

Washington Township Planning Board
MARCH 11, 2013

Chairman Leavens called the regular meeting of March 11, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Eric Trevena,
Lou Mont, Charles DiSalvo, Mark Bauerlein
ALTERNATES: Howard Popper, Sam Akin
CLASS I: -
CLASS II: -
CLASS III: -
ABSENT: James LiaBraaten, Kathleen McGroarty, Roger Read, Ken
Short, William Leavens

OTHERS PRESENT: Engineer Hall, Attorney Buzak, 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

1. Minutes from the February 11, 2013 and February 27, 2013 Regular Meeting
It was noted that a vote could not be taken on these minutes because there were not enough eligible voters to vote on the minutes for either meeting.

RESOLUTIONS

None

PUBLIC COMMENT ON NON AGENDA ITEMS

Mr. Roger Freiday (7 Jones Lane) spoke with the Board about the repairs that are needed to be made to Jones Lane. It was noted that this road has been damaged due to large trucks being on the road for construction on one of the lots on this road. It was also noted that Jones Lane is a private road. Mr. Freiday stated that repairs have been made to the catch basin at the corner of Fairmont and Jones Lane. Engineer Hall stated that the owners of lot 13 are building a house and have put in place a cash bond for road repairs and that the bond can be released when the construction of the house is finished. He pointed out that a certificate of occupancy will not be issued until the repairs have been made.

PUBLIC HEARING/APPLICATIONS

1. Long Valley Gas – Block 35.01, Lot 32 – 69 East Mill Road – C-1 Zone - .92 Acres
Preliminary & Final Site Plan Application with a Front Yard Setback Variance
Proposed Gasoline Pump Canopy & Propane Filling Center
Completeness Determination Only
Representatives present: Robert Mielich, Esq., Carter Israni, P.E., Manjit Singh

The Board reviewed Engineer Hall's review letter of February 21, 2013. Waivers requested from the checklist were noted.

Preliminary Site Plan Checklist Part B:

Landscaping and buffering plan – Waiver for completeness only
Key map– Waiver for completeness only

March 11, 2013

Washington Township Planning Board

MARCH 11, 2013

Structures within 200 feet – Waiver for completeness only

Features within 200 feet – Waiver for completeness only

It was noted that a letter had been received from Dr. Oweis stating that he is satisfied with the plans from a geotechnical standpoint.

Mr. Bauerlein made a motion to deem the Long Valley Gas application as complete and to grant the requested waivers for completeness only. A roll call vote was taken and the motion carried.

Ayes: Mont, Short, Trevena, DiSalvo, Popper, Akin

Nays: None Abstentions: None

Mr. Akin noted that the lights on the existing building and the existing signs need to be shown on the plans. Mr. Banisch stated that the sign height and measurement of the sign needs to be provided. He pointed out that down slope from the proposed canopy the lights under the canopy will be seen by neighboring residents. He recommended that the lights under the canopy be shielded. Attorney Cofoni noted that any revisions to the plans must be submitted within 10 days of hearing. The public hearing was set for March 27th.

DISCUSSION / CORRESPONDENCE

1. 2013 Washington Township Reexamination Report – Planner David Banisch

Mr. Banisch reviewed his memorandum dated March 8, 2013 pertaining to the second draft of the 2013 reexamination report. The Board discussed areas that were not considered when the Highlands plan and preservation areas were designated, such as Target, Hackettstown Hyundai, and Hackettstown Honda. It was noted that this area on Route 46 should function like a center for the township.

Mr. Banisch referred to a map which shows environmental issues in the township. It was noted that there is an area along Schooley's Mountain Road that is between Greenway Florist and the edge of the township that is agricultural land. This area needs to be added to this map.

It was noted that the relocation of the Long Valley Fire Company to the property next to the Board of Education offices needs to be added to the section on community facilities. A brief discussion was had about the proposed bypass road. The Board also briefly mentioned the possible renovation of the Mountain View Grill on Schooley's Mountain Road.

Mr. Banisch noted that the adoption of the Reexamination report will require public notice. He said that he is hopeful that the changes to the document can be made soon so that the final version will be ready for a public hearing at the Board's meeting of April 8th.

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. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

Mr. DiSalvo made a motion to adjourn, seconded by Mr. Popper. A voice vote was taken; all were in favor and the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Barbara J. Margolese, Clerk

March 11, 2013