

## Washington Township Planning Board August 10, 2015

Chairman Louis Mont called the regular meeting of August 10, 2015 of the Washington Township Planning Board to order at 7:30 p.m.

### MEMBERS PRESENT

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

CLASS I: -

CLASS II: -

CLASS III: Matthew Murello

ALTERNATES: -

ABSENT: Sam Akin, Roger Read, Eric Trevena, William Roehrich, 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 June 8, 2015 Regular Meeting

Mr. DiSalvo made a motion to approve the minutes as presented, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

Ayes: Bauerlein, Mont, Leavens, DiSalvo, Murello, McGroarty    Nays: None    Abstentions: None

### 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.

### RESOLUTION

15-14 Sam Barsa – Block 33, Lot 6 – Schooley’s Mountain Road – R-5 Zone – Two lot minor subdivision with variances for flag lot staff, lot area, rear yard setback and 2-1 slope – Extension granted through August 31, 2015

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

Ayes: Leavens, Murello    Nays: None    Abstentions: None

### APPLICATIONS & DISCUSSION

1. Long Valley Gas – Block 35.01, Lot 32 – 69 East Mill Road – C-1 Zone - .92 Acres – Amended Preliminary & Final Site Plan Application for an Existing Free Standing Sign Replacement

It was announced that the LED sign had been replaced with the previously approved non-LED sign. Engineer Hall noted that when the canopy had been built the applicant had received a temporary Certificate of Occupancy and that several unaddressed items from the resolution of approval needed to be addressed. The Board directed the Secretary to send a letter notifying Long Valley Gas of all unaddressed resolution items.

## DISCUSSION/CORRESPONDENCE

### 1. Proposed Ordinance – Amendment to §217-118, Review Fees – Planning Board Review

The Board reviewed the fee ordinance amendment which is going for second reading by the Township Committee. A motion was made by Mr. DiSalvo, seconded by Mr. Leavens to state for the record that the proposed ordinance amendment is not inconsistent with the Township Master Plan or the Township Zoning Ordinance. A roll call vote was taken and the motion carried.

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

### 2. Township Committee Authorization to the Planning Board to Undertake a preliminary Investigation and to conduct a public hearing to determine whether the 60 ft. wide private Right-of-way known as Esna Drive is a Redevelopment area according to the definitions and criteria set forth in the Local Redevelopment and Housing Law

Attorney Cofoni stated that the Planning Board is now being charged with undertaking a preliminary investigation and conduct a public hearing to determine whether Esna Drive is a redevelopment area. She said that the process is similar to the process that the Board went through for Block 30, Lots 70, 70.01, 70.02 and 71.03.

Planner Banisch stated that the Board will be having a public hearing on this matter at its September 14<sup>th</sup> meeting. Engineer Hall noted that an access easement exists for Esna Drive and that there are two property owners that are to be noticed for this hearing.

### 3. Housing Plan Element and Fair Share Plan

Planner Banisch gave a brief review of the status of Washington Township's Declaratory Judgement which was filed with the court in July. He noted that Washington Township has 5 months from the filing date in which they have immunity and that the Township needs to seriously consider the impact of its affordable housing obligation and develop a plan. Mr. Banisch noted that this matter will be on the agenda for the September 14<sup>th</sup> meeting.

### 4. 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. DiSalvo. A voice vote was taken; all were in favor and the motion carried.

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