

Chairman DiSalvo opened Regular Meeting of the Washington Township Planning Board of May 10, 2010 to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Charles DiSalvo, William Leavens, Kathleen McGroarty  
Eric Trevena  
ALTERNATES: William Beute  
CLASS I: Ken Short  
CLASS II:  
CLASS III: Lou Mont, James Harmon, Sam Akin  
ABSENT: Mark Bauerlein,  
STAFF PRESENT: Clerk Kesper, Engineer Hall, Attorney Cofoni

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 12, 2010 posted on the Bulletin Board on the same date. Notices were mailed, as there were requests.

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

Pledge of Allegiance

**MINUTES**

1. Minutes from March 8, Regular Meeting  
The minutes were tabled
2. Minutes from April 12, 2010 Regular Meeting  
The minutes were tabled
3. Minutes from the April 28, 2010 Regular meeting  
The minutes were tabled.

**RESOLUTIONS**

10-11 Toll – Estates at Long Valley – Sections 2 - Bartley Road – Block 18 lots 6, 8, 10, 21 and 44 and Block 18.01 lot 1 –Request for Third extension of time for final subdivision approvals granted under resolution 06-18 and 06-19 of June 28, 2006 for Sections 2 and 3

The resolution was reviewed. Mr. Trevena made a motion to approve the

MAY 10, 2010

resolution, seconded by Mr. Beute. A roll call vote was taken:

Ayes: DiSalvo, Trevena, Beute            Nays: None  
Abstentions: None            Absent: Bauerlein, Mont, Akin  
Ineligible: Leavens, Short, Harmon, McGroarty

***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.***

***PUBLIC HEARING/APPLICATIONS -***

1. Valley Music Center - Block 28, Lot 18 – 62 East Mill Road, Unit A-3 – C-1 Zone Request for Waiver of Site Plan to allow public recitals of local musicians and artists

David White, Applicant

David White was sworn in by Attorney Cofoni.

Mr. White stated that he was looking for permission to open an additional space, unit A-3 for public recital of local musicians and for private recitals of the Long Valley Music School and School of Rock. He stated that the space will hold a maximum of 104 persons. Regarding parking he stated that the stores/shops in the Long Valley Village Mall close around 7:00 p.m. except Dunkin Donuts which is 9:00 p.m. He answered the Board that there are a total of 191 parking spaces in the shopping center.

Mr. White stated that the proposed performances would be Friday evenings from 8 – 10 pm and Saturday 6 – 9 p.m., which would be after most of the shops are closed. He estimated that the proposed use would need approximately 50 spaces.

Mr. White stated that he would use the existing tile store sign with his name which will be “The Studio”. He stated that the performances will be family oriented and will be local musicians, bands and performers.

Mr. White answered Mr. Hall that his current unit, unit A-2 is 1870 square feet. It was his opinion that there would be no conflict when the mall was

MAY 10, 2010

in full use. He explained that The Studio is the end of the building, with Long Valley Music next to them and on the other side is Dunkin Donuts. He answered Mr. Hall that the current Valley Music Center does not have space for recitals.

Mr. White explained the other uses in the center. He did not feel there would be a problem with parking in the evening even if a Restaurant opened in the 4500 s.f. unit. He answered the board that there would be no exterior broadcasting and stated that there would be admission charges. He answered the board that the only food would be possibly some coffee for patrons. He answered Mr. DiSalvo that he would follow the Township sign ordinance and make sure that his clients do as well.

The meeting was opened to the public. There were no questions or comments and the meeting was closed to the public for questions and comments.

Ms. McGroarty made a motion to approve the requested waiver of site plan subject to the testimony presented tonight. Seconded by Mr. Beute.

A voice vote was taken, all were in favor and the motion carried.

2. Valley Restaurant - - Block 35.01, Lot 4-01 & 4-102- 59 East Mill Road, Unit A-3 – C-1 Zone Request for Waiver of Site Plan to allow additional outside seating by expanding patio

Tim Janiszewski, Applicant

Tim Janiszewski was sworn in by Attorney Cofoni

Mr. Janiszewski stated that he has some landscaping in the front of the restaurant which he would like to remove and replace with a patio and add three tables for a total of twelve seats. He stated that because the area slopes downward to the parking lot there will be small retaining wall which will match what is currently in the Long Valley Professional Center and will include a railing. He stated that he was not proposing additional landscaping and that there would be no new lighting except possibly some low level lighting in the wall.

