

WASHINGTON TOWNSHIP LAND USE BOARD

REORGANIZATION MEETING MINUTES

JANUARY 2, 2008, 7:00 p.m.

CALL TO ORDER and PUBLIC NOTICE

Secretary Alice Oldford called the meeting to order at 7:00 p.m. Ms. Oldford said this is the reorganization meeting of the Land Use Board of the Township of Washington. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the *Express Times*. Notice was posted on the municipal bulletin board in the Township Administration Building in Washington Township, New Jersey, and notice was filed with the Township Clerk.

ROLL CALL

Present: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, R. J. Strunk, Dave Dempski

Absent: Evan Howell

Professionals: Steven Gruenberg, Esq.; William Gleba, P.E.; Scarlett Doyle, P.P.

PRESENTATION OF 2008 BOARD MEMBERS AND OATH OF OFFICE

Mr. Gruenberg administered the oath of office to incoming members: Dave Dempski, R. J. Strunk, Chris Cavazzini.

REORGANIZATION, NOMINATIONS AND ELECTIONS

Secretary Oldford called for nominations for chairperson. Motion to nominate Kerry Pflugh as chairwoman for the Land Use Board was made by Leonard Artigliere and seconded by James Vergos.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski

Members opposed: None

Members abstaining: R.J. Strunk

Secretary Oldford congratulated Chairwoman Pflugh and turned the meeting over to her

Ms. Pflugh called for nominations for Vice Chair.

Motion was made to nominate Leonard Artigliere for Vