Washington Township Planning Board September 25, 2013

Chairman Leavens called the regular meeting of September 25, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Lou Mont, Eric Trevena, Charles DiSalvo

CLASS I:

CLASS II: Roger Read

CLASS III: James LiaBraaten

ALTERNATES: Sam Akin

ABSENT: Howard Popper, Mark Bauerlein, Kathleen McGroarty, Ken Short 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 12, 2013

<u>Mr. Trevena</u> made a motion to approve the minutes as presented, seconded by <u>Mr. Mont</u>. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, LiaBraaten, Akin Nays: None Abstentions: Di Salvo, Trevena, Read

Minutes from August 28, 2013

<u>Mr. Mont</u> made a motion to approve the minutes as presented, seconded by <u>Mr. Di Salvo</u>. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, Trevena, DiSalvo, LiaBraaten Nays: None Abstentions: Read, Akin

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 <u>Hackettstown Municipal Utility Authority</u> – Block 19, Lot 7 – Schooley's Mountain Road OR/I Zone – Preliminary/Final site plan and front yard setback variance – construction of a well house. Public Hearing was held on August 12, 2013.

The Board reviewed the resolution. It was noted in paragraph 8 the words turf stone would replace the word paver.

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

Ayes: Leavens, Mont, DiSalvo, Trevena, LiaBraaten Nays: None Abstentions: None

PUBLIC HEARING/APPLICATIONS

 West Morris High School - Block 17, Lots 8 & 9 – 10 S. Four Bridges Rd. Proposed Water Storage Tank – D31 Courtesy Review

Project Engineer Robert Walsh introduced himself and stated that the previous plan for the water storage tank that had been seen by the Board previously had to be changed. He stated that the contractor had to bring the well 12 inches above grade and had to incorporate a temporary 5700 gallon storage tank. He stated that the tank will be in the parking area just outside of the school's court yard. Mr. Walsh stated that temporary piping will be installed up and over the roof. He said that once the project is fully completed the temporary piping will remain in case the well fails in the future. Mr. Walsh noted that the Board of Education will be leasing trailers for the site.

Engineer Hall noted that the windows of the girls' locker room will be viewable from the construction area. He recommended that the view from the outside into the locker room be shielded.

Mr. Walsh told the Board that work will probably start on this project in the spring. He stated that the construction time will be between six and eight weeks. Mr. LiaBraaten asked about the status of the bids. Mr. Walsh stated that new bids will be coming in for the project.

A motion was made by <u>Mr. DiSalvo</u> that the proposed project is not inconsistent with the Washington Township Master Plan and that the comments made in Engineer Leon Hall's letter of September 21, 2013 regarding the installation of a concrete saddle around the 15 inch pipe being installed and the windows of the girls' locker room are to be shielded from outside view during construction are to be complied with. The motion was seconded by <u>Mr. Mont</u>. A roll call was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Trevena, LiaBraaten, Akin, Read

Nays: None Abstentions: None

2. <u>Long Valley Gas</u> – Block 35.01, Lot 32 – 69 East Mill Road – C-1 Zone - .92 Acres Amended Preliminary & Final Site Plan Application with a Front Yard Setback Variance Proposed Expanded Gasoline Pump Canopy and Two Additional Gas Pumps Representatives present: Robert Mielich, Esq., Manjit Singh, George Gianforcaro, PE.

Engineer Gianforcaro and applicant Manjit Singh were sworn-in. Attorney Buzak told the Board that this application is a reconsideration of the original variance application that was approved previously. It was noted that the Board will be listening for adequate reasons to substitute this variance for the original. Mr. Buzak stated that the earlier approval will be gone if the new variance is approved. It was also noted that if the new application is not approved then the old approval stands.

Mr. Gianforcaro stated that the only change being proposed is for two lanes of gas pumps to be built for a total of four gas pumps and a canopy over the two lanes of pumps. He stated that the dispensing area would be enlarged to 48 feet by 40 feet. Mr. Gianforcaro said that the applicant is asking for a variance to have a front yard setback of 4 feet from the property line on East Mill Road. Mr. Gianforcaro referred to Exhibit "A-1" (Sheet SP-1 of the submitted site plans).

