

**WASHINGTON TOWNSHIP PLANNING BOARD
DECEMBER 20, 2011 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Boyer at 6:12 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. Frattali, Mr. McPoyle, Mr. Christy, Mr. Sparacio, Mayor Wallace and Mr. Boyer

ABSENT: Mr. Reed and Mr. Dennis

STAFF PRESENT: Diana Tutolo, Secretary; James Pierson, Solicitor; Rich Fini, Environmental Engineer; Jon Bryson, Engineer and Jay Petrongolo, Planner

Mr. Pierson swore in the Professionals

APPLICATIONS:

- 1. Joseph Scafisi
338 & 340 Johnson Rd.
110.10/18.03/18.07
Amended Site Plan**

Mr. Boyer announced that the application for Joseph Scafisi will not be heard as the Professionals did not receive the application in a timely manner for review. The application will be heard on 1/24/12.

RESOLUTIONS:

RES. #11-22 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING MINOR SUBDIVISION APPROVAL WITH WAIVERS, VARIANCES AND CONDITIONS TO THE APPLICANT, JAMES AND JUDITH ROCKS

A motion was made by Mr. Sparacio and 2nd by Mr. D'Ariano to approve Res. #11-22

Roll call was taken as follows:

In favor: Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. McPoyle, Mr. Christy, Mr. Sparacio and Mr. Boyer

Opposed: none

Abstained: Mr. Fratalli and Mayor Wallace

Res. #11-22 Approved (7-0)

MINUTES:

A motion was made by Mr. McPoyle and 2nd by Mr. Fratalli to approve the minutes of December 6, 2011. All eligible members voted in favor of the December 6, 2011 minutes.

DISCUSSION:

Amendment to the Washington Square Redevelopment Area

Mr. Petrongolo explained to the Board that the proposed revision to the Washington Square Redevelopment Plan is being considered at the request of Giralda Properties, which owns the property at 110 American Blvd. This site is within the area with an underlying zone of Commercial Industrial (CI). Mr. Petrongolo provided the Board with an aerial photo, tax map and a copy of the Redevelopment Plan. Mr. Petrongolo stated that in his opinion, amending the plan would not have a negative impact for the area or adjacent property owners. Mr. Petrongolo noted that he had no objection to a flex space use or a light industrial use. The amendment would allow Giralda Properties to expand or make renovations. Mr. Petrongolo stated that the northern side of American Blvd. with the current underlying zone of CI, the existing uses could continue. If the Board agrees to allow the amendment, the Board would make the recommendation to Council. Mr. Pierson asked if the amendment is consistent with the Land Use Element of the Master Plan. Mr. Petrongolo replied that it is.

At 6:30 pm, the Secretary noticed that the tape was not recording. The damaged tape was replaced at 6:33 pm.

A motion was made by Mr. Campbell and 2nd by Mr. D'Ariano to open to the public. All in favor. No one in the public wished to comment.

A motion was made by Mr. D'Ariano and 2nd by Mr. Campbell to close to the public. All in favor.

Mr. Boyer entertained a motion to recommend to Council its adoption of the revised Washington Square Redevelopment Plan.

A motion was made by Mr. D'Ariano and 2nd by Mr. Fratalli.

Roll call was taken as follows:

In favor: Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. Fratalli, Mr. McPoyle, Mr. Christy, Mr. Sparacio, Mayor Wallace and Mr. Boyer

Abstained: none

Opposed: none

Recommendation Approved: (9-0)

OPEN TO THE PUBLIC:

A motion was made by Mr. Campbell and 2nd by Mr. Mr. Fratalli to open to the public. All in favor. No one in the public wished to comment.

CLOSE TO THE PUBLIC:

A motion was made by Mr. D'Ariano and 2nd by Mr. Christy to close to the public. All in favor.

ADJOURNMENT:

A motion was made by Mr. Sparacio and 2nd by Mr. Fratalli to adjourn the meeting. All in favor. Meeting adjourned at 6:37 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board meeting held on December 20, 2011 and should not be taken as verbatim testimony.

Respectfully submitted,

Diana Tutolo

Planning Board Secretary

Cc: Mayor

Business Administrator

Director of Community Development

Township Clerk

Tax Assessor

Council

File

