WASHINGTON TOWNSHIP BOARD OF ADJUSTMENT MINUTES December 7, 2016 7:06 p.m.

MEMBERS PRESENT:

ALTERNATES PRESENT: OTHERS PRESENT: _absent_Bauer _x_Ort Absent_Soga __x_Thauer x_Spina _x_Bridgman _x_Price __x_Raes _x_Walter __x_Attorney Fraser _x_Engineer Hall _x_Planner Banisch __x_Secretary Lyons

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

Pledge of Allegiance – Led by Chairman Spina

MINUTES

 November 2, 2016 Regular Meeting Minutes Motion to approve as amended: Mr. Price Second: Mr. Thauer Voice Vote: All members present voted in the affirmative.

OPEN TO THE PUBLIC – ITEMS NOT ON THE AGENDA CLOSE TO THE PUBLIC – ITEMS NOT ON THE AGENDA No comments

APPLICATIONS

<u>Hackettstown Honda</u> – Block 4, Lot 7 – 28 Route 46 - Use Variance & amended preliminary & final site plan – additional gravel parking area on site constructed that does not meet the condition of the conditional use for an auto dealership that all parking must be paved – *Carried without further notice from November 2, 2016.* Time is 7:09 PM

In attendance for the Application is Legal Counsel Michael Selvaggi, Joseph Cifalino of Rana of Hackettstown, Greg Readington, Owner, RedCom Engineering and John Manilio, PE. All Board Members are eligible to vote on this application this evening. Those absent at prior meeting have certified they have listened to the hearing recording.

Witnesses were accepted by the Board. Mr. Selvaggi reported that since the last hearing the Applicant no longer has vehicles parked in the parking lot aisles. Topics discussed included that the average storage time of vehicles on the lot is between three to six weeks. The size of the graveled parking area is limited by the size of the existing detention basin as well as cost. The revised plan shows the enlargement, reconfiguration of the graveled vehicle storage area to provide 114 parking spaces within the limits of the existing detention basin. Applicant agreed to install curbing and landscaping to increase the buffer from the neighboring residential properties.

Applicant also agreed to continue to store excess fleet at a leased off site location in Hackettstown. This location has a two year lease with three two year renewal options.

Two Exhibits entered: A1 – Colored rendition of Sheet 3 of the Redcom plans. A2- Google Earth colored aerial property map

Board comments posed inquiries to snow removal and storage, neighborhood complaints, lot lighting and comparison of Hyundai application to this application,

Proposed Resolution conditions was presented by Ms. Fraser and accepted by the Applicant. Motion to Grant: Mr. Raes Second: Mr. Thauer Roll Call: All members present voted in the affirmative

Resolution will be memorialized at the January meeting.

BILLS LIST

Motion to pay the Bills, totaling \$1,771.65: Mr. Bridgeman Second: Mr. Ort Voice Vote: All members present voted in the affirmative.

DISCUSSION & CORRESPONDENCE

2017 Professional Services Proposals Professional Fees were discussed and Board agreed to renew Contracts and reappoint Ms. Gail Fraser as Board Attorney, Mr. Leon Hall as Board Engineer and Mr. David Banisch as Board Planner.

2017 Budget Review

Chairman Spina referred to the December 7 2016 Budget Activity Report. Combined Budget for Planning Board and Board of Adjustment slightly exceeded Budget allocation for 2016, due to Litigation. This was anticipated due to increased Legal expenses. However Budget amount for 2017 will remain at 2016 level.

Holiday Wishes and Thanks Mr. Spina took this time to wish all a Happy and Healthy Holiday season and thanked all Members and Professionals for their time served on this Board and looking forward to another productive year in 2017.

ADJOURNMENT

Time is 8: 23 PM Motion to adjourn: Mr. Ort Second: Mr. Price Voice Vote: All members present voted in the affirmative.

Respectfully submitted,

Teresa Lyons, Secretary

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Hackettstown Honda: Below are documents received for November 2 2016 meeting:

- September 6, 2016 letter from Leon Hall PE
- September 16, 2016 letter from Andrea Romero, Redcom Design With supporting documents
- October 3, 2016 letter from Leon Hall, PE
- October 13, 2016 letter from Andres Romero, Redcom Design With supporting documents
- October 20, 2016 letter from Issa Oweis, PE
- October 18, 2016 letter from Morris County Planning Bd.
- October 26, 2016 Morris County Soil Erosion & Sediment Control Plan

- October 28, 2016 letter from Leon Hall, PE
- October 31, 2016 letter from David Banisch, PP

Below are documents received for December 7 meeting:

- November 23, 2016 letter from Giovanni Manilio, PE noting revised plans and materials for the Site Plan approval.
- Amended Stormwater Management Report
- Proposed Drainage Area Map with General Revisions dated 11/22/16
- Final Site Plans dated April 29, 2016
- ANTICIPATE BOARD PROFESSIONAL REPORTS UNDER SEPARATE COVER