Mr. Gianforcaro referred to Engineer Hall's September 20, 2013 review letter. He stated that no additional tanks will be needed for this application. Mr. Singh stated that the reason for the additional dispensers is to keep the lines going during the peak times of 7:00 to 9:00 a.m. and 4:00 to 6:30 p.m. Mr. Gianforcaro stated that the setback from the curb line is to be 20 feet. It was noted that the applicant is alright with satisfying all of the comments in the September 2, 2013 engineering review letter. Mr. Hall referred to site note #11 regarding deliveries. Mr. Singh stated that he would agree to have all deliveries occurring from 8:00 a.m. to 6:00 p.m.

The Board discussed the idea of a by-pass lane between East Mill Road and the lane for the closest pumps to that road. Mr. Hall suggested that the curb line be moved two feet into the right-of-way to allow for a by-pass lane and that the canopy and pumps stay as proposed. He stated that the distance from the pump pad to the curb will be 16 ½ feet and that this will people enough room to get by if someone is at the pump. Mr. Hall noted that the by-pass lane will encroach into the county right-of-way by two feet. Mr. Gianforcaro stated that they can go four feet to the property line and four feet into the county right-of-way which would result in a relocation of eight feet of curb.

Mr. Buzak asked the applicant what justified the change from the original site plan approval. Mr. Singh stated that his customers made suggestions regarding the growth of his business and told him that now is the time to make all of the changes. Mr. Buzak told the Board that the variance would allow the setback to the property line to be changed from 20 feet to 4 feet and that a 50 foot front yard setback is required by the ordinance.

The Board discussed the lighting for the site. Mr. Gianforcaro stated that the lights will be directed downwards and the lights will be under the canopy. Mr. Singh stated that he would agree to the condition that the lights on the site will be turned off at 9:00 p.m. each night. Mr. Buzak noted that an illumination test will be done after the construction is completed as this was a condition of the previous approval.

Mr. Akin pointed out that there are WTMUA water lines under the proposed slab on the site. He recommended that these water line locations be verified as to their location with the WTMUA for the purpose of future line servicing.

Mr. LiaBraaten mentioned that Mr. Singh's Fairmount Road gas station has had problems with gasoline deliveries. He recommended that venting and delivery protocols be followed as they have not been followed at the Fairmont Road gas station. The Board opened the hearing for public comment.

A motion was made by <u>Mr. DiSalvo</u> to instruct the Board's attorney to draft a resolution of approval for the Long Valley Gas Station, Block 35.01, Lot 32 at 69 East Mill Road for amended preliminary and final site plan including the front yard setback variance as requested and the expansion of the gasoline dispenser pumps and canopy over the pumps and with the condition that the applicant coordinates with the WTMUA regarding the water line locations and that the applicant must seek approval of the encroachment on the county right-of-way from Morris County. The motion was seconded by <u>Mr. Mont</u>. A roll call was taken and the motion carried.

Ayes: Leavens, Mont, DiSalvo, Trevena, LiaBraaten, Akin, Read

Nays: None Abstentions: None

DISCUSSION/CORRESPONDENCE

1. Musconetcong Age-Restricted Overlay Zone ordinance proposed changes (Heath Village)

Planner David Banisch stated that he had revised the Musconetcong Age-Restricted Overlay Zone ordinance to reflect the changes that were recommended by the Board. He noted that the buffering along the property lines that was noted at the June 12th joint meeting has remained an issue. Mr. Banisch stated that Heath Villager has said that a 75 foot buffer from the adjacent preserved farm property line would be okay and that a 100 foot buffer would result in a loss of six to eight units.

Mr. Banisch said that Heath agreed to some fairly rigorous landscaping requirements. He said that the landscaping should be used adjacent to the industrial use but the residents should have visual access to the corner open space. Mr. Akin suggested that a row of maple trees be used to block out the tops of the roofs.

Mr. Akin asked that the Board secretary contact the county agricultural board and the owner of the adjacent preserved farm to ask if they would be alright with a 75 foot buffer rather than a 100 foot buffer.

Chairman Leavens asked if the buffer landscaping could utilize native species. Mr. Banisch stated that it would be better if the buffer were 75% native species and 25% not native species. He said that he will take a look at this matter.

<u>Mr. DiSalvo</u> made a motion to adjourn, seconded by <u>Mr. Akin</u>. A voice vote was taken; all were in favor and the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk