

**WASHINGTON TOWNSHIP  
PLANNING BOARD  
MEETING  
MINUTES  
OCTOBER 8, 2018 - 7:05 PM**

**MEMBERS PRESENT**

Class IV:            \_A\_Bauerlein \_A\_DiSalvo \_A\_Leavens \_A\_McGroarty  
                          \_x\_Mont \_x\_Trevena  
Alternates:         \_x\_Akin \_x\_Popper  
Class III:           \_x\_Committeemember Murello  
Class II:            \_x\_Read  
Class I:             \_x\_Mayor Roehrich  
Others Present:     \_x\_Engineer Hall \_x\_Planner Banisch \_x\_Attorney Buzak \_x\_Clerk Griffith

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 11, 2018 and posted on the Bulletin Board on the same date. Notices were mailed, as requested.

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

**PLEDGE OF ALLEGIANCE**

**MINUTES**

Minutes from June 11, 2018 Regular meeting  
Minutes from June 11, 2018 Executive Session  
[Travena, Mont, Bauerlein, Leavens, Akin, Popper are not eligible to vote due to absence]

Not enough members eligible to vote - tabled until November 12 meeting

Minutes from September 10, 2018 Regular meeting  
[Mont, Akin, Popper are not eligible to vote due to absence]

Not enough members eligible to vote - tabled until November 12 meeting

**OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA  
CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

**RESOLUTIONS:** None

**APPLICATIONS:**

**Capital Review** - Long Valley Lacrosse Wall

Mr. David Jenke of Long Valley Lacrosse Association requested approval of a 35x13 ft concrete wall with 400 sf of synthetic turf in front for Township lacrosse players to get better stick skills. This will be located in the Califon Rd. park and completely funded by the Long Valley Lacrosse Association. This has been presented and approved by the DPW and Township Committee. There will be a 6 ft high fence along the perimeter of the turf on three sides with the wall against the hedge row. No lighting will be provided so it will only be available for use when the park is open.

Mr. Popper asked about insurance.

Mr. Jenke stated the Association is fully insured.

Mr. Hall asked about the noise level of the ball hitting the wall.

Mr. Jenke explained that it is a hard rubber ball but will make less noise than hitting a baseball.

Motion made by Mr. Mont to authorize a letter to the Township Committee stating the proposed lacrosse wall is not inconsistent with the Master Plan.

Seconded: Mr. Popper

All members present voted in the affirmative.

**PB-18-03 Budd Lake Animal Hospital, 92 Route 46 E, B: 5 L: 3 Zone: OR – Preliminary Site Plan Hearing**

Representing the applicant: Todd Hooker, Esq., Amy Donnelly, 94 Rt. 46 Hackettstown, Mr. Tom Bodolsky, Pequest Engineering, PO Box 2, Great Meadows

Mr. Buzak, Esq, swore in the witnesses.

Mr. Bodolsky shared his education and experience as an Engineer.

The Board accepted his credentials.

Ms. Donnelly explained the animal hospital hours as open 7 days a week; Sundays 10a-4p, Monday and Tuesday 12p-8p, Wednesday 8a-8p, Thursday 10a-6p, Friday 9a-5p, Saturday 9a-3p by appointment only, providing routine and non-routine medical services, by appointment only, grooming and boarding of up to 8 pets. Potentially up to 5 employees would be in the building at the same time.

Mr. Banisch asked about trash and recycling.

Ms. Donnelly stated that the existing dumpsters can be downsized, recycling is only for cardboard. Hazardous waste is kept inside and a service picks it up.

Mr. Banisch asked if customers come into the first driveway or the second.

Ms. Donnelly stated that they usually come in the first driveway and go out the second. The parking spaces are angled lending itself to one way.

Mr. Bodolsky displayed Sheet 2 of 6 (Exhibit A1) of the Pequest Engineering drawings. He red lined the Wetlands delineation and highlighted in orange the 50 ft wetlands transition area showing the severe constraint due to wetlands and state riparian buffers around Mill Brook. The applicant will be required to obtain two NJ DEP permits and keep disturbance at 1950 sf. per DEP regulations.

These DEP constraints encompass all of the request design waivers for three stacked employees parking stalls, reduced stall size from required 10 x18 is to 9x18 which, reduced aisle from 25' to 24' and front highway setback reduced from 30 feet to 5.7 ft.

Mr. Bodolsky explained that the Health Department commented that a parking area within 10' of the septic field must be protected which will be through a post and rail fence. Mr. Bodolsky needs to certify that no grading will occur on top of septic field nor is there going to be additional flow into the septic capacity.

Mr. Popper expressed concern over parking lot ingress and egress.

Mr. Bodolsky explained that by adding the employee parking as proposed, instead of parking in the grass which currently happens, should make this situation better.

Mr. Mont mentioned a waiver that was missed for the Shade Tree Commission approval.

Mr. Bodolsky stated he did not want to block visibility along Rt. 46 with wooded areas surrounding the property.

The Board recommended a waiver of the Shade Tree requirement. Mr. Bodolsky will contact Steve Zaikowski.

Based on Mr. Banisch's comment Mr. Bodolsky stated the dumpster or large garbage can area will be noted on the plan and fenced in.

Mr. Banisch suggested dropping the lighting to a conforming height, with a residential dwelling across the street, asked when lights will be turned off. The applicant was also asked to agree to an in service lighting inspection.

Ms. Donnelly explained the lights currently automatically go off at 9:30pm.

Mr. Buzak, Esq. asked about for the clarification of the employee work hours versus employee parking spaces so that patrons do not park behind an employee.

