

## Washington Township Planning Board October 12, 2015

Chairman Louis Mont called the regular meeting of October 12, 2015 of the Washington Township Planning Board to order at 7:30 p.m.

### MEMBERS PRESENT

CLASS IV: Louis Mont, Kathleen McGroarty, Mark Bauerlein, William Leavens,

CLASS I: William Roehrich

CLASS II: -

CLASS III: -

ALTERNATES: Sam Akin

ABSENT: Matthew Murello, Charles DiSalvo, Eric Trevena, Roger Read, Howard Popper

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 on January 30, 2015 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

### MINUTES

Minutes from the July 13, 2015 & August 10, 2015 & September 14, 2015 Regular Meeting

The approval of the minutes was tabled due to a lack of eligible voters present to vote.

### 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

2015-15 Sam Barsa – Block 33, Lot 6 – Schooley’s Mountain Road – R-5 Zone -11 Acres- Two lot minor subdivision with variance for flag lot staff, lot area, rear yard setback & 2-1 slope – previously approved 9-23-09 Resolution 09-12 – Extension Request

A motion was made by Ms. McGroarty, seconded by Mr. Roehrich to approve the resolution as presented.

A roll call was taken of the eligible voters; all were in favor and the motion carried.

Ayes: Leavens, Roehrich, McGroarty    Nays: None    Abstentions: None

2015-16 Clucas Farm/16 Hands Farm – Agricultural Minor Subdivision (lot line adjustment) – Block 34, Lots 1.01 & 50.10 – Farmersville Road & Fairmount Road

A motion was made by Ms. McGroarty, seconded by Mr. Roehrich to approve the resolution as presented.

A roll call was taken of the eligible voters; all were in favor and the motion carried.

Ayes: Leavens, Roehrich, McGroarty    Nays: None    Abstentions: None

2015-17 Peter & Cindy Ruggiero/ Washington Township – Minor Subdivision (lot line adjustment) & Variance- Block 20.10, Lots 49 & 49.02 - 15 Spring Lane

Adoption of this resolution was tabled until the November 9<sup>th</sup> meeting as there were not enough eligible voters to vote on it.

## APPLICATIONS & DISCUSSION

### 1. Public hearing to determine whether the investigation area on Esna Drive noted in Washington Township Resolution #RO 113-15 is a redevelopment area

It was announced that this agenda item was being postponed due to an affected property owner requesting that the matter to be postponed until the November 9th, 2015 meeting.

### 2. Eric Jania – Block 56 Lot 26.05 – 56 Turtle Back Road – R-5 Zone – Soil Disturbance Permit Application & Ridgeline Protection Area Certificate of Compliance application – Completeness & possible public hearing

Representatives present: Eric Jania, Engineer Nick Wunner

Engineer Hall referred to his October 9, 2015 report; stating that the applications for the ridgeline protection certificate of compliance and for the soil disturbance permit are complete.

A motion was made by Ms. McGroarty, seconded by Mr. Bauerlein to deem the applications for the Ridgeline Protection Certificate of Compliance and for the soil disturbance permit as complete. A roll call was taken; all were in favor and the motion carried.

Ayes: Mont, Leavens, Bauerlein, Roehrich, McGroarty, Akin Nays: None Abstentions: None

Mr. Wunner and Mr. Jania were sworn-in. Mr. Jania stated that he submitted the ridgeline protection area information to Planner Banisch and that he was provided the color palette of the proposed dwelling and has addressed concerns of Engineer Hall. Planner Banisch told the Board that they are proposing a light green color called cypress for the exterior of the home and brown roof shingles. He said that the house is going to be constructed fairly close to the road and that ten trees are to be retained. Mr. Banisch noted that the septic system is to be installed in the front of the property. He said that the property is fairly low within the ridgeline protection area and the applicant has complied with the recommended house color and with screening. Mr. Banisch stated that caution should be exercised with the use of construction equipment over the root zone of trees and that this should be a condition that the root zone should be avoided during construction to prevent compacting. Mr. Banisch stated that he visited the site and that the construction of the house will not have visual impact. Mr. Jania agreed to adequately buffer if he installs a generator. Mr. Jania also agreed to only have down lighting and no up lighting on the site. It was noted that 8 trees are to be protected on the property as shown on the submitted plans. It was decided that if any landscaping trees come down during construction, the trees are to be replaced by the applicant.

Engineer Hall stated that the soil material has been approved by the Board's soil consultant Joe Norton. He noted that there are ten conditions listed in his October 9, 2015 report which need to be addressed.

A motion was made by Mr. Akin, seconded by Mr. Roehrich to authorize the attorney to draft a resolution approving the Soil Disturbance Permit and the Ridgeline Protection Certification of Compliance with the conditions that the future generator will have buffering provided around it, no up lighting only down lighting will be allowed, and if any landscaping trees come down during construction, the trees are to be

replaced by the applicant, and Engineer Hall's October 9, 2015 report conditions need to be addressed. A roll call was taken; all were in favor and the motion carried.

Ayes: Mont, Leavens, Bauerlein, Roehrich, McGroarty, Akin Nays: None Abstentions: None

3. David Howell – Block 40, Lot 1.09 – 7 Ryan Court – R-5 Zone- Proposed 14 ft. x 20 ft. shed - Ridgeline Protection Area Certificate of Compliance application – public hearing

The application, David Howell, explained to the Board that he is proposing to install a shed to house his motorcycle and side car and his riding mower. He said that the shed will not have a power line running to it. He said that the shed is going to match the color of his house. He said that all trees on the stay on the property and that no additional landscaping is proposed. He said that there are lots of evergreen trees on the property and that there is little to no view for from the public right-of-way. Mr. Howell stated that there will be a solar motion light on the shed. Engineer Hall stated that he could recommend that the Board approve the ridgeline protection area certificate of compliance.

A motion was made by Ms. McGroarty, seconded by Mr. Bauerlein to approve the Ridgeline Protection Certificate of Compliance. A roll call was taken; all were in favor and the motion carried.

Ayes: Mont, Leavens, Bauerlein, Roehrich, McGroarty, Akin Nays: None Abstentions: None

The Board had a brief discussion about the need for the ridgeline protection ordinance to be amended to allow the construction of sheds up to 400 square feet.

#### DISCUSSION/CORRESPONDENCE

##### 1. Vouchers

Mr. Leavens 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. Akin made a motion to adjourn, seconded by Ms. McGroarty. 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