

Washington Township Board of Adjustment

March 5, 2014

Chairman Spina called the regular Meeting of the Board of Adjustment of March 5, 2014 to order at 7:00 p.m.

MEMBERS PRESENT: Elliott Averett, Frank Baguiao, Morris Bauer, Anthony Spina, Craig Schwemmer, Harvey Ort, Robert Bridgman
Alternate Members: Geoffrey Price
Members Absent: Morris Bauer, Dorothy Walter
Others Present: Engineer Leon Hall, Attorney Gail Fraser, Planner David Banisch, Secretary Barbara Margolese

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT - Adequate notice of this meeting was published in the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

Pledge of Allegiance.

MINUTES

1. January 8, 2014 Reorganization and Regular Meeting

It was noted that Mr. Baguiao had recused himself from hearing Meadow Brook Day Camp and that the minutes should be amended to reflect that.

A motion was made by Mr. Baguiao to approve the reorganization and regular meeting minutes of January 8, 2014 as amended, seconded by Mr. Price. A voice vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Frank Baguiao, Anthony Spina, Geoffrey Price, Harvey Ort

Nays: None Abstentions: Robert Bridgman

The meeting was opened to the public for items not on the agenda.

No comments were received and the meeting was closed to the public for items not on the agenda.

RESOLUTIONS

14-06 Meadowbrook Day Camp (Four Bucks Farm) – Block 37, Lot 25 – 73 E.Valley Brook Rd. - Preliminary & Final Major Site Plan with “C” and “D” Variances
Eligible Voters: Averett, Ort, Spina, Walter

The Board reviewed the resolution as presented by the Board’s attorney.

A motion was made by Mr. Spina to approve the resolution as presented, seconded by Mr. Averett. A roll call vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Anthony Spina, Harvey Ort

Nays: None Abstentions: None

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APPLICATIONS

1. Terence Stone & Laurie Campanelli – Block 52, Lot 9 – 31 Sky Top Road – R-5 Zone
Variance to allow single family dwelling construction on a non-dedicated street &
Variances for pre-existing non-conformities (front yard setback, lot width, lot frontage,
minimum lot size) Deemed complete 7-3-13 - Consent to extend submitted by applicant
through 4-3-14

The Board was informed that an email had been received granting the Board and extension of time to hear this application through April 3, 2014. A motion was made by Mr. Ort to accept the extension until April 3, 2014 and to carry the hearing for this application to the April 2, 2014 meeting with no further notice, but to have Mr. Stone told that he needs to have his application heard at the April 2nd meeting, seconded by Mr. Averett. A voice vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Frank Baguiao, Anthony Spina, Geoffrey Price, Harvey Ort, Robert Bridgman
Nays: None Abstentions: None

2. Sprint Spectrum and JCP&L - Block 51, Lot22.02 – 220 Middle Valley Road
R-5 Zone -Wireless communications tower and 4 equipment cabinets Conditional Use
Preliminary/Final Site Plan Application with Variances for tower height and setbacks
Deemed complete: October 2, 2013 Request to carry hearing to May7, 2014

The Board was informed that an extension to hear this application had been granted by the applicant until May 8, 2014. Engineer Hall stated that the plans that are being submitted are going to have major revisions and that the applicant will have to go through a completeness determination again.

A motion was made by Mr. Ort to accept the extension until May 8, 2014 and to carry the hearing for this application to the May 7, 2014 meeting, seconded by Mr. Price. A voice vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Frank Baguiao, Anthony Spina, Geoffrey Price, Harvey Ort, Robert Bridgman
Nays: None Abstentions: None

3. Nicholas Martini Foundation – Block 30, Lot 71.03 – OR/I Zone – Esna Drive –
Variance for dwelling on a non- dedicated road - Completeness Determination

Mr. Ort recused himself from hearing this application due to a conflict of interest. The Board reviewed Engineer Hall's report dated March 3, 2014. The following checklist items were noted as being incomplete: Checklist Item #1, Item 19, Checklist Item #3, Checklist Item #4, Checklist Item #11and Checklist Item #14. It was noted that waiver requests had been submitted Checklist item #3 and #14 and that Engineer Hall did not recommend the Board approve those requests.

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A motion was made by Mr. Price to not approve the waiver requests as noted and to deem the application as incomplete, seconded by Mr. Baguiao. A roll call vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Frank Baguiao, Anthony Spina, Geoffrey Price, Robert Bridgman
Nays: None Abstentions: None

4. Hackettstown Hyundai – Block 4, Lot 7.01 – 40 Route 46 – C-2 Zone

Mr. Price and Mr. Bridgman recused themselves for this application. The applicant's attorney, Michael Selvaggi stated that the applicant had noticed for this meeting. It was noted that because of Mr. Price and Mr. Bridgman recusing themselves, the Board would only have five members that could hear this application. Mr. Selvaggi stated that the applicant would rather have the hearing carried to the next meeting date on April 2nd when Mr. Bauer, Ms. Walter and the new Board member Mark Soga would be able to hear this application as well. Attorney Fraser announced that this hearing would be carried to the April 2, 2014 meeting and that no further notice would be given.

Mr. Price rejoined the Board.

DISCUSSION - CORRESPONDENCE

1. Vouchers

Vouchers were received from Anderson & Denzler for a total of \$3245.44 and Banisch Associates for a total of \$3581.50. Vouchers were received from Gail Fraser Law for a total of \$1201.20 and Habitat by Design for \$120. The motion to approve the submitted vouchers was made by Mr. Averett and seconded by Mr. Baguiao. A voice vote was taken; all were in favor and the motion carried.

Mr. Averett made a motion to adjourn, seconded by Mr. Ort. A voice vote was taken; all were in favor and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Barbara Margolese, Secretary

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