

**Washington Township Planning Board
August 12, 2013**

Vice Chairman Mont called the regular meeting of August 12, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Lou Mont, Eric Trevena, Kathleen McGroarty
CLASS I: Ken Short
CLASS II: Roger Read
CLASS III: -
ALTERNATES: Howard Popper
ABSENT: Sam Akin, Mark Bauerlein, James LiaBraaten, Charles DiSalvo
OTHERS PRESENT: Attorney Buzak, Engineer Hall, Planner Banisch, Clerk Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

Minutes from June 26, 2013

Mr. Short made a motion to approve the minutes as presented, seconded by Mr. Popper. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Popper, Short
Nays: None Abstentions: Kathy McGroarty

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

13-14 Long Valley Gas – Block 35.01, Lot 32 – 69 East mill Road – C-1 Zone - .92 Acres
The Board reviewed the resolution which had been prepared by the Board’s attorney.

Mr. Mont made a motion to adopt the resolution as presented, seconded by Mr. Read. A roll call of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Read Nays: None Abstentions: None

Mr. Mont left the meeting.

PUBLIC HEARING/APPLICATIONS

1. Hackettstown Municipal Utility Authority – Block 19, Lot 7 – Schooley’s Mountain Road
Representatives present: Bruce Smith (HMUA Director), John Perry (HMUA Assistant Director), John Zaiter, Esq.

The applicant’s attorney John Zaiter introduced the project by referring to the prior meeting with the Planning Board in October 2006. Mr. Zaiter stated that the HMUA had submitted site plans and other application documents.

The Board reviewed Engineer Hall’s July 29, 2013 report. It was noted that the three incomplete administrative items had been addressed prior to the meeting. Mr. Hall told the Board that the proposed amount of soil disturbance has been projected to be 15,600 sq. ft. He said that this amount of disturbance makes it fail to qualify as a minor site plan. The Board discussed the

completeness determination of this application because of it being determined to be a preliminary and final major site plan. Mr. Hall stated that the Board could waive major site plan checklist items. Attorney Buzak concurred with Engineer Hall regarding the waiving of major site plan checklist items, adding that that is preferable to having the applicant fill-out another application and hold this application up.

Mr. Short made a motion to deem the application as complete as it relates to being a preliminary and final major site plan with the understanding that the applicant is to submit a variance application and checklist and that public notice will be provided for the hearing of this site plan and variance application, seconded by Mr. Trevena. A roll call vote was taken and the motion carried.

Ayes: Leavens, Trevena, Read, McGroarty, Popper, Short Nays: None Abstentions: None

Engineer Hall noted that noted that 200 cubic yards of soil is to be moved; however, if the applicant can provide information regarding a modification to the plans that will result in less than 200 cubic yards being moved than the soil removal permit will not be needed.

EXECUTIVE SESSION

A motion was made by Mr. Short to go into executive session at 8:00 p.m., seconded by Mr. Trevena to discuss personnel. A voice vote was taken; all were in favor and the motion carried.

The Board came out of executive session at 8:05 p.m.

Mr. Short made a motion to continue the professional services contract with the Board's traffic consultant Hamal Associates from August 25, 2013 to December 31, 2013, seconded by Mr. Popper. A roll call vote was taken and the motion carried.

Ayes: Leavens, Trevena, Read, McGroarty, Popper, Short Nays: None Abstentions: None

DISCUSSION/CORRESPONDENCE

1. §217-46 - Parking and Storage of Motor Vehicles (Continuation of discussion)

It was noted that the recommended change to the ordinance discussed previously is for the prohibition of trailers used for commercial purposes to be parked on residential lots.

Mr. Trevena made a motion to have Planner Banisch make a recommendation to the Township Committee that they consider the language we forward to them regarding commercial trailers being prohibited from parking on residential lots, seconded by Mr. Popper. A voice vote was taken; all were in favor with the exception of Mr. Short abstaining. The motion carried.

Planner Banisch is to circulate a copy of the language to the Board members before passing along recommendation to the Township Committee.

2. Vouchers

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

3. Kings Highway Investment Company, LLC

Mr. Leavens recused himself for this discussion.

The Board briefly discussed Mr. Banisch's latest revision of his letter to the Township Committee regarding Kings Highway Investment Company's proposal for a zoning change. The

Board decided that they were comfortable with the last set of revisions proposed by Mr. Banisch.

Mr. Trevena made a motion to have Mr. Banisch make the last round of revisions as discussed and submit the letter to the Township Committee, seconded by Mr. Popper. A roll call vote was taken and the motion carried.

Ayes: Trevena, Read, Short, Popper, McGroarty
Nays: None Abstentions: None

Mr. Leavens rejoined the Board.

4. The Board acknowledged that they had received a letter from Roger Friday regarding applications that have been approved on his private street, Jones Lane. Mr. Friday's letter addressed problems which resulted from these applications for the residents on his street. The Board directed the secretary to send an email to Mr. Friday acknowledging receipt of his letter.

Mr. Short made a motion to adjourn, seconded by Mr. Popper. A voice vote was taken; all were in favor and the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk