

Washington Township Planning Board May 11, 2015

Chairman Louis Mont called the regular meeting of May 11, 2015 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Eric Trevena, Mark Bauerlein, Louis Mont, Charles DiSalvo (7:36 p.m.)

CLASS I: -

CLASS II: -

CLASS III: Matthew Murello

ALTERNATES: -

ABSENT: Howard Popper, Sam Akin, Roger Read, Kathleen McGroarty, William Roehrich

OTHERS PRESENT: Engineer Leon Hall, Attorney Edward Buzak, 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 April 13, 2015 Regular Meeting

As there were no enough members to vote, it was decided to table approval of the minutes until the June meeting.

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

15-10 Dr. Anthony Iuvone – Block 2, Lot 6- Route 46 – C-1 Zone - .544 Acres – preliminary/Final Site Plan Application – Proposed Dental Office & Rental Unit – One Year Extension Request granted

The Board reviewed the resolution. A motion was made by Mr. DiSalvo, seconded by Mr. Bauerlein to adopt the resolution as presented. A roll call vote was taken of the eligible voters and the motion carried.

Ayes: Bauerlein, Trevena, Leavens, Mont, DiSalvo

Nays: None Abstentions: None

APPLICATIONS & DISCUSSION

1. Michael McKell – Block 35.03, Lot 31 – 56 Mountain Avenue – R-1 Zone – Application for Certificate of Compliance for Ridgeline, Mountainside, Hillside, View Shed protection Area

Mr. Michael McKell, the applicant, was sworn-in. Mr. McKell stated that he is proposing to build a 24 ft. x 24 ft. shed on his property and that the shed will be built adjacent to his house and to the left. He said that there is an existing parking pad and a retaining wall in this area of the property that he would like to utilize. Mr. McKell stated that the roof of the shed will be black metal and that color of the sides of the shed will match his house. He told the Board that the shed will be built from a kit.

Planner Banisch asked about the height of the shed. Mr. McKell stated that the shed will not exceed 16 feet in height. Mr. Banisch stated that the lot coverage added by the shed will be nominal and that the area is already impervious and that only 300 square feet of additional impervious will result from the shed. Mr. Banisch asked Mr. McKell about landscaping for the shed. Mr. Banisch suggested that evergreens be used. Mr. McKell stated that he would prefer not to plant arborvitae because the deer like to eat them. Mr. Banisch recommended that he plant a green giant arborvitae which he said is seldom eaten by deer or he could plant white pine or Norway spruce. Mr. Banisch stated that he believed the Certificate of Compliance could be approved with the conditions that landscaping with the noted trees be used and that the roofing and siding of the shed match the existing dwelling.

A motion was made by Mr. DiSalvo, seconded by Mr. Leavens to approve the Certificate of Compliance for Michael McKell with the conditions that the siding and roof be compatible with the existing dwelling, that landscaping be either green giant arborvitae, white pine, or Norway Spruce around the shed area, and that the height of the shed is no higher than 18 feet.

Ayes: Bauerlein, Trevena, Leavens, Mont, Di Salvo, Murello Nays: None Abstentions: None

DISCUSSION/CORRESPONDENCE

1. Sign Ordinance Amendment

The Board reviewed the sign ordinance with the minor changes recommended from the April board meeting. Mr. Banisch stated that the ordinance will prohibit LED signs with the exception of LED OPEN signs with a cap on their size being 3 square feet in area. It was noted that no blinking or flashing lights will be permitted with the exception of one month before or after a holiday.

A motion was made by Mr. DiSalvo, seconded by Mr. Trevena to send the revised sign ordinance to the Governing Body for their consideration. A roll call vote was taken and the motion carried.

Ayes: Bauerlein, Trevena, Leavens, Mont, Di Salvo, Murello Nays: None Abstentions: None

2. 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.

Minutes from the April 13, 2015 Regular Meeting

It was decided that since there were now enough Board members to vote on the minutes they would do so.

Mr. DiSalvo made a motion to approve the minutes as presented, seconded by Mr. Leavens.

A voice vote was taken and the motion carried. Ayes: Bauerlein, Trevena, Murello, Leavens, DiSalvo

Nays: None Abstentions: None

Mr. Leavens made a motion to adjourn, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk