

**WASHINGTON TOWNSHIP  
BOARD OF ADJUSTMENT  
A G E N D A  
February 2, 2005  
7:00 p.m.**

***MEMBERS PRESENT:***           \_\_\_Bauer \_\_\_Averett \_\_\_Graziano \_\_\_Hatcher  
  \_\_\_ Ort \_\_\_Schwemmer \_\_\_Turick

***ALTERNATES PRESENT:***           \_\_\_Walter \_\_\_Spina

***OTHERS PRESENT:***           \_\_\_Attorney Fraser \_\_\_Clerk Kesper \_\_\_Engineer  
Hall \_\_\_Planner Banisch \_\_\_Environmental  
Consultant Keller

Adequate notice of this meeting was sent to the Observer-Tribune and Morristown Daily Record on January 16, 2004 and posted on the Bulletin Board on the same date.

***MINUTES***

1. January 5, 2004 Reorganization and Regular Meeting

***RESOLUTIONS***

05-08 Ridley – Block 42.02 Lot 13 - 39 Flintlock Drive – R-1 Zone – Acres – Approval of Variance Request for Side Yard Setback, Insufficient Lot Size and Expansion of Non-conforming structure

05-09 Booth – Block 22, Lot 30.07 – 11 Partridge Lane – R-1 Zone – 1.08 acres – Approval of Variance Request for Side Yard Setback for garage

05-10 Basile – Block 4 Lot 7.04 – 74 Route 46 – C-2 Zone, 1.65 Acres –Approval of Request for preliminary and final site plan for used car dealership

***OPEN TO THE PUBLIC - ITEMS NOT ON THE AGENDA***

***CLOSE TO THE PUBLIC - ITEMS NOT ON THE AGENDA***

## ***COMPLETENESS DETERMINATION***

1. Rin Robyn Pools – Block 2, Lot 5 – Route 46 – C-1 Zone, .807 acres – Request for Floor area ratio variance, setback variances and Preliminary and Final site plan for expansion and renovation of existing office/retail building, including parking and signs

## ***APPLICATIONS***

1. Sixteen Hands Farm – Block 34, Lot 1.01 - Fairmount Road – R-5 Zone 43.83 acres – Request for conditional use D variance, preliminary and final site plan for private equestrian facility – Public Hearing  
Adjourned at applicant's request to March 2, 2005
2. W.P. Realty Co. – Block 30, Lot 1 – 59 Newburgh Road – OR/I Zone – Request for Certificate of Non Conforming Structure and Use for warehouse building
3. Burgess – Block 56, Lot 27.04 – 35 Turtleback Road – R-5 Zone - 7.8 Acres – Request for rear yard set back variance and expansion of non-conforming structure
4. Rin Robyn Pools – Block 2, Lot 5 – Route 46 – C-1 Zone, .807 acres – Request for Floor area ratio variance, setback variances and Preliminary and Final site plan for expansion and renovation of existing office/retail building, including parking and signs – Public Hearing if deemed complete
5. Lin Cellular Corp. (Cingular) – Block 60, Lot 13 – 12 Parker Road – OR/I Zone - .89 Acres – Request for Minor site plan approval to mount antennas on existing monopole at 107' height and for placement of equipment cabinet

## ***DISCUSSION - CORRESPONDENCE***

1. Vouchers