

**Washington Township Planning Board
Meeting Minutes
February 8, 2016**

Chairman Eric Trevena called the regular meeting of February 8, 2016 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, Kathleen McGroarty, Eric Trevena, Charles DiSalvo, William Leavens

CLASS I: Ken Short

CLASS II: Roger Read

CLASS III: Matthew Murello

ALTERNATES: Sam Akin, Howard Popper

ABSENT: Louis Mont

OTHERS PRESENT: Engineer Leon Hall, Attorney Kelly Gallo, Planner David Banisch (arrived 7:50 p.m.), Clerk Barbara Margolese

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

PUBLIC COMMENT ON NON AGENDA ITEMS: No one from the public in attendance.

RESOLUTIONS

2016-09 Sam Barsa – Block 33, Lot 6 – Schooley’s Mountain Road – R-5 Zone -11 Acres- Two lot Minor Subdivision with variance for flag lot staff, lot area, rear yard setback & 2-1 slope - Third Extension

Mr. Murello made a motion to approve the resolution as presented, seconded by Mr. Short.

A voice vote was taken of eligible voters, and the motion carried. Ayes: Ken Short, William Leavens, Roger Read, Matthew Murello, Howard Popper, Sam Akin, Kathleen McGroarty, Mark Bauerlein
Nays: None Abstentions: None

APPLICATIONS

1. Anthony Guidi – Block 51, Lot 6.16 – 15 High Meadow Lane – R-5 Zone – Extension request for 2004 approval of a variance for building lot without frontage on a public street that was granted in connection with a minor subdivision (minor subdivision deeds perfected, construction of dwelling did not take place within the allowable time period)

Attorney Gallo informed the board that the Board has the authority to grant the extension if they want to. Mr. Anthony Guidi was sworn-in. He stated that they have purchased the property at 15 High Meadow Lane and that he learned that the original approval for the minor subdivision with the variance for no frontage on a public road had gone past the one year deadline and that the approval need an extension. He stated that the minor subdivision lot deeds had been filed and the variance needed the extension because the ordinance requires that construction begin within one year of the variance approval.

Mr. Guidi explained that due to financial difficulties, the previous owner had pulled a building permit but was unable to build within the one year time period.

Engineer Hall stated that he is in the process of reviewing Mr. Guidi's lot grading plan. Mr. Guidi stated that the Fire Department has been sent the plan for their review.

A motion was made by Mr. Short, seconded by Ms. McGroarty to grant approval of a one year extension, until March 14, 2017, for the variance approval for 15 High Meadow Lane with the condition that the lot grading be approved and the Health Department grant their approval. A roll call vote was taken and the motion carried.

Ayes: Ken Short, Matthew Murello, Eric Trevena, Kathleen McGroarty, Mark Bauerlein, William Leavens, Charles DiSalvo Roger Read, Sam Akin, Howard Popper Nays: None Abstentions: None

2. Enclave (Regency) – Block 28, Lot 46.45 – 2 Raspberry Lane – Soil Disturbance Permit Application

It was announced that the applicant would not be heard at this meeting because they had not noticed to the public.

DISCUSSION / CORRESPONDENCE

1. Ordinance RO-03-16 – Ordinance of the Township of Washington to Amend Chapter 217 regarding the Musconetcong Age-Restricted Housing Overlay Zone – Consistency Review

The Board reviewed the proposed ordinance for consistency. A motion was made by Mr. Popper, seconded by Mr. DiSalvo to have the secretary send a memo to the Township Committee stating that proposed ordinance RO-03-16 is not inconsistent with Zoning Ordinance or Township Master Plan and that the Planning Board recommends its adoption. A roll call vote was taken and the motion carried.

Ayes: Ken Short, Matthew Murello, Eric Trevena, Kathleen McGroarty, Mark Bauerlein, William Leavens, Charles DiSalvo Roger Read, Sam Akin, Howard Popper Nays: None Abstentions: None

2. Accessory Structure Certificate of Compliance Exception to planning Board Review under the Ridgeline, Mountainside, Hillside and Viewshed Protection Ordinance

The Board discussed the amendment to the ordinance before passing it along to Township Committee. It was decided that the ordinance would be amended to allow up to a 500 square foot in size and a height of 16 feet accessory building in the Ridgeline Protection Area without requiring Planning Board approval. Planner Banisch was directed to send the amendment to the Township Committee.