Mr. Hall suggested some potted shrubs, three on each side would help maintain the landscaped look of the site. He stated that the current lighting levels must be maintained.

Mr. Janiszewski answered Mr. Hall that He will not have tables on the existing sidewalk where it slopes to the right. He may leave the tree. The condo association has to approve this as well. He will maintain the bollard

MAY 10, 2010

or different adequate lighting. He will match the pavers that are out by Valley Pizza. The awnings would not be extended, they would use umbrellas to cover the new tables.

Mr. Janiszewski asked the board for permission to have some outdoor music such as a single act outside during the summer 8 – 10 pm.

Mr. Hall answered the board that there would be a minimum impact on the water runoff and he did not have concerns with the small increase in patio and storm water runoff.

Ms. McGroarty had concerns about outdoor smoking in this area.

Mr. Janiszewski stated that he would make this a non smoking patio and it will be signed as such.

The board did not object to there being outdoor music.

Mr. Janiszewski answered the board that he already submitted to the additional table information to the ABC and it was approved, but he had not contacted the Township Administrator and stated that he would do so.

The meeting was opened to the public for questions and comments. There were no questions or comments and the meeting was closed to the public.

Mr. Buete made a motion to approve the waiver of site plan as discussed this evening. Seconded by Ms. McGroarty.

A voice vote was taken, all were in favor and the motion carried.

3. Cornerstone Tavern & Grill (currently Salerno's) - Block 36.01, Lot 19 – 71 East Mill Road – C-1 Zone - Request for Waiver of Site Plan to allow for construction of a bar for 4-6 seats to replace several tables

Angela Ferrantelli, Applicant

Angela Ferrantelli was sworn in by Attorney Cofoni.

Ms. Ferrantelli stated that she was seeking permission to construct a bar inside the restaurant. She stated that they plan four to six stools in the current dining room which would be in place of current tables. She was not proposing any changes to the exterior.

Mr. Short stated that the township issued a liquor license to M. Ferrantelli three years ago.

Ms. Ferrantelli stated that the property remains under the current ownership, who is her father.

Mr. Hall asked that the dumpster enclosure be repaired and the existing drum and small dumpster be in this area be put inside the enclosure. He stated that some of the current landscaping has died and should be replaced as well as the parking lot stripping.

Ms. Ferrantelli answered the board that she would follow the Township sign regulations.

Ms. Ferrantelli agreed to Mr. Hall's comments.

Ms. Ferrantelli stated that the outdoor patio will remain. She was not anticipating live entertainment.

Mr. DiSalvo stated that due to the residents surrounding this location, outside music could not be allowed

The meeting was opened to the public for questions and comments. There were no questions or comments and the meeting was closed to the public.

Mr. Beute made a motion to approve the waiver of site plan as discussed this evening. Seconded by Mr. Trevena.

A voice vote was taken, all were in favor and the motion carried.

4. Regency at Long Valley – Block 28 Lots 46.01-46.56, 46.101 and 46.102 (formerly lots 46 & 47) – Fairview Avenue, Welsh Farm Road, Raspberry Lane and Dairy Lane – Request for amended preliminary site plan approval for conversion from a 45 unit age restricted development to a non-age restricted development and Final Site Plan approval – Conversion application - Expires May 7, 2010– Previously heard April 12, 2010 and April 28- Public Hearing Continued

Mr. DiSalvo announced that this application had been adjourned at the applicants request to May 26, 2010.

***DISCUSSION /  
CORRESPONDENCE***

1. Vouchers

The vouchers were reviewed. Mr. Leavens made a motion to approve the vouchers reviewed by the Chairman and found in order and send them on for payments. The motion was seconded by Mr. Beute. A voice vote was taken; all were in favor and the motion carried.

2. Time of Decision Rule S-82/A-437

Mr. Buzak's correspondence regarding this bill was reviewed and noted for the record.

Mr. Short made a motion to adjourn the planning board meeting, seconded by Mr. Trevena. A voice vote was taken; all were in favor and the meeting was adjourned at 8:15 p.m.

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Virginia R. Kesper, Clerk