

**Washington Township Planning Board**  
**JUNE 9, 2014**

Chairman Louis Mont called the regular meeting of June 9, 2014 of the Washington Township Planning Board to order at 7:30 p.m.

**MEMBERS PRESENT**

CLASS IV: Lou Mont, William Leavens, Charles DiSalvo, Eric Trevena

ALTERNATES: Sam Akin

CLASS I: Ken Short

CLASS II: Roger Read

CLASS III: Donald Babb

ABSENT: Mark Bauerlein, Kathleen McGroarty, Howard Popper

OTHERS PRESENT: Engineer Leon Hall, Attorney Tiena Cofoni, Clerk Barbara Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 13, 2014 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

**MINUTES**

Minutes from the April 23, 2013 Regular Meeting

Mr. Short made a motion to approve the minutes as presented, seconded by Mr. Read

A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, Akin, Babb, Short, Read

Nays: None                      Abstentions: Trevena, DiSalvo

**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.

**RESOLUTIONS**

14-09 Washington Township Board of Education – Block 34, Lot 49 & Block 34, Lot 46.04

R-5 Zone - Minor Subdivision

The Board reviewed the resolution. A motion was made by Mr. Short, seconded by Mr. Leavens to adopt the resolution as presented. A roll call vote of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, Babb, Short      Nays: Read      Abstentions: Akin

**PUBLIC HEARING/APPLICATIONS**

1. Washington Township Board of Education – Block 34, Lot 49 – 51 West Mill Road - Security Vestibule – 40:55D31 Capital Review

Representative present: Edward Neighbour, Architect (Parrett Somjen Architects)

It was noted that this is a capital review for the Board. The Board of Education's architect, Edward Neighbour introduced himself and stated that the Long Valley Middle School is proposing to construct a vestibule with a little roof canopy for the front door for security reasons. He stated that the

front sidewalk will be regraded to meet the ramp going to the vestibule and a planted area will be located next to the walkway. Mr. Neighbour told the Board that the vestibule will measure 13 feet deep by 32 feet wide and it will have a security window in it. He added that the front door will be kept locked and access to the school can be achieved by buzzing-in using and using the intercom system for identification. It was also noted that security cameras are being installed around the perimeter of the school.

A motion was made by Mr. DiSalvo, seconded by Mr. Leavens to have a letter sent to the Washington Township Board of Education stating that the proposed project is not inconsistent with the Township Master Plan. A roll call vote was taken and the motion was carried.

Ayes: Leavens, Mont, Akin, Babb, Short, Read, Trevena, DiSalvo Nays: None Abstentions: None

2. Washington Township Board of Education – Block 35, Lot 3.01 – 51 Old Farmers Road  
Canopy over existing school entrance – 40:55D31 Capital Review  
Representative present: Edward Neighbour, Architect (Parrett Somjen Architects)

It was noted that this is a capital review for the Board. The Board of Education’s architect, Edward Neighbour stated that the Old Farmers Road Elementary School is proposing to construct a canopy for the front door for security reasons. He stated that the proposed canopy will match the existing metal fascia on the building. Mr. DiSalvo asked where the stormwater will go to from the canopy. Mr. Neighbour stated that it will feed into the roof system. He stated that the canopy will measure 10 feet by 8 feet and will have recessed lighting which is to be located in the soffits. He noted that the fire light will be relocated above the door. He stated that the front sidewalk will be regraded to meet the ramp going to the vestibule and a planted area will be located next to the walkway. Mr. Neighbour told the Board that the vestibule will measure 13 feet deep by 32 feet wide and it will have a security window in it. He added that the front door will be kept locked and access to the school can be achieved by buzzing-in using and using the intercom system for identification. It was also noted that security cameras are being installed around the perimeter of the school.

A motion was made by Mr. DiSalvo, seconded by Mr. Leavens to have a letter sent to the Washington Township Board of Education stating that the proposed project is not inconsistent with the Township Master Plan. A roll call vote was taken and the motion was carried.

Ayes: Leavens, Mont, Akin, Babb, Short, Read, Trevena, DiSalvo Nays: None Abstentions: None

3. Our Lady of the Mountain Church – Block 22, Lot 5 – 2 East Springtown Road  
Preliminary/final site plan & “C” Variance – Proposed Vestibule – Completeness Determination

Mr. DiSalvo recused himself due to a conflict of interest. For the record, it was noted that no one representing the applicant was present at the meeting. The Board reviewed Engineer Hall’s report regarding completeness dated June 2, 2014. Mr. Hall stated that he is recommending that the waivers being requested by the applicant be granted and that if they are the application can be deemed complete. Chairman Mont noted that this is an application for a vestibule which to be built for the front door of the church. He noted that this application will require a front yard setback variance.

A motion was made by Mr. Short, seconded by Mr. Trevena to grant the requested checklist item waivers for completeness (key map, physical features within 200 feet, topography, landscape and buffering plan, surface water management plan, Development Impact Statement, wetlands delineation, and the staking of property corners) and to discuss them at the public hearing and to deem the application as complete.  
Ayes: Leavens, Mont, Akin, Babb, Short, Read, Trevena Nays: None Abstentions: None

Mr. DiSalvo rejoined the Board.

#### DISCUSSION / CORRESPONDENCE

##### 1. Proposed Ordinance Amendment RO-09-14: Trailers (111-146) and Ridgeline sheds (217-38)

The Board reviewed the proposed ordinance which is being heard on second reading by the Township Committee within the next month. It was noted that the ordinance section dealing with trailers now has a clearer definition of a trailer and the ridgeline section of the ordinance will now have a provision which will allow for the construction of a 200 square foot shed in the ridgeline protection area.

A motion was made by Mr. DiSalvo, seconded by Mr. Leavens to have a letter sent to the Washington Township Committee stating that the proposed ordinance amendments are not inconsistent with the Township Master Plan. A roll call vote was taken and the motion was carried.  
Ayes: Leavens, Mont, Akin, Read, Trevena, DiSalvo Nays: None Abstentions: Babb, Short

##### 2. 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. Leavens. A voice vote was taken; all were in favor and the motion carried.

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

Respectfully submitted,

Barbara J. Margolese, Clerk