

**WASHINGTON TOWNSHIP  
PLANNING BOARD  
MEETING  
MINUTES  
SEPTEMBER 10, 2018 - 7:03 PM**

**MEMBERS PRESENT**

Class IV:                \_x\_Bauerlein  \_x\_DiSalvo  \_x\_Leavens  \_x\_McGroarty  
                              \_A\_Mont  \_x\_  Trevena  
Alternates:             \_A\_Akin  \_A\_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 October 8 meeting

Minutes from July 9, 2018 Regular meeting  
[Mont, Bauerlein are not eligible to vote due to absence]  
Motion to approve Minutes: Mr. DiSalvo  
Second: Mayor Roehrich  
Abstain: Mr. Bauerlein  
Voice Vote: All other eligible members present voted in the Affirmative

[Mr. Banisch joined the meeting at 7:05pm]

Minutes from August 13, 2018 Regular meeting  
[DiSalvo, McGroarty Akin, Read are not eligible to vote due to absence]  
Motion to approve Minutes: Mr. Bauerlein  
Second: Mayor Roehrich  
Abstain: Mr. DiSalvo, Mrs. McGroarty, Mr. Read  
Voice Vote: All other eligible members present voted in the Affirmative

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

**RESOLUTIONS:** None

## **APPLICATIONS:**

PB-18-02 Heath Village West, Schooley's Mountain Road, B: 19 L: 5, 6 & 7 Zone: R5 - Preliminary & Final Site Plan/Variance – **Completeness Only**

Representing the applicant: Mr. Adam Faiella of Sills, Cummis and Gross and Mr. Ed Bogan of Grotto Engineering

Mr. Faiella reviewed Mr. Hall's completeness review report of September 7, 2018 for an amended Site Plan for Lot 5 and Preliminary and Final Site Plan for Lots 6 and 7.

For item A1a a waiver was incorrectly requested for the geological application fee, which should have been a waiver of the investigation itself, as one had already been completed for all lots 5, 6 & 7 under the prior Lot 5 application.

Mr. Hall explained that under the Lot 5 only application a geological investigation application fee of \$8,190.21, which is calculated based on square footage of impervious surface, was paid but the current application involves additional Lots 6 and 7 which generates a new application fee of \$30,129.21 for a difference of \$21,959. Dr. Oweis and the Board Attorney would have to respond to whether this additional application fee is required.

Mr. Buzak, Esq. shared Mr. Hall's understanding based on the Township fee ordinance and suggested the difference in application fee would have to be paid.

Mr. Faiella requested that Dr. Oweis review the geologic report and confirm if there is any additional information needed being that any no additional fees for Dr. Oweis study of all three lots was requested. Mr. Faiella requested that if everything else is complete the Board deem the application complete subject to the resolution of this issue.

Mr. Bogan stated that Heath Village had made it known that they were hiring two geologists to study the entire site since it made sense. Dr. Oweis's associate shadowed their work and issued a report dated January 29, 2018 agreeing with their geologist so it doesn't make sense to pay \$21,000 for work that is already done.

Mr. Hall interjected that this is not an escrow fee for Dr. Oweis's charges this is an application fee to cover administrative costs.

Mr. Buzak, Esq. noted that if a report that has been submitted for the additional lots is sufficient then the application fee must be paid as the original fee was incorrectly calculated based on Lot 5 only.

Mr. Hall went through his report.

Ms. Griffith will confirm the current application fees and escrows that were paid.

Mr. Hall stated Checklist item #10 Mr. Bogan sent a copy of Dr. Keller's email of March 22 which he deems the application complete from his perspective.

Mr. Hall stated Checklist item #11 Soil Disturbance permit application Mr. Bogan's August 28, 2018 letter indicated revised calculations which have not been received.

Mr. Bogan explained there was some confusion between Grotto Engineering and Mr. Joe Norton so the

new calculations will be submitted.

Mr. Hall discussed Checklist item #12 all Ordinance and information requirements listed have not been complied with.

Mr. Bogan responded to the outstanding items to Mr. Hall's satisfaction for completeness only, with the exception of the location, species and condition of all trees 10" or larger in diameter within 50 feet of disturbance.

Mr. Banisch indicated it would be helpful to know this information so that recommendations could be provided for protection of these trees.

