

Washington Township Planning Board
JULY 14, 2014

Chairman Louis Mont called the regular meeting of July 14, 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, Howard Popper

CLASS I: Ken Short

CLASS II: -

CLASS III: Donald Babb

ABSENT: Mark Bauerlein, Kathleen McGroarty, Roger Read

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 June 9, 2014 Regular Meeting

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

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.

PUBLIC HEARING/APPLICATIONS

1. Our Lady of the Mountain Church – Block 22, Lot 5 – 2 East Springtown Road
Preliminary/final site plan & “C” Variance – Proposed Vestibule – Deemed Complete on 6-9-14
Public Hearing

Mr. DiSalvo and Mayor Short recused themselves from hearing this application due to conflict of interest. It was announced that the notices for this hearing were satisfactory. Attorney Michael Selvaggi introduced the project. Mr. Jonathan Hoff, a volunteer on the Our Lady of the Mountain Church Construction Committee, was sworn-in. Mr. Hoff stated that the church is 50 years old and is starting to have maintenance issues. He stated that the church has worked with their architect and has come up with a plan that will focus on energy, maintenance and operating costs. Mr. Hoff stated that the church has ADA compliant bathrooms and entrances. He told the board that the proposed vestibule for the front entrance of the church will have a double set of doors and that the walls will be insulated. Internally the building will have its lighting and sound reworked and its pews replaced. Mr. Hoff said that the construction should take approximately 4 months and during this time the parishioners will be going to St.

Lukes and St. Marks churches. He noted that they are hoping for a December 1st 2014 reopening of the church.

Architect Charles Logan, of Aztec Architects was sworn-in. He submitted Exhibit "A-1", dated 7-14-14, a drawing showing the floor plan (sheet 5-1-4/0.3) which was submitted with the site plan. Mr. Logan gave an overview of the project. Mr. Logan stated that the vestibule will be air lock controlled and that the windows and the block wall will be insulated. He noted that the current building is 12,100 square feet and the front vestibule will be 126 square feet and the side vestibule will be 106 square feet. Mr. Logan submitted Exhibit "A-2" dated 7-14-14, drawing sheet SI-4/0.1- showing the exterior elevation as a part of the site plan submission. Mr. Logan showed the board a sample of the stone that will be used for the building exterior which will replace the existing wood. He submitted Exhibit "A-4" dated 6-14-14, drawing sheet SI-4/0.2 showing a blow-up of the exterior elevations of the proposed vestibule. Mr. Logan noted that the railings will be made of metal. Mr. Logan submitted Exhibit "A-5" showing a colored rendering of the exterior of the front and side of the vestibule. Mr. Logan stated that only one sign is proposed which will be 25.7 square feet and will be placed in the knee walls and will use shielded spot lights. He told the board that the existing sign on the left will be eliminated.

Mr. Logan addressed the proposed energy improvements for the church. He stated that there will be air lock windows, insulation in the walls, the area under the windows will have wood replaced with stone, the use of LED fixtures whenever possible, the HVAC system will have a greater return of fresh air, and the building will have significant modernization of its interior. He noted that no increase in impervious area therefore Highlands Council approval is not necessary.

Project Engineer Dennis Keenan from the firm of French and Parillo was sworn-in. Mr. Keenan submitted Exhibit "A-6" dated 7-14-14 showing a copy of sheet 1 of 11 dated 5-12-14 with a revision date of 6-11-14 from the submitted site plans. He stated that the church is located 9.3 feet from East Springtown Road and 95 feet from Schooley's Mountain Road.

Mr. Keenan noted that variances have been applied for front yard setback from East Springtown Road and the minimum landscape buffer. He stated that waivers have been requested for the size of the parking space being 10 feet by 18 feet, the creation of a parallel parking stall, and the 18 foot drive aisle. Mr. Keenan submitted Exhibit "A-7" which shows sheet 1 of 11 dated 5-12-14 with a revision date of 7-9-14 of the submitted site plans showing the parking along Schooley's Mountain Road. He stated that the proposed separation is 2 feet instead of 5 feet. He stated that 9 spaces are proposed instead of 16 spaces in this location. He told the board that the parking will be repaved and restriped. And that the total number of parking spaces is 253 and the number of spaces required for the site is 213.

