

Vice-Chairman McGroarty called the regular meeting of September 12, 2005 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, Charles DiSalvo, Kathleen McGroarty,
ALTERNATES: Sam Akin
CLASS I:
CLASS II:
CLASS III: Kim Ball Kaiser
OTHERS ABSENT: Jones, Leavens, Price, Mont, Popper, Trevena
STAFF PRESENT: Clerk Kesper, Attorney Cofoni, Planner Banisch,

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 15, 2005 and posted on the Bulletin Board on the same date. Five notices were mailed, as there were five requests.

****NO NEW CASES OR WITNESSES SHALL BE HEARD SUBSEQUENT TO 10:30 PM****

Pledge of Allegiance

MINUTES

1. Minutes from the August 24, 2005 Regular Meeting

Tabled due to a lack of quorum to approve the minutes.

RESOLUTIONS

None

***The meeting was opened to the public for items not on the agenda.
There were no questions or comments***

DECISIONS ON COMPLETENESS

None

APPLICATIONS

1. Carfaro – Block 63, Lot 28.03 – Hackelbarney Road – 5 Zone – 16.138 acres Request for two lot minor subdivision – Deemed Complete March 14, 2005 – Previously Heard March 14, 2005 – Public Hearing - Expires September 24, 2005

Robert Mielich, Applicant's Attorney
 Harry Metzler, Applicant's Surveyor
 Matthew Carfaro, Applicant

Mr. Banisch arrived and joined the meeting.

Mr. Metzler reviewed the changes to the plan since March 14, 2005. This is a two lot minor subdivision with a front lot and flag lot. Both lots will be served with the existing driveway. He stated that the applicant will be disturbing more than an acre of land and the application now has a stormwater management plan. He referred to Mr. Hall's letter of September 6th. The plans have been revised through August 26, 2005. The plans were marked exhibit A-3. He agreed to comply with items D 1-5 of Mr. Hall's letter.

Mr. Mielich reviewed the waivers as indicated in Mr. Hall's of September 6th letter and indicated that Mr. Hall recommended the waivers.

Mr. Banisch referred to sheet three and asked if additional soil on site became available he recommended a berm along the detention basin to screen it from the road. He recommended that it be landscaped with evergreen brushes.

Mr. Carfaro stated that he would screen the basin.

Mr. Mielich referred to items II A of Mr. Hall's letter – there is no well and the homes will be on public water.

Mr. Metzler stated that the trees along the road and driveway currently exist.

Mr. Hall asked for conservation easement along the tree line on the southerly property tract area.

Mr. Carfaro agreed to the requested easement. He agreed to add shade trees and stated that they have already started planting some of the trees and that he is planting 25 shade trees.

Mr. Banisch asked that this information be put on the plans.

Mr. Hall stated that the applicant should speak to the shade tree committee before planting the street shade trees.

Mr. Mielich stated that the Health Department issued a letter dated March 11th wherein they approved the application. He reviewed the January 8, 2005 Environmental Commission letter.

Mr. Carfaro addressed the Environmental Commission letter by stating that the property is farmed, currently with soybeans. He stated that he plans to continue having this property farmed by Lucas Farms, an adjoining property owner. After the new home is built there will be about 9-10 acres in farming. He stated that the continuation of the farming activities will help maintain the wildlife habitat.

Mr. Hall stated he did not share the environmental commissions concerns regarding the soils.

Mr. Mielich stated that they have complied with Dr. Keller's letter.

Mr. Hall reviewed the open administrative items as indicated under item D of his report. He wanted an engineering inspection fee deposit to review the construction of the infiltration system and a deed notice regarding the maintenance responsibilities of the stormwater facilities.

Mr. Carfaro agreed to comply with Mr. Hall's requirements.

Mr. Metzler answered Mr. Hall that all soils will remain on site.

The meeting was opened to the public for questions and comments.

Mr. DiSalvo made a motion to authorize the board attorney to draw up a resolution approval subject to the discussions this evening including revised plans, conservation easements, deed notice regarding stormwater management maintenance and posting of inspection, compliance with Mr. Halls September 6th letter, Dr. Keller and Mr. Banisch's review of the landscaping. Seconded by Ms. Kaiser. A voice vote was taken. All were in favor and the motion carried.

Eligible: DiSalvo, Kaiser, McGroarty
Ineligible: Absent 3/14: Bauerlein, Leavens
Not Appointed on 3/14: Akin, Mont
Absent 9/12: Jones, Leavens, Popper, Price, Trevena

2. Toll Brothers – Block 18, Lots 6 & 10 – R-5 Zone – Request for Amendment to Resolution 01-37 – Preliminary Subdivision Approval – RE: Grading Plans for lots 47, 48 & 49 and Extension of Time on Resolution 04-24– Final Major Subdivision Phase I – 24 Building Lots

Adjourned at the applicant's request to September 28, 2005.

***DISCUSSION /
CORRESPONDENCE***

1. Vouchers

Mr. DiSalvo made a motion to approve the vouchers found in order by the chairman and send same on for payment, seconded by Ms. Kaiser. A voice vote was taken; all were in favor and the motion carried.

2. Ridgeline Ordinance

Mr. Banisch distributed the missing "figure 1" for the ordinance. He stated that basically this ordinance requires that buildings on the side of hills and ridgeline be screened from the views of public open spaces and traveled ways. He stated that the sketch is an attempt to show how construction could be hidden from view. He answered Mr. Akin that the procedures for implementing the ordinance are first, at the time of subdivision the Board would review and determine necessary mitigation. Second, when someone applies for a building permit the Township Engineer or Planner would review the plans and determine a reasonable mitigation plan. He answered Mr. Bauerlein that conservation easements would be required.

Mr. Banisch stated that the draft has to be changed to comply with the steep slope ordinance and some minor editing changes.

Mr. Banisch answered Mr. Akin that in addition to possible planted buffers other techniques to hide the development would be color of roof shingles and homes and varying heights of the building could be used. Mr. Banisch answered Mr. Akin that there are no density standards in the ordinance for plantings of deciduous vs. evergreen trees or formula for the number of trees required to buffer. This ordinance is to prevent the full clearing of a lot to afford a view of the valley.

It was decided that after the changes Mr. Banisch referred to, the Board wanted to see the revised document on October 10th.

3. Work Session

Mr. DiSalvo made a motion to cancel the Sept. 20th work session seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

4. COAH

Mr. Banisch stated that the Township submitted to the state for Third Round Certification on September 8th and that revisions to the Housing Element and Fair Share Plan may have to be made based on the states review. He explained that the State has 74 days to reply to the Township.

Ms. McGroarty asked about Mr. Rice's proposal for affordable housing.

Mr. Banisch stated that he was setting up a meeting with Mr. Rice next week.

Mr. Jones, Mr. DiSalvo, Ms. Kaiser and Ms. McGroarty will attend a TCC with Mr. Banisch and Mr. Rice. A concept hearing before the board was scheduled October 10th.

5. Sign Ordinance

Mr. Banisch stated he would be working with Mr. DiSalvo.

Ms. McGroarty brought up the signs at Long Valley Plaza and particularly the number of signs in the Krauser's and the change of use to liquor store. Ms. Kesper was asked to speak to Mr. Jordan to send the Heller Group a violation notice regarding the signs. The notice should specifically cite the neon signs as they are prohibited by ordinance and the commercial signs and not the non-profits.

Mr. Banisch stated that the Long Valley Village the sign will have less signage then allowed and approved, but the sign plan is different in style then the board saw at the hearings.

The board stated that they would leave the sign design up to Mr. Banisch.

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

Virginia R. Kesper