

**Washington Township Planning Board
Meeting Minutes
March 14, 2016**

Chairman Eric Trevena called the regular meeting of March 14, 2016 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, Kathleen McGroarty, Eric Trevena, Charles DiSalvo, William Leavens

CLASS I: -

CLASS II: Roger Read

CLASS III: Matthew Murello

ALTERNATES: Sam Akin, Howard Popper

ABSENT: Louis Mont, Ken Short

OTHERS PRESENT: Engineer Leon Hall, Attorney Kelly Galo, Planner David Banisch, Clerk Barbara Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 21, 2016 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

PUBLIC COMMENT ON NON-AGENDA ITEMS: No one from the public in attendance.

MINUTES

Minutes from the February 8, 2016 Regular & Executive Session Meeting

Mr. Akin made a motion to approve the minutes as presented, seconded by Mr. Popper.

A voice vote was taken, and the motion carried. Ayes: Eric Trevena, Kathleen McGroarty, Sam Akin, Mark Bauerlein, Charles DiSalvo, William Leavens, Matthew Murello, Roger Read, Howard Popper

Nays: None Abstentions: None

RESOLUTIONS

2016-12 Anthony Guidi – Block 51, Lot 6.16 – 15 High meadow Lane – R-5 Zone

Extension request for 2004 approval of a variance for building lot without frontage on a public street that was granted in connection with a Minor Subdivision.

Mr. Di Salvo made a motion to approve the resolution as presented, seconded by Mr. Read.

A roll call vote was taken of eligible voters, and the motion carried. Ayes: William Leavens, Roger Read, Matthew Murello, Howard Popper, Sam Akin, Kathleen McGroarty, Mark Bauerlein, Charles DiSalvo, Eric Trevena Nays: None Abstentions: None

2016-13 Review and endorsement of round three housing plan element and fair share plan

Mr. Di Salvo made a motion to approve the resolution as presented, seconded by Mr. Bauerlein.

A roll call vote was taken of eligible voters, and the motion carried. Ayes: William Leavens, Roger Read, Matthew Murello, Howard Popper, Sam Akin, Kathleen McGroarty, Mark Bauerlein, Charles DiSalvo, Eric Trevena Nays: None Abstentions: None

APPLICATIONS

1. Enclave (Regency) – Block 28, Lot 46.45 – 2 Raspberry Lane – Soil Disturbance Permit Application
Representatives present: Attorney Michael Selvaggi, Robert Miller (Toll Brothers)

Mr. Akin recused himself from hearing this application due to a conflict of interest. Engineer Hall referred to his 1-25-16 report. The applicant stated that 4000 cubic yards of fill are being exported from the site and that this will amount to 270 truckloads. The Board was informed that the trucks will not be travelling up Schooley's Mountain Road. Engineer Hall recommended that the trucks travel making a left onto Fairview Avenue and then turn left onto Schooley's Mountain Road and right onto East Mill Road and then left onto Bartley Road. Mr. Hall recommended that trucking times be limited to 8:30 a.m. to 4:30 p.m. The applicant had no problem with this recommendation. Engineer Hall stated that before work commences, the applicant will have to submit checks for \$4000 for a performance guarantee and \$5000 for the inspection escrow.

A motion was made by Mr. DiSalvo, seconded by Mr. Read to grant approval of the soil disturbance permit application for Enclave with the modified truck route, the allowable truck time of 8:30 a.m. to 4:30 p.m., and the submission of the \$4000 for a performance guarantee and \$5000 for the inspection escrow prior to work commencing. A roll call vote was taken and the motion carried.

Ayes: Matthew Murello, Eric Trevena, Kathleen McGroarty, Mark Bauerlein, Roger Read, William Leavens, Charles DiSalvo Nays: None Abstentions: None

Mr. Akin rejoined the Board.

2. Township of Washington/Fraser Properties – Block 18, lot 10.01 – Coleman's Road -Minor Subdivision - Completeness Determination & Public Hearing
Representatives present: Andrew Coppola, Township Administrator, William Hollows, P.E.

Mr. Coppola and Mr. Hollows were sworn-in. Mr. Coppola stated that Washington Township has applied for a 10 ½ acre lot grant to use the new subdivision lot as open space. The proposed use is for fishing, picnicking, and other uses of the existing pond. Engineer Bill Hollows stated that the existing lot is Block 18, Lot 10.01 which fronts on both Route 24 and Coleman's Road. The Fraser's specialty garage lot will contain 1.18 acres (51,555 square feet) of area, and the new Township lot will contain 447,472 square feet of area. Mr. Hollows stated that variances for lot area, lot coverage, lot width and rear yard setback have been requested. He stated that the required lot area in the R-5 Zone is 200,000 square feet and the Fraser lot will only have 51,555 square feet of area. He stated that the required rear yard setback in the R-5 Zone is 100 feet for the principal building and 73.4 feet is being proposed. Mr. Hollows stated that the Fraser lot will have .2% lot coverage, which exceeds the maximum allowable lot coverage of 25%. Mr. Hollows stated that the Fraser lot width will be 198.31 feet and the required lot width in the R-5 Zone is 300 feet. It was noted that no new development is proposed for either lot.

Engineer Hall noted that the following design waivers will be needed for this application; 1. the minor subdivision plat needs to have the sight easement shown on it, 2. a drainage and/or conservation easement has not been shown, 3. a 50 foot wide rural road buffer has not been provided, and 4. a rounded

block corner has not been provided. Engineer Hall stated that he would recommend the granting of all four waivers.

A motion was made by Mr. DiSalvo, seconded by Mr. Popper to grant approval of the minor subdivision to the Township of Washington and Fraser properties including approval of the noted variances and design waivers. A roll call vote was taken and the motion carried.

Ayes: Matthew Murello, Eric Trevena, Kathleen McGroarty, Mark Bauerlein, William Leavens, Charles DiSalvo, Sam Akin, Howard Popper Nays: None Abstentions: Roger Read

DISCUSSION / CORRESPONDENCE

1. Vouchers

Mr. Bauerlein made a motion to approve the vouchers reviewed by the Chairman and found in order and send them on for payment, seconded by Ms. McGroarty. A voice vote was taken; all were in favor, and the motion carried.

Mr. DiSalvo made a motion to adjourn, seconded by Mr. Murello. 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