Mr. Keenan stated that the existing parking lot is non-conforming. He said that the church use functions differently than other uses in that everyone comes and goes at the same time. Mr. Keenan stated that sidewalk and ramps that are ADA compliant are to be built with this application and new LED powered lighting poles are to be put in. He said that the lights are to be on timers and that they will go off at 9:00 p.m. or 10:00 p.m. depending upon activities at the church. Mr. Keenan presented Exhibit "A-8" dated 7-14-14 showing an aerial view of Block 5, Lot 22.

Mr. Keenan referred to Exhibit "A-7" and pointed out the new front vestibule and the proposed wing walls and knee walls. He stated that the setback from the church building is 60 feet from East Springtown Road and the existing setback from Schooley's Mountain Road is 95 feet but the proposed setback will be 93.7 feet.

Mr. Keenan stated that along with the vestibules, drainage inlets are to be added to stop ponding in the back of the property which will tie into the storm sewer on East Springtown Road. Engineer Hall has asked for additional drainage calculations to be provided. He stated that there is buffer of 300 feet which is provided by the tree line and cemetery already. He stated that the existing landscaped buffer is 25 feet. Mr. Hall stated that the line of mature evergreen trees meets the intent of the ordinance.

The board reviewed Engineer Hall's letter of 7-8-14. It was noted that the plans are to be revised to show one sign not two signs, that the plans are to be revised to comply with the comments made by the Morris County Planning Board, and that note be added to the plans showing the number of parking spaces that do not meet the 10 foot by 18 foot requirement.

A motion was made by Mr. Leavens, seconded by Mr. Popper to approve the Our Lady of the Mountain Church preliminary and final site plan and the noted variances and waivers and to authorize the attorney to draw-up a resolution memorializing this approval with the following conditions: a deed showing the shade tree easement, the sight triangle easement and the roadway dedication is to be provided as a condition of the certificate of occupancy, paving is to be done prior to November 1st because of temperature affecting the paint, notes are to be added to plans regarding the number of spaces not meeting the 10 foot by 18 foot requirement, the lighting is to be turned off by 10:00 p.m. each night except for special events, the plans are to be changed to reflect only one sign not two, and that permits can be approved prior to the resolution being adopted.

A roll call vote was taken and the motion carried.

Ayes: Leavens, Mont, Akin, Babb, Trevena Nays: None Abstentions: None

Mr. DiSalvo and Mayor Short rejoined the Board.

DISCUSSION / CORRESPONDENCE

1. Highlands Plan Conformance & Long Valley Center

Mr. Banisch referred to his 7-12-14 letter. He noted that a meeting had taken place on 4-23-14 with the Township Committee and on 6-17-14 with the Highlands Council. Mr. Banisch reviewed the scope of work that is anticipated and referred to a historic resources map. He stated that the Planning Board will be preparing a plan like the Master Plan which will identify appropriate uses and will be coordinated with the Highlands Council. He told the board that plan conformance will be funded through grants to Washington Township. Mr. Banisch stated that the center will be a central focus of Washington Township.

It was recommended that this work be done through work sessions and that the process is a lengthy one. Mr. Akin asked about agriculture in the plan. Mr. Banisch said that agriculture had been referenced but had been omitted from the scope of work list.

A motion was made by Mr. Popper, seconded by Mr. Leavens to have Planner Banisch draft a memo to the Township Committee to investigate this plan pursuant to Planner Banisch's recommendation.

A voice vote was taken and the motion carried.

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

Mr. Akin noted that there should be some degree of separation regarding the Jade Land Development and the proposed Highlands Plan Conformance.

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. Popper. 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 9:55 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk