Syvertsen stated JCP&L wants to add a power capacitor to the substation, which supports voltage to keep the voltage up and distributed evenly. He stated that the substation was built in the late 1960's. He referred to a photo board, which was marked A-1 and a copy of the photos were distributed to the board. The photos were described as aerial views of the site and a photograph of the capacitor bank. The control bank would be located next to the control structure and the connection for the two units would be underground. The equipment would be set on pedestals – 4 sonotubes to allow the underground connection. He referred to the photograph of the capacitor, which is at their Andover station, and identical to the one the proposed here, but the unit to be installed at this site would have a gable style roof. The power capacitor would be located on a 7' x 21' base or an additional 350 sf of disturbance within the site. An exhibit of the plot plan was marked A-2 and he pointed out the size and location of the power capacitor and where the pedestals would be located.

Mr. Syvertsen answered Mr. Hall that the gable roof would make the equipment 8' 8" high. He stated that the rear of the property is wooded and along the sides of the property are a trucking yard and a manufacturing site. The air ventilator will be on the top of the roof, the fan is similar to a home attic fan and is set by thermostat and is a quiet operation. He noted that the equipment is completely enclosed and would not involve noise, lighting, traffic, signs, nuisances or impact on neighboring properties. The proposed equipment box meets the setback of the zone but the two pedestals do not.

Mr. Hall referred to the ordinance for accessory structures.

Ms. Cofoni stated that this application will require a variance and major preliminary and final site plan because of the location of the pedestals.

Mr. Mont made a motion to deny the waiver of site plan because the pedestals are within the side yard setback variance, seconded by Mr. Popper. A voice vote was taken; all were in favor and the motion carried.

2. Black Oak Golf Club, LLC – Block 18, Lot 29 – Request for Soil Disturbance Permit for removal of soil

Joel Kobert, Applicant's Attorney
Peter Rochelle, Applicant

Attorney Cofoni swore in Peter Rochelle.

Mr. Rochelle gave an update on the construction of the golf course. He answered the Board that they are looking for a fall 2009 opening of the course. He explained that he needed to remove topsoil from the golf course which is in a large stock pile near Bartley Road to build golf course hole 16. The soil will be

taken to Morris Noll High School to build fields. He stated that It would take approximately 30 trucks, five trips a day for six days, approximately 200 truck loads. He explained that the trucks would leave the property, turning right onto Bartley Road to Route 206 and that they would not be on any Township roads.

Mr. Kobert asked for a waiver from the soil removal bond because they would not be using Township Roads (County and State).

Mr. Hall recommended the waiver from the bond requirement.

Mr. Rochelle stated that Bartley Road would be swept every day.

Mr. Hall stated that his initial concern with this request is that the golf course would run short on topsoil and have to import soil in the future. He has since been given cut and fill information that indicated that the applicant would have enough remaining topsoil on site to complete the project. He also investigated whether there was a need by the Township for topsoil and there were no sites in the Township that needed it at this time.

The meeting was opened to the public for questions and comments. There were no questions or comments from the public and the meeting was closed to the public on this application.

Ms. McGroarty made a motion to approve the soil disturbance application as presented this evening, seconded by Mr. Bauerlein. A roll call vote was taken:

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

3. Amendment to Circulation Master Plan Element

The hearing was adjourned to June 25, 2008 to allow time for the Historic Preservation Commission to comment on the plan.

***DISCUSSION /
CORRESPONDENCE***

1. Highlands Regional Master Plan

A review of Mr. Banisch's memo of June 6th was adjourned to the next meeting.

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

Ms. Kesper stated that this ordinance was tabled at the Township Committee meeting due to a resident comment. She stated that Attorney DeBona has asked that the ordinance be defeated. A new ordinance will be introduced in July as it was determined that the ordinance should be placed in another section.

Ms. Kesper stated that since the ordinance had to be re-introduced and re-noticed she reviewed the Boards comments with the Township Attorney and the proposed ordinance has been amended to reflect some of the Board's concerns. Ms. Kesper explained that the language which the resident objected to will not be changed as that is how it reads in the MLUL.

2. Correspondence from J. Voorhees of June 3, 2008 RE: Traffic on Acorn Drive

Ms. Kesper stated that a copy of the letter had been given to the Police Chief and Township Administrator.

As this issue is not within the boards' jurisdiction it was noted for the record.

3. 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 8:55 p.m.

Virginia R. Kesper, Clerk