Mr. Bogan confirmed on the Exhibit the tree line being discussed along Lot 7.01 and 8.

Mr. Hall noted grading areas for detention basins where trees will be destroyed.

Mr. Leavens and Mr. Murello agreed with these waivers for Completeness only.

Mr. Hall asked if this information could be provided at least two weeks before the November meeting.

Mr. Hall stated that the applicant should also obtain approval of the mains and fire hydrants from the Fire Company. An email was produced which did not describe which application or property the message was referring to.

Ms. Griffith will obtain clarification from the Fire Department.

Mr. Hall additionally commented on the applicant's agreement with the variances listed so that when the hearing is noticed all will be included.

Motion by Mr. DiSalvo to deem application PB-18-02 Heath Village West, Schooley's Mountain Road, B: 19 L: 5, 6 & 7 Zone: R5 - Prelim & Final Site Plan/Variance Complete subject to confirmation of the application and escrow fees, conditions from the September 17, 2018 Anderson & Denzler letter, completion of checklist item #11, granting of waivers for 4c, d, e and f, and tree locations to be provided at least two weeks prior to the public hearing.

Seconded by: Mr. Bauerlein

Abstain: None

Voice Vote: All eligible members present voted in the Affirmative

A discussion of a site walk occurred. With the corn being a hinderance to doing the tree survey the walk will probably not occur before the November hearing.

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

Representing the applicant: Todd Hooker, Esq. of Askin & Hooker

Mr. Hall reviewed his report of September 7, 2018.

Mr. Hooker agreed to provide missing Application Part C, geologic application fee, sign mounting details

and soil erosion and sediment control plan by September 26.

Motion by Mr. Murello to deem application PB-18-03 Budd Lake Animal Hospital, 92 Route 46 E, B: 5 L: 3 Zone: OR – Preliminary Site Plan **Complete** based on conditions outlined by Mr. Hall and Mr. Hooker.

Seconded by: Mr. Bauerlein

Abstain: Mr. Leavens

Voice Vote: All other eligible members present voted in the Affirmative

Mr. Hall also noted that the application needs to be amended to indicate preliminary and final site plan.

### **DISCUSSION / CORRESPONDENCE:**

Ballentine Lumber Re-zoning Ordinance Review:

Mr. Banisch reviewed the ordinance proposal to rezone Block 27 Lot 22, for the development of 16 residential apartments included 4 affordable units and sets forth a series of standards having to do with affordable housing and because it is in the historic district it is consistent with Historic Preservation development standards. There will be Board participation regarding the architectural design of the site. It is being recommended the Board find that the ordinance is not inconsistent with the Master Plan.

Mr. DiSalvo made a motion that the Board finds Ordinance RO-15-18 is not inconsistent with the Master Plan.

Seconded by: Mr. Bauerlein

Abstain: Mayor Roehrich, Mr. Murello

Voice Vote: All other eligible members present voted in the Affirmative

Mr. Banisch requested that a letter from the Board Secretary be sent to the Governing Body noting the Board's review and finding as voted on.

Veteran's Micro Housing Ordinance Review:

Mr. Banisch spoke to this Governing Body ordinance to provide temporary houses to support Veteran's. This Board revised the Ordinance and sent it back to the Governing Body for introduction. The installation of these Veteran Micro houses will have oversight by the Planning Board for these condition use applications with sponsorship by a non-profit.

Mr. Banisch also noted that the Master Plan is silent in regards to this

Mr. Leavens made a motion that the Board finds Ordinance xx-xx is not inconsistent with the Master Plan.

Seconded by: Mr. Bauerlein

Abstain: Mayor Roehrich, Mr. Murello

Voice Vote: All other eligible members present voted in the Affirmative

Mr. Banisch requested that a letter from the Board Secretary be sent to the Governing Body noting the Board's review and finding as voted on.

### **BILLS LIST**

Motion to pay the Bills: Mr. DiSalvo

Second: Mayor Roehrich

Voice Vote: All Members present voted in the affirmative

Board professionals were dismissed.

[Break at 8:20pm]

Attorney Buzak conducted the Land Use **Excess** Liability Training – 8:26pm

Next meeting October 8, 2018

**ADJOURNMENT** - 9:00pm

Chairman Travena adjourned the meeting.

All members present voted in the affirmative.