

Washington Township Planning Board
August 22, 2012

Chairman Leavens called the regular meeting of August 22, 2012 of the Washington Township Planning Board to order at 8:20 p.m.

MEMBERS PRESENT

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

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

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 19, 2012 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

1. Minutes from the June 27, 2012 (Regular Session)
It was announced that there were not enough members in attendance to vote on either sets of minutes. Approval of the minutes was tabled until the next board meeting.

RESOLUTIONS

None

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. Emmanuel Bible Church – Block 31, Lot 26 - 3 Pleasant Grove Road - R-5 Zone – 5 Acres - Soil Disturbance Permit Application – Public Hearing
Representatives present: Gary Davies, P.E., Reeves Geraghty, James Foran

Washington Township Planning Board

August 22, 2012

Mr. James Foran introduced himself to the Board as a representative from the Emmanuel Bible Church. He said that he was accompanied by Mr. Reeves Geraghty, also from the Emmanuel Bible Church and Engineer Gary Davies. Mr. Foran explained that the purpose of this soil disturbance permit application is to allow the church to construct a parking area on their property which had been granted site plan approval. He stated that 1600 cubic yards of soil is to be removed from the site when the parking area is constructed. The public notice for this hearing was satisfactory.

Engineer Gary Davies told the Board that he is a NJ licensed professional engineer and planner and that his address is 85 Bountiful Drive in Hackettstown, New Jersey. Mr. Davies was sworn-in by the Board's attorney.

Engineer Hall reviewed his August 8, 2012 review letter. Mr. Davies stated that he has reviewed this report and that the applicant agrees to comply with the comments made by Engineer Hall. Mr. Davies was asked about lighting for the site as it was noted that a private residence is located to the west of the subject property. Mr. Hall advised the Board to require a light test inspection for the western side of the property. Mr. Hall also noted that the applicant is proposing to plant 25 Hemlock trees. He asked Planner Banisch if the proposed trees are deer resistant. It was recommended that the applicant work with Planner Banisch with regard to the trees. Mr. Foran stated that trees are to be planted on the southerly portion of the site off of the parking and that they will be concentrated to buffer the parking from the neighbors.

Mr. Banisch stated that archeological investigations have been carried out on this site previously. He said that the Historic Preservation Commission may want to be able to work with the church to look at the soil for artifacts. Ms. Eileen Stokes from the Historic Preservation Commission will be contacted by the Planning Board office.

Mr. Popper asked if this property is grandfathered with regard to the Highlands Protection Act. Mr. Hall stated that because the site plan approval was in 2004 the site plan is grandfathered and does not need to apply for Highlands Council approval.

Mayor Short stated that at the intersection of Schooley's Mountain Road and Pleasant Grove Road there are 2 steps that have historic significance as they were there when the Belmont Hotel was located on this property. He noted that the steps are dangerous and should be removed and that perhaps a historic marker could be placed noting the previous location of the hotel. He stated that he will contact Eileen Stokes about this matter.

Mr. DiSalvo asked what type of lighting is proposed for the parking area. Mr. Foran stated that pole lighting is proposed with guards to shield the light. He added that the lights will be controlled with a switch.

Chairman Leavens opened the meeting to public comment on this application. No public comment was offered. Engineer Hall noted that the Morris County Soil Conservation District has given this applicant approval. Chairman Leavens recommended that the applicant investigate using pervious pavement for the parking area.

Mr. DiSalvo made a motion to direct the Board attorney to draft a resolution subject to the conditions stated in Engineer Leon Hall's August 8, 2012 review letter and subject to the provisions that Attorney Cofoni has documented this evening, seconded by Mr.

Washington Township Planning Board

August 22, 2012

Mont. A roll call vote was taken. Mayor Short noted that the motion should include that the applicant work with the Historic Preservation Commission. The motion was amended to include this amendment.

Ayes: Leavens, Mont, Di Salvo, Popper, Short

Nays: None Abstentions: None

2. Dr. Anthony Iuvone – Block 2, Lot 6 – Route 46 – C-1 Zone - .544 Acres
Preliminary & Final Site Plan Application for a Dental Office
Completeness Determination and possible Public Hearing

For the record, it was noted that no one was in attendance representing the applicant. Secretary Margolese stated that she had received a telephone call in the afternoon from the applicant's attorney Michael Selvaggi and he had said that no one would be attending the meeting because it was understood that the application was going to be deemed incomplete. Engineer Hall stated that a waiver has been requested for a Phase 1 Geological Survey (Checklist item #13). He stated that he is not recommending the granting of this waiver. He stated that Dr. Oweis should be involved with this project. Mr. Hall also noted that no letter from the Hackettstown MUA have been received for this project.

Mayor Short made a motion to deem the preliminary and final site plan application of Dr. Iuvone for reasons noted in Engineer Hall's August 20, 2012 letter, seconded by Mr. Mont. A roll call vote was taken.

Ayes: Leavens, Mont, Di Salvo, Popper, Short

Nays: None Abstentions: None

DISCUSSION / CORRESPONDENCE

1. Consideration of Changes to the Washington Township Highlands Information Questionnaire and Certification Form

Planner Banisch informed the Planning Board that he has sent changes to Judy Thornton of the Highlands Council Office in Chester and that he has not heard a response as of yet. He said that he is recommending that the Board wait to discuss this matter after he hears from Ms. Thornton.

2. Cancellation of September 26th meeting

It was noted that September 26th is Yom Kippur and that the meeting is being cancelled for that night.

3. Block 3.09, Lot 4 –Possible Redevelopment Plan for Highlands Plan

Secretary Margolese noted that a Ms. Barbara Chi had been in to the Planning Board office to ask if the township might consider asking for a redevelopment plan for the area along Rt. 46 in Block 3.09 which is not in the Highlands Plan area. She said that Ms. Chi had spoken with the Chester office of the Highlands Council and they had

Washington Township Planning Board

August 22, 2012

told to ask the Township to consider asking for a redevelopment plan for these lots. Planner Banisch was directed to contact the Highlands Council office in Chester to follow-up on this matter.

2. Vouchers

Mr. Di Salvo made a motion to approve the vouchers (\$120 & \$440 – Habitat by Design), (\$1527.50 -A & D Engineering), (\$1138.25 & 1138.25 – Buzak Law Group), (\$143.00 & \$52 & \$1046.50 – Banisch Associates), and (\$2233.32 – Hamal Associates) reviewed by the Chairman and found in order and send them on for payment, seconded by Mayor Short. A voice vote was taken; all were in favor and the motion carried.

Ayes: Leavens, Mont, Di Salvo, Popper, Short
Nays: None Abstentions: None

Mayor 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 9:15 p.m.

Ayes: Leavens, Mont, Di Salvo, Popper, Short
Nays: None Abstentions: None

Respectfully submitted,

Barbara J. Margolese, Clerk