

Chairman DiSalvo opened Regular Meeting of the Washington Township Planning Board of February 8, 2010 to order at 7:45 p.m.

MEMBERS PRESENT

CLASS IV: Charles DiSalvo, William Leavens, Kathleen McGroarty,  
Eric Trevena  
ALTERNATES: Sam Akin  
CLASS I: Ken Short  
CLASS II:  
CLASS III: James Harmon  
ABSENT: Bauerlein, Mont, Beute  
STAFF PRESENT: Clerk Kesper, Engineer Hall, Planner Buzak

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 12, 2010 posted on the Bulletin Board on the same date. Notices were mailed, as there were requests.

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

Pledge of Allegiance

**MINUTES**

1. Minutes from January 27, 2010 Regular Meetings

Tabled due to insufficient number of members to approve.

**RESOLUTIONS**

None

***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 Turf Care Center – Block 18, Lot 22 – 105 Bartley Road  
– Request for preliminary and final site plan approval for turf care center – Completeness Review

Mark Blount, Applicant's Attorney  
Robert Brightly, Applicant's Engineer

Robert Brightly was sworn in by Attorney Buzak.

Mr. Blount stated that the updated checklists have been submitted and that he has asked the tax assessor for an updated block and lot listing. He answered Mr. Hall that he has been conservative in the list and included property owners around the golf course as well as the lot 18, lot 22.

Mr. Brightly addressed Mr. Hall's letter of February 5, 2010 as follows:

- C. Lot lines will be on the next revision
- D. The applicant is asking for a partial waiver. There is no LOI for lot 22. He stated that the wetland and stream delineation they have from the golf course application will be added to the plan. He explained that Lot 22 is entirely within regulated areas (300' riparian buffer)
- E. Building set back lines will be added to the plans.
- F. He will show the bollards and fuel tank storage area.
- G. The plans show the existing sign and the intention was to use the same sign, he will supply the requested information.
- H. Waivers were reviewed. It was noted that all waivers with the exception of 159-20G and 159-20S were recommended by Mr. Hall.

Mr. Hall stated that regarding 159-20G it was his opinion that there would be some land disturbance with the sewage disposal system. It was his opinion it was acceptable to waive this for completeness. 159-20S, geological survey could be waived for completeness because there are no new structures being planned. The last item, I., all information has not yet been received. It can be deemed complete subject to receipt of the above items or wait until the above is received.

Mr. Harmon made a motion to deem the application complete granting the waivers for completeness only and subject to receipt of the requested information ten days prior to the public hearing. The motion was seconded by Ms. McGroarty, a voice vote was taken; all were in favor and the motion carried.

Mr. Buzak stated that public notice would be required for the existing variances if the applicant wants variances granted for them going forward, otherwise they are not grandfathered.

The application was scheduled for a public hearing on March 8, 2010.

2. Black Oak Golf Club, LLC – Block 18, Lots 1.09, 2, 3, 8.11, 8.12, 8.13, 8.14, 8.15, 27, 27.05, 29, 29.01 and Block 18.01 Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08 and 1.09 – Amended preliminary site plan – Completeness Review

Mark Blount, Applicant's Attorney  
Robert Brightly, Applicant's Engineer

The application was reviewed for completeness.

Mr. Hall stated that form C has to be updated to include the items in the amended preliminary list submitted on Friday. He stated that from an engineering standpoint the application could be deemed complete.

Ms. McGroarty made a motion to deem the application complete, subject to the information requested in Mr. Hall's letter be submitted ten days prior to the hearing. Seconded by Mr. Harmon, a voice vote was taken; all were in favor and the motion carried.

The application was scheduled for a public hearing on March 8, 2010.

***DISCUSSION /  
CORRESPONDENCE***

1. Vouchers

The vouchers were reviewed. Mr. Leavens made a motion to approve the vouchers reviewed by the Chairman and found in order and send them on for payments. The motion was seconded by Mr. Akin. A voice vote was taken; all were in favor and the motion carried.

Mr. Short made a motion to adjourn the planning board meeting, seconded by Mr. Trevena. A voice vote was taken; all were in favor and the meeting was adjourned at 8 :20 p.m.

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Virginia R. Kesper, Clerk

FEBRUARY 8, 2010

