

**WASHINGTON TOWNSHIP PLANNING BOARD  
NOVEMBER 15, 2011 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Boyer at 7:08 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

**PRESENT:** Mr. Morley, Mr. D'Ariano, Mr. Fratalli, Mr. McPoyle, Mr. Boyer, Mr. Reed and Mr. Dennis

**ABSENT:** Mr. Campbell, Mr. Christy, Mr. Sparacio and Mr. Pileggi

**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/Work Session**

John Pettit, the applicant's Engineer gave an overview of the proposed minor subdivision. The applicant, James and Judith Rocks propose to subdivide the existing 1.3-acre lot to create two lots. Mr. Pettit noted that an existing residence is to remain on a 0.72 acres lot with access to Deer Court. The proposed lot would sit on 0.63 acres with access to Salem Avenue. Mr. Pettit stated that there would be variances associated with the wetlands and buffer area. Mr. Pettit reviewed the requested bulk variances for the subdivision.

Mr. Petrongolo addressed his 10/25/11 review letter. Mr. Petrongolo stated that he had no objection to the waivers requested of the submission items. The applicant agreed to provide deeds and legal description and as a condition of approval, taxes are to be paid. Mr. Petrongolo noted that the applicant has submitted to the DEP for a

Letter of Interpretation (L.O.I.) to verify wetland boundary lines. Mr. Petrongolo explained that if the wetland lines were wrong, the applicant would have to come back to the Board. Mr. Petrongolo stated that the existing structure was built in the late 1960's, which predates zoning. The existing dwelling does not conform to current standards for frontage and lot width. Mr. Petrongolo stated that the rear setback is taken from the wetlands not the property line. Due to the setback to the wetlands, the location of the new lot has to be closer to the Salem Ave. Mr. Pettit explained the reasons the design waivers requested. He stated that due to the limited frontage along Salem Ave., he does not see the need for sidewalks or street trees. He added that the applicant is willing to contribute to the sidewalk fund.

Mr. Fini addressed his 10/31/11 review letter. He noted that DEP approval is pending. He stated that the Tree Ordinance is not applicable as it applies to properties five acres or more. Mr. Fini asked Mr. Pettit to review whether a soil removal permit from Council is necessary. Mr. Fini recommended a Conservation Easement for the wetlands and buffer area. Mr. Pettit asked that the Conservation Easement not be a requirement of approval. Judith Rocks stated that it would not be possible to build anything in the wetlands area. Mr. Fini explained that he was not concerned about development in the wetlands or buffer areas. He stated that the purpose of the easement would be to protect the buffers and wetlands from dumping and removing trees.

Mr. Bryson addressed his 11/8/11 review letter. Mr. Bryson had no objection to the waivers requested with the exception the 200 ft. list, L.O.I information and easements. He noted that these items should be added to the plans. As far as technical comments, Mr. Bryson asked that building elevations and construction details for the proposed sidewalk and driveway be submitted. Mr. Bryson asked for clarification that the subdivision is to be filed by deed. Mr. Pettit confirmed that the applicant is filing by deed. Mr. Bryson requested that legal descriptions and deeds be submitted to his office and the Board's Solicitor for review. Mr. Bryson noted that this application is subject to the County Planning Board for approval. Mr. Pettit stated that an application has been submitted to the County.

## **MINUTES:**

A motion was made by Mr. McPoyle and 2<sup>nd</sup> by Mr. Fratalli to approve the minutes of October 18, 2011. All eligible members voted in favor of the October 18, 2011 minutes.

**DISCUSSION:**

**2012 Planning Board Meeting List**

Mr. Boyer suggested a few changes to the proposed meeting list. All agreed to the suggested changes.

A motion was made by Mr. D'Ariano and 2<sup>nd</sup> by Mr. McPoyle to approve the 2012 Planning Board meeting list.

**Roll call was taken as follows:**

**In favor:** Mr. Morley, Mr. D'Ariano, Mr. Fratalli, Mr. McPoyle, Mr. Boyer, Mr. Reed and Mr. Dennis

**Opposed:** none

**Abstained:** none

**2012 Planning Board Meeting List Approved (7-0)**

**OPEN TO THE PUBLIC:**

A motion was made by Mr. Fratalli and 2<sup>nd</sup> by Mr. D'Ariano 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. Fratalli and 2<sup>nd</sup> by Mr. D'Ariano to close to the public. All in favor.

**ADJOURNMENT:**

A motion was made by Mr. D'Ariano and 2<sup>nd</sup> by Mr. Fratalli to adjourn the meeting. All in favor. Meeting adjourned at 7:33 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board meeting held on November 15, 2011 and should not be taken as verbatim testimony.

Respectfully submitted,

Diana Tutolo  
Planning Board Secretary

Cc: Mayor  
Business Administrator  
Township Clerk  
Tax Assessor  
Council  
File