Ms. Donnelly explained that employees get to work about 30 minutes before the office opens and stay 30-45 minutes after with the same employees being there all day.

Mr. Hall stated he would be willing to grant a waiver from Dr. Oweis' review since he has had the packet for a while with no comment today and doesn't believe he would have any issues. Plan revisions will be required to revise the lighting, address the dumpster area and Board of Health comments, along with conditions requiring NJ DEP LOI permits.

Chairman Travena opened for public comment.

Chairman Travena closed for public comment.

Motion by Mr. Mont to approve the attorney to draft a Resolution of approval for PB-18-03 Budd Lake Animal Hospital, 92 Route 46 E, B: 5 L: 3 Zone: OR – Preliminary & Final Site Plan and grant all requested waivers and adding geological sign-off waiver including recommendation of no requirement for additional shade trees, lighting conform to standards, Board of Health signoff, NJ DEP permits, night lighting test after construction, all lights going off by 9:30pm, and monitoring of stop sign for exit of parking area.

Seconded by: Mr. Popper

Abstain: None

Voice Vote: All eligible members present voted in the Affirmative

**PB-18-04 Robert Gannon, 7 East Mill Rd., B: 35 L: 15.02 Zone: C1 – Minor Site Plan - Completeness and Possible Hearing**

Representing the applicant: Robert Gannon, Stonybrook Realty, Catherine Mueller, Page-Mueller Engineering Consultants, PO Box 4619, Warren Township

Mr. Buzak, Esq. swore in Ms. Mueller

[Mr. Roehrich exited at 8:03pm]

Mr. Hall confirmed that his September 20, 2018 recommended completeness.

**Motion** by Mr. Akin to deem application PB-18-04 Robert Gannon, 7 East Mill Rd., B: 35 L: 15.02 Zone: C1 – Minor Site Plan Complete  
Seconded by: Mr. Mont  
Abstain: None  
Voice Vote: All eligible members present voted in the Affirmative

Ms. Mueller cited a prior variance approval of front yard setback of 8 ft. This change of use application is to convert this building to a real estate agency with no residential use. There are no proposed exterior improvements or additions. The rear parking is in a cross easement and this building is allotted 6 spaces. Lighting has been added along an existing walkway. There are three proposed signs, one 2'x4' attached to the front of the building just below the 2<sup>nd</sup> floor roofline, similar to the Chesapeake Tavern, requiring a variance, a 2x2 additional standalone directional sign by the back walkway, and an additional small building mounted plaque sign 2'x1 ½'.

Mr Banisch suggested lights should go out 30 minutes after close no later than 7:30pm as hours of operation are 9am-7pm, 7 days of week.

Mr. Hall asked about the number of agents and support staff on the premises at any given time and if 6 spaces are enough.

Mr. Gannon stated that 1-2 support staff with 3-4 agents may be in the agency at any given time. There is plenty of parking in that lot, of which only 1 or 2 are taken up by units 1 & 3 as they have other parking available.

Mr. Buzak, Esq. stated the easement document shows 1 East Mill has 5 spaces, 3 East Mill has one space and 7 East Mill has 6 allocated spaces.

Mr. Hall asked if the walkway from the parking lot will not be ADA compliant due to the grade change.

Mr. Banisch suggested a condition limiting the amount of employees on the premises at any given time to be a maximum of 5.

Mr. Buzak, Esq. clarified Mr. Gannon is the leasee of 7 East Mill Rd.

The number of spaces needed, especially when the agents have training or a meeting occasionally, versus

the 6 allotted was questioned.

Mr. Buzak, Esq. swore in Larry Srebrenick, 89 Fairmount Rd. W, Califon of 7 East Mill Rd., LLC

Mr. Srebrenick stated their attorney drew up an addendum to the lease granting 7 East Mill an additional 6 spots out of the 18 spaces Unit 1 has with 5-6 employees, while Unit 3 has 4 dedicated spots for 2 Units. He went on to explain the big lot behind 7 East Mill is just an empty lot with Unit 1 and 3 having the right to use it but they have their own lots.

Mr. Banisch requested a parking calculation of all of the non-residential space.

Ms. Donnelly reviewed her calculation of 55x20 (2 floors)+500sf garage = 2700sf divided by 150sf = 18 spots, with 6 not allocated in the easement.

Mr. Buzak, Esq, suggested 1 East Mill lease 3 spaces to Mr. Gannon.

[Mr. Popper left at 8:46pm]

Mr. Mont asked how prospects know this is the parking lot for this business.

Mr. Gannon suggested the existing sign on Fairmount Rd. with the list of businesses will have his business added.

Chairman Travena opened to the public

Chairman Travena closed to the public

Motion by Mr. Mont directing Attorney Buzak to draft a resolution granting PB-18-04 Robert Gannon, 7 East Mill Rd., B: 35 L: 15.02 Zone: C1 – Minor Site Plan approval to change use from residential to real estate office, front yard sign variance with the following conditions: Historic Preservation Commission sign approval, sign lighting to go off no later than 7:30pm, providing of a lease agreement for 3 additional spaces from owner of 1 East Mill for the length of Mr. Gannon's lease.

Seconded by: Mr. Akin

Abstain: None

Voice Vote: All eligible members present voted in the Affirmative

## **DISCUSSION / CORRESPONDENCE:**

July/August NJ Planner

## **BILLS LIST**

Motion to pay the Bills: Mr. Akin

Second: Mr. Mont

Voice Vote: All Members present voted in the affirmative

## **EXECUTIVE SESSION**

Next meeting November 12, 2018

## **ADJOURNMENT**

Chairman Travena adjourned the meeting at 8:55pm