

**WASHINGTON TOWNSHIP
BOARD OF ADJUSTMENT
Minutes
October 5, 2016
7:00 p.m.**

MEMBERS PRESENT: First Vice Chairman Bauer, Second Vice Chairman Price, Mr. Ort, Mr. Soga & Mr. Bridgman,
MEMBERS ABSENT: Chairman Spina
ALTERNATES PRESENT: Mr. Raes and Ms. Walter
PROFESSIONALS PRESENT: Attorney Fraser and Engineer Hall
PROFESSIONALS ABSENT: Planner Banisch

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 First Vice Chairman Bauer.

MINUTES

1. September 7, 2016 Regular Meeting Minutes

Motion to accept the Minutes: Mr. Soga

Second: Mr. Raes

Voice Vote: All members present voted in the affirmative, with the exception of Mr Soga who abstained.

OPEN TO THE PUBLIC – ITEMS NOT ON THE AGENDA

No comments.

CLOSE TO THE PUBLIC – ITEMS NOT ON THE AGENDA APPLICATIONS

1. Hackettstown Honda – 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 September 7, 2016. Completeness Determination & possible public hearing

Ms. Fraser read an email communication from Applicant's attorney Mr. Michael Selvaggi requesting that the matter be carried without further notice to November 2nd meeting date.

Discussion following addressing the following concerns expressed in Mr Hall's letter to Applicant dated October 3, 2016.

Item G: Board agreed to waive for completeness that all existing physical features on the site and within 200 feet thereof including building site and including but not limited to streams, watercourses, soils informationetc.

Item L: Board agreed to waive for completeness only a landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and maintenance plans.

Item M: Board agreed to waive for completeness lighting details indicating type of standards, location, radius of light and intensity in footcandles. Likely to be addressed in hearing when discussing security and safety.

Motion to accept waivers for completeness only and carry without further notice to November 2, 2016 meeting: Mr. Ort

Second: Mr. Bridgemen

Roll Call:

First Vice Chairman Bauer – Aye

Second Vice Chairman Price – Aye

Mr Ort –Aye

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Mr Soga – Abstain
Mr Bridgeman - Aye
Mr Raes – Aye
Ms Walker - Aye

Ms. Fraser will communicate with Mr. Selvaggi regarding these waivers and advise that the matter has been carried without further notice to November 2, 2016.

Time is 7:29 PM

2. Steven & Katherine O'Hara – Block 33, Lot 75 – 2 Middle Valley Road –“C” Variance for front yard, side yard and rear setback and lot coverage – Completeness Determination
Applicant did not appear.

DISCUSSION & CORRESPONDENCE

1. Vouchers
Motion to pay Bills List, totaling \$1,217.40 – Mr. Soga
Second: First Vice Chair Bauer
Voice Vote: All members present voted in the affirmative.

ADJOURNMENT Time is 7:38 PM
Motion to Adjourn: Mr. Soga
Second: First Vice Chair Bauer
Voice Vote: All members present voted in the affirmative

Respectfully submitted,

Teri Lyons, Board Secretary

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