3. Housing Construction – 2015 (Anderson & Denzler)

Engineer Hall reviewed the 2015 Housing Construction Report.

4. Heath Village – Geological Phase II Study

Engineer Ed Bogen stated that Heath Village's Geotechnical Engineer, Joseph Fischer had met with the Board's expert Dr. Oweis, and that Dr. Oweis has outlined the boring and test pits that would be necessary for their site. He asked the Board for permission to move ahead at their own risk with the test

pits and borings prior to submitting a site plan to the Planning Board as the ordinance requires. Engineer Hall stated that a concept plan was submitted to Dr. Oweis, and that Dr. Oweis is comfortable with the concept plan layout. The Board agreed to allow Heath Village to move ahead with their borings and test pits on the site as long they acknowledge that it is at the applicant's own risk since the layout might change during the site plan process and would result in additional borings and test pits to be required.

Executive Session

A motion was made by Mr. Popper, seconded by Mr. Bauerlein to go into executive session to discuss personnel at 8:35 p.m.

The Board came out of executive session at 8: 40 p.m. A motion was made by Mr. Popper, seconded by Mr. Bauerlein to appoint Mr. Gordon Meth from the firm RBA Associates as the Board Traffic Expert for the period of March 14, 2016 to December 31, 2016.

Ayes: Ken Short, Matthew Murello, Kathleen McGroarty, Mark Bauerlein, William Leavens, Roger Read, Charles DiSalvo, Eric Trevena, Sam Akin, Howard Popper Nays: None Abstentions: None

Minutes

A motion was made by Mr. DiSalvo, seconded by Mr. Bauerlein to approve the January 11, 2016 reorganization, regular and Executive Session meeting minutes as presented. A voice vote was taken and the motion carried.

Ayes: Ken Short, Matthew Murello, Kathleen McGroarty, Mark Bauerlein, William Leavens, Roger Read, Charles DiSalvo Sam Akin, Howard Popper Nays: None Abstentions: Eric Trevena

It was announced that the Board would have to re-vote on the First and Second Vice Chairman positions for 2016.

First Vice Chairman

Mr. Short nominated *Ms. McGroarty as First Vice Chairman for 2016*, seconded by Mr. Popper.

No other nominations were offered and a roll call vote was taken and the motion carried.

Ayes: Ken Short, Matthew Murello, Eric Trevena, Charles DiSalvo, Mark Bauerlein, William Leavens, Roger Read, Sam Akin, Howard Popper Nays: None Abstentions: Kathleen McGroarty

Second Vice Chairman

Mr. DiSalvo nominated *Mr. DiSalvo as Second Vice Chairman for 2016*, seconded by Ms. McGroarty.

No other nominations were offered and a roll call vote was taken and the motion carried.

Ayes: Ken Short, Matthew Murello, Eric Trevena, Kathleen McGroarty, Mark Bauerlein, William Leavens, Roger Read, Sam Akin, Howard Popper Nays: None Abstentions: Charles DiSalvo

5. Vouchers

Mr. DiSalvo 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.

6. Housing Plan Element & Fair Share Plan

Planner Banisch gave the Board members a copy of the draft Housing Plan Element and Fair Share Plan. He asked the Board members to review the document for the March 14th meeting.

Mr. DiSalvo made a motion to authorize Planner Banisch to move ahead with the report, seconded by Mr. Murello. A voice vote was taken; all were in favor, and the motion carried.

7. Kings Highway Redevelopment Subcommittee

The Board discussed the need for a subcommittee to take another look at the redevelopment of the Kings Highway proposal. Mr. Short said that he will talk to the Township Committee about the subcommittee. Mr. DiSalvo, Mr. Trevena, and Mr. Bauerlein were appointed to the subcommittee from the Planning Board.

Mr. Leavens made a motion to adjourn, seconded by Mr. DiSalvo. A voice vote was taken; all were in favor, and the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk