

**Washington Township Planning Board
August 28, 2013**

Vice Chairman Mont called the regular meeting of August 28, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Lou Mont, Eric Trevena, Charles DiSalvo
CLASS I: -
CLASS II: -
CLASS III: James LiaBraaten
ALTERNATES: -
ABSENT: Roger Read, Sam Akin, Howard Popper, Mark Bauerlein,
Kathleen McGroarty, Ken Short

OTHERS PRESENT: Attorney Buzak, Engineer Hall, Planner Banisch, Clerk Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

Minutes from June 12, 2013 & August 12, 2013

It was noted that there were not enough Board members attending the meeting that were eligible to vote on the minutes and therefore the approval of the minutes was carried to the next meeting.

PUBLIC COMMENT ON NON AGENDA ITEMS

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. Hackettstown Municipal Utility Authority – Block 19, Lot 7 – Schooley’s Mountain Road
Representatives present: Bruce Smith (HMUA Director), John Perry (HMUA Assistant Director), John Zaiter, Esq., David Klemm, P.E.

The applicant’s engineer, David Klemm was sworn-in. Mr. Klemm informed the Board that he is employed as a professional engineer by the firm of Hatch-Mott MacDonald. The Board proceeded to review the outstanding comments from Engineer Hall’s July 29th report along with Mr. Hall’s August 27th report.

Mr. Klemm stated that the applicant is willing to install whatever type of driveway that the Township would prefer. Planner Banisch noted that grass pavers had been proposed; however, the ordinance does not allow for the use of these. He stated that the applicant should change their plans to reflect something that is in conformance with the ordinance requirements. He noted that the ordinance allows for the use of either quarry processed stone or pavement. Engineer Hall stated that a paved apron is required regardless if the driveway is stone. It was noted that the applicant is proposing a 15 foot wide driveway that is to be 80 feet in length along with a paved area in back of the building. Mr. Hall stated that the requirement is only for a 12 foot wide driveway.

The Board addressed the waiver request for storm water management control. He stated that storm water management is triggered when the proposed plan has either 2000 square feet of new impervious surface or if there will be 5000 square feet or more of soil disturbance. He stated

that if this application needs to provide storm water management it will probably be in the form of an infiltration device, a stone trench, or a seepage pit. The proposed amount of soil disturbance has been projected to be 15,600 sq. ft. by the applicant. The Board decided to deny the waiver request. It was noted on the plans that less than 100 cubic yards of soil is to be imported to the site. Engineer Hall stated that they would be exempt from the soil disturbance permit application process.

Attorney John Zaiter stated that the plans being referred to were revised with a revision date of August 15, 2013. Mr. Klemm stated that the plans were revised to address Mr. Hall's comments B#7 and B#7 as the item in #7 had been removed from the plans and an easement for the monitoring well has been provided.

Mr. Banisch addressed his report of August 28, 2013. He stated that the applicant is applying for a front yard variance. Mr. Bruce Smith, Director of the HMUA and Mr. John Perry, Assistant Director of the HMUA were sworn-in. Mr. Banisch noted that the applicants' plans were in response to the direction given by the Planning Board at their October 2006 meeting. It was noted that the building will have a stone façade and will have a farm outbuilding style.

Mr. Smith told the Board that the main entrance will have a light fixture installed. Mr. Banisch recommended, comment #10, that a motion sensor be installed so that the light is not on all night. The applicant agreed with this. Mr. Smith also agreed with the installation of a gate as was noted in Mr. Banisch's letter in comment #11. It was noted that there will be an emergency generator in the building and that it will be exercised once a month and only during the day.

Mr. Mont asked what type of fire suppression is proposed for the building. Mr. Smith stated that sprinklers will be installed in the building.

The Chairman opened the meeting up for public comment. Mr. Glen McFall, 1 Newburgh Road, asked when the project will start and be completed. Mr. Klemm stated that the start is scheduled to start in December of 2013 or January of 2014 and is to be completed by June 2014. Mr. McFall asked about possible traffic during construction. Mr. LiaBraaten noted that with Newburgh bridge construction commencing on September 3 there should not be very much traffic. Mr. McFall asked if the construction of the HMUA well will affect his well water. Mr. Smith stated that a pump test was done at a 120% rate than what it would normally operate. He stated that the residents in the vicinity were notified and asked to report any problems during the test. He said that no impacts were reported and added that NJDEP has approved the well. Mr. Smith stated that if there are any problems it would be easy to connect to the water line at the HMUA's expense. Mr. Smith stated that there will be a limited supply of chlorine on the site and that an approved corrosion inhibitor additive will be used; however, none of this goes into the aquifer.

Mr. Bob Carpenter, 416 Schooley's Mountain Road, stated that he is probably the person living closest to the proposed well. He stated that he has spoken with Mr. Smith about the proposal and that he is satisfied that all of his questions have been answered.

The hearing was closed to further public comment.

Mr. DiSalvo made a motion to grant approval of the HMUA, Block 19 Lot 7, Schooley's Mountain Road preliminary and final site plan application and the requested variances as noted with the noted denial of the requested waiver for the storm water management plan and the change from pervious pavement to either quarry processed stone or pavement as accepted by the Township Engineer and subject to the general conditions of approval by this Board, seconded by Mr. Mont. A roll call vote was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Trevena, LiaBraaten
Nays: None Abstentions: None

The Board attorney was directed to draft the resolution of approval for the Board's adoption at the September 25th meeting.

DISCUSSION/CORRESPONDENCE

1. Vouchers

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

Mr. DiSalvo made a motion to adjourn, seconded by Mr. Mont. A voice vote was taken; all were in favor and the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Barbara J. Margoese, Clerk