

**WASHINGTON TOWNSHIP
PLANNING BOARD
MINUTES
DECEMBER 11, 2017 - 7:25 PM**

ROLL CALL

Class IV: A Bauerlein A DiSalvo Leavens McGroarty
 A Mont Trevena
Alternates: Akin Popper
Class III: Committeeman Forsbrey
Class II: A Read
Class I: Mayor Roehrlich
Others Present: A Engineer Hall A Planner Banisch Attorney Buzak Clerk Lyons
 Soils Consultant Norton

[Late start waiting for Mr Norton’s arrival.]

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 6, 2017 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 – Led by Chairman Trevena.

MINUTES – November 13, 2017 [All eligible to vote with the exception of Committeeman Forsbrey]

Motion to accept the Minutes: Mr. Popper

Second: Mayor Roehrlich

Voice Vote: All Members present with the exception of Committeeman Forsbrey voted in the affirmative. Committeeman Forsbrey abstained due to absence.

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA – Time is 7:26 PM

No comments.

CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA – Time is 7:26 PM

DISCUSSION / CORRESPONDENCE:

- September/October 2017 The New Jersey Planner Newsletter
- Bulletin MEL 17-34 re Land Use Claims Coverage Enhancement

RESOLUTION

Daniel Sheola, 60 N Mount Lebanon Road, B 47 L 27 for Certificate of Compliance – Ridgeline [Chapter 217 F 3.b.] – November 13, 2017 Public Hearing to be Memorialized December 11, 2017 - Time is 7:27 PM

Motion to approve the Resolution: Mr. Akin

Second: Mr. Leavens

Roll Call: [Members presents]

Mr. Leavens- Aye

Ms. McGroarty – Abstain

Mr. Trevena- Aye

Mr. Akin – Aye

Mr. Popper – Aye

Committeeman Forsbrey – Abstain

Mayor Roehrich – Aye

APPLICATIONS/PUBLIC HEARING:

Toll NJ II LP, Soil Disturbance Permit on or near an existing detention pond on the property known as Block 18 Lot 8.11. R5 Zone [The Black Oak Golf Club]. Time is 7:29 PM

Present for the Applicant is Michael Selvaggi, Esq. In addition, Mark Mayhew, PE and SVP, Managing Director from ESE Consultants , Horsham, Pa. who prepared the Application and plans. Mr. Mayhew was sworn and accepted as a witness.

Mr. Selvaggi reported that this application is to allow earth work on or near an existing detention pond on this property which is part of the Black Oak Golf Course. The current basin is no longer holding water and it has been recommended to convert this wet basin to a dry basin.

Mr. Mayhew then proceeded to mark aerial photo of site with Pond 2 in caption as Exhibit A1. This site currently has six ponds and it has been recommended to eliminate this pond in fear of water infiltration in lime stone formation. Mr. Mayhew then defined the difference between a wet and a dry detention pond.

Next Pond 2 Remediation Plan View Rendering dated November 15, 2017 was marked as Exhibit A2. This rendering shows a Bentonite path on the pond bottom. The proposed changes will not change the direction of out flow, it will continue to flow as it was designed.

What triggered this Application is the amount of soil being moved from the Regency at Flanders New Jersey Toll Brothers location to this site. 1,000 cubic feet of Fill and 500 cubic feet of Top Soil will be relocated. Per Township Ordinances soils have been tested and accepted by Township Officials.

Mr. Meyhew reported that Morris County Soil Conservation has Certified and approved project and the work should commence in April.

Mr. Selvaggi while referring to Board Engineer Hall's June 28, 2017 letter had Mr. Meyhew answer each of the three points noted in the closing paragraphs. Mr. Selvaggi marked as Exhibit A3 Dr. Keller's email to Mr. Mayhew noting Dr. Keller's approval. However, it was agreed that Ms. Lyons will contact Dr. Keller for letter to file. If the letter is not received in time for Township Committee consideration it will be a condition to the Resolution.

Regarding point # 2 in Mr Hall's letter Mr. Selvaggi marked the July 6, 2017 letter from Robert Brightly, PE from Ferriero Engineering to Mr. Mayhew.

In closing Mr. Meyhew noted that the only other government entity to review is Morris County Soil, which has approved the Permit and therefore the Applicant has satisfied the standards for the Soil Permit.

Questions/comments for Witness:

Mr. Norton – No additional comments. Sufficient soil testing was performed and is satisfactory.

Mr Leavens- Why not line the entire pond with Bentonite. Mr. Mayhew answered it was agreed to take a conservative approach.

Committeeman Forsbrey – What prompted this Application? Mr Mayhew noted that the Estates at Long Valley housing project is ready to close out. The concerns regarding the pond first needed to be addressed before the housing project can close out.

Time is 7:55 PM – No Public Comments regarding this Application.

Motion to make recommendation with following conditions: Mr. Akin

1- Ms. Lyons to secure a letter from Environmental Consultant Dr. Jeff Keller that the environmental landscaping aspect of the application are approved.

2- Applicant shall line pond with Bentonite the cross-hatched area as shown on Exhibit A-2 to the satisfaction of Dr. Oweis and the Township Engineer.

3- Final approval from the Township Engineer of the revisions recommended by him

Second: Mr. Leavens

Voice Vote: All Members present voted in the affirmative.

APPLICATIONS FOR COMPLETENESS: None

OTHER BOARD BUSINESS: None

BILLS LIST – Total: \$ 3,687.26

Motion to pay the Bills: Ms. McGroarty

Second: Mr. Popper

Voice Vote: All Members present voted in the affirmative.

EXECUTIVE SESSION - None

ADJOURNMENT – Time is 8:01 PM

Motion to adjourn: Mr. Popper

Second: Mr. Leavens

Voice Vote: All Members present voted in the affirmative.

Respectfully submitted,

As written

Teresa Lyons, Secretary

December 11, 2017 Meeting Documents:

November 13, 2017 Meeting Minutes

Correspondence:

- September/October 2017 The New Jersey Planner Newsletter
- Bulletin MEL 17-34 re Land Use Claims Coverage Enhancement

Resolution 2017-12 - Daniel Sheola, 60 N Mount Lebanon Road, B 47 L 27 for Certificate of Compliance – Ridgeline [Chapter 217 F 3.b.] – November 13, 2017 Public Hearing to be Memorialized December 11, 2017

Application

Toll NJ II LP, Soil Disturbance Permit on or near an existing detention pond on the property known as Block 18 Lot 8.11. R5 Zone [The Black Oak Golf Club].

[Taxes are current with \$1,469 Escrow Balance]

Due to the limited number of plan copies Members will have to share. I will only email Professional correspondence highlighted below with meeting packet.

- August 1, 2017 Application with supporting documents prepared by Mark Mayhew, PE from ESE Consultants.
- August 14, 2017 revised Application with supporting documents prepared by Mark Mayhew, PE from ESE Consultants.
- August 22, 2017 revised Application with supporting documents prepared by Mark Mayhew, PE from ESE Consultants.
- August 23, 2017 letter from Joseph Norton, LSRP ; French & Parrello – Soils Consultant
- August 25, 2017 letter from Leon Hall, PE
- October 3, 2017 revised Application with supporting documents prepared by Mark Mayhew, PE from ESE Consultants
- November 2, 2017 letter from Joseph Norton, LSRP; French & Parrello – Soils Consultant
- December 6, 2017 letter from Leon Hall, PE

Bills List – Available at the meeting