

**WASHINGTON TOWNSHIP PLANNING BOARD
DECEMBER 6, 2011 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Boyer at 7:12 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. McPoyle, Mr. Christy, Mr. Sparacio, Mr. Boyer and Mr. Dennis

ABSENT: Mr. Fratalli, Mayor Wallace and Mr. Reed

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. James & Judith Rocks
14 Deer Court
195.03//49
Minor Subdivision**

Mr. Pierson swore in the applicants, James and Judith Rocks and John Pettit, the project Engineer.

Mr. Petrongolo asked that the Board to address the application for completeness. Mr. Petrongolo stated that the applicant is requesting a significant number of submission waivers. He had no objection to the waivers considering the application and the extent of the improvements. Mr. Petrongolo reviewed the waivers recommended. He confirmed that the waivers do not have a significant impact on the application. Mr. Petrongolo stated that the applicant asked that the deeds and legal description be submitted as a condition of approval. Mr. Petrongolo had no objection to the request.

Mr. Pettit, P.E. addressed the minor subdivision application for the applicant's Judith and James Rocks. The applicant is seeking approval to subdivide block 195.03 lot 49 into two residential lots. The existing lot will consist of .71 acres and the proposed lot will consist of .62 acres. Mr. Pettit noted that at last month's work session a series of variances requested was discussed. The reason for the number of variances is that a large portion of the site contains wetlands and associated buffers. Since last month's work session, the applicant has received a Letter of Interpretation (LOI) from DEP that concurs with the line on the plans. Mr. Pettit reviewed the requested variances. Mr. Pettit stated that the applicant is not seeking an approval to build a new home. They are requesting the variances to allow it to be built in the future. Mr. Pettit further noted that another variance is requested as a result of identifying the floodplain. Mr. Pettit testified that he did not anticipate any problems associated with the floodplain. Mr. Pettit discussed the requested design waivers. The first is requesting sidewalks across the frontage. The site backs up to Salem Ave., which is a dead end. Mr. Pettit testified that the applicant is willing to contribute to the sidewalk fund in lieu of constructing sidewalks. The applicant requested a waiver from providing street trees. Mr. Pettit commented that there is limited frontage along Salem Ave. Mr. Petrongolo stated that at the work session it was indicated that they would try to save existing trees. He asked for confirmation that if they cannot save trees they would add shade trees. The applicant agreed.

Mr. Petrongolo addressed his 10/25/11 review letter. He noted that the applicant has agreed to the comments in his letter. Mr. Petrongolo stated that as per our ordinance, all lots are to front upon an improved lot. It appears that the proposed lot may not. He asked for testimony. Mr. Pettit testified that the tax map shows a six-foot wide alley along the frontage of the property and the end of Salem Ave. He noted that there is still access to Salem Ave., which is an improved street. Mr. Petrongolo stated that technically they are actually not fronting onto the improved roadway, but fronting an alley. Mr. Petrongolo had no objection to any of the variances and waivers requested. Mr. D'Ariano asked Mr. Pettit for clarification regarding the footprint of the proposed dwelling.

Mr. Pettit testified that the applicant cannot encroach any further into the front or rear yard setbacks unless they choose to obtain a variance.

It is not their intention to do so. Mr. Petrongolo stated that this is setting the parameters to develop the site.

Mr. Fini addressed his 10/31/11 review letter. Mr. Fini noted that he reviewed the Title Report, which showed utility and drainage easements. Mr. Pettit testified that any conflicts with easements would be resolved at the time of construction. Mr. Pettit stated that a blanket easement would be provided so that the Township for maintenance for an existing drainage pipe on the proposed lot 49.02. Mr. Fini noted that the floodplain boundary and 100-foot setback should be shown on revised plans. He stated that a Soil Removal must be obtained if necessary. The applicant agreed that a Conservation Easement would be provided.

Mr. Bryson addressed his 11/8/11 review letter. Mr. Bryson requested that all existing structures and wooded area within the portion to be subdivided and within 200 ft. to be shown on the plan, or a waiver is to be requested. He also asked that all existing and proposed streets, roads, sidewalks and easements within or adjoining the subdivision with the right-of-way widths be shown on the plan, or a waiver is to be requested. He had no objection to the waiver requests. As far as Mr. Bryson's technical review comments, the revised plans did address most of the comments. As the subdivision is to be filed by deed, Mr. Bryson asked that legal descriptions and deeds are to be reviewed by his office and to the Board Solicitor. With respect to the drainage of the roadway toward the property in question, he was asked to look into it. Mr. Bryson asked about the possibility of providing a curb along the frontage of the property. Mr. Pettit stated that the applicant is agreeable. Mr. Bryson commented that a general note should be added to the plans that the inlet grate should be reconstructed if needed.

Mr. Morley asked Mr. Bryson if it is commonplace to have an allowance to an easement. Mr. Bryson explained that it is a good idea to have it in the deed so that if a pipe collapses or there is a sinkhole, you can go to the courthouse and pull the record for the lot. The Township can get onto the property to make the repairs.

Mr. Petrongolo asked that a note be added to the plans indicating that the proposed footprint is for illustration purposes.

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

Mr. Boyer entertained a motion to approve a minor subdivision with variances, waivers and conditions for the applicant, James and Judith Rocks.

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

Roll call was taken as follows:

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

Opposed: none

Abstained: none

Application Approved: (8-0)

MINUTES:

A motion was made by Mr. McPoyle and 2nd by Mr. D'Ariano to approve the minutes of November 15, 2011. All eligible members voted in favor of the November 15, 2011 minutes.

OPEN TO THE PUBLIC:

A motion was made by Mr. Sparacio and 2nd by Mr. McPoyle to open to the public. No one in the public wished to comment.

CLOSE TO THE PUBLIC:

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

ADJOURNMENT:

A motion was made by Mr. D'Ariano and 2nd Mr. Sparacio to adjourn the meeting. All in favor. Meeting adjourned at 7:51 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held on December 6, 2011 and should not be taken as verbatim testimony.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diana Tutolo".

Diana Tutolo
Planning Board Secretary

Cc: Mayor
Business Administrator
Director of Community Development
Township Clerk
Council
Tax Assessor
File