

**Washington Township Planning Board  
September 25, 2013**

Chairman Leavens called the regular meeting of September 25, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Lou Mont, Eric Trevena, Charles DiSalvo  
CLASS I: -  
CLASS II: Roger Read  
CLASS III: James LiaBraaten  
ALTERNATES: Sam Akin  
ABSENT: Howard Popper, Mark Bauerlein, Kathleen McGroarty, Ken Short  
OTHERS PRESENT: Attorney Buzak, Engineer Hall, Planner Banisch, Clerk Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

Minutes from June 12, 2013

Mr. Trevena made a motion to approve the minutes as presented, seconded by Mr. Mont. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, LiaBraaten, Akin Nays: None Abstentions: Di Salvo, Trevena, Read

Minutes from August 28, 2013

Mr. Mont made a motion to approve the minutes as presented, seconded by Mr. Di Salvo. A voice vote was taken and the motion carried.

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

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

13-14 Hackettstown Municipal Utility Authority – Block 19, Lot 7 – Schooley’s Mountain Road OR/I Zone – Preliminary/Final site plan and front yard setback variance – construction of a well house. Public Hearing was held on August 12, 2013.

The Board reviewed the resolution. It was noted in paragraph 8 the words turf stone would replace the word paver.

Mr. Mont made a motion to adopt the resolution as presented, seconded by Mr. Trevena. A roll call of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Trevena, LiaBraaten Nays: None Abstentions: None

PUBLIC HEARING/APPLICATIONS

1. West Morris High School - Block 17, Lots 8 & 9 – 10 S. Four Bridges Rd.  
Proposed Water Storage Tank – D31 Courtesy Review

Project Engineer Robert Walsh introduced himself and stated that the previous plan for the water storage tank that had been seen by the Board previously had to be changed. He

stated that the contractor had to bring the well 12 inches above grade and had to incorporate a temporary 5700 gallon storage tank. He stated that the tank will be in the parking area just outside of the school's court yard. Mr. Walsh stated that temporary piping will be installed up and over the roof. He said that once the project is fully completed the temporary piping will remain in case the well fails in the future. Mr. Walsh noted that the Board of Education will be leasing trailers for the site.

Engineer Hall noted that the windows of the girls' locker room will be viewable from the construction area. He recommended that the view from the outside into the locker room be shielded.

Mr. Walsh told the Board that work will probably start on this project in the spring. He stated that the construction time will be between six and eight weeks. Mr. LiaBraaten asked about the status of the bids. Mr. Walsh stated that new bids will be coming in for the project.

A motion was made by Mr. DiSalvo that the proposed project is not inconsistent with the Washington Township Master Plan and that the comments made in Engineer Leon Hall's letter of September 21, 2013 regarding the installation of a concrete saddle around the 15 inch pipe being installed and the windows of the girls' locker room are to be shielded from outside view during construction are to be complied with. The motion was seconded by Mr. Mont. A roll call was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Trevena, LiaBraaten, Akin, Read

Nays: None

Abstentions: None

2. Long Valley Gas – Block 35.01, Lot 32 – 69 East Mill Road – C-1 Zone - .92 Acres  
Amended Preliminary & Final Site Plan Application with a Front Yard Setback Variance  
Proposed Expanded Gasoline Pump Canopy and Two Additional Gas Pumps  
Representatives present: Robert Mielich, Esq., Manjit Singh, George Gianforcaro, PE.

Engineer Gianforcaro and applicant Manjit Singh were sworn-in. Attorney Buzak told the Board that this application is a reconsideration of the original variance application that was approved previously. It was noted that the Board will be listening for adequate reasons to substitute this variance for the original. Mr. Buzak stated that the earlier approval will be gone if the new variance is approved. It was also noted that if the new application is not approved then the old approval stands.

Mr. Gianforcaro stated that the only change being proposed is for two lanes of gas pumps to be built for a total of four gas pumps and a canopy over the two lanes of pumps. He stated that the dispensing area would be enlarged to 48 feet by 40 feet. Mr. Gianforcaro said that the applicant is asking for a variance to have a front yard setback of 4 feet from the property line on East Mill Road. Mr. Gianforcaro referred to Exhibit "A-1" (Sheet SP-1 of the submitted site plans).

Mr. Gianforcaro referred to Engineer Hall's September 20, 2013 review letter. He stated that no additional tanks will be needed for this application. Mr. Singh stated that the reason for the additional dispensers is to keep the lines going during the peak times of 7:00 to 9:00 a.m. and 4:00 to 6:30 p.m. Mr. Gianforcaro stated that the setback from the curb line is to be 20 feet. It was noted that the applicant is alright with satisfying all of the comments in the September 2, 2013 engineering review letter. Mr. Hall referred to site note #11 regarding deliveries. Mr. Singh stated that he would agree to have all deliveries occurring from 8:00 a.m. to 6:00 p.m.



Mr. Banisch said that Heath agreed to some fairly rigorous landscaping requirements. He said that the landscaping should be used adjacent to the industrial use but the residents should have visual access to the corner open space. Mr. Akin suggested that a row of maple trees be used to block out the tops of the roofs.

Mr. Akin asked that the Board secretary contact the county agricultural board and the owner of the adjacent preserved farm to ask if they would be alright with a 75 foot buffer rather than a 100 foot buffer.

Chairman Leavens asked if the buffer landscaping could utilize native species. Mr. Banisch stated that it would be better if the buffer were 75% native species and 25% not native species. He said that he will take a look at this matter.

Mr. DiSalvo made a motion to adjourn, seconded by Mr. Akin. A voice vote was taken; all were in favor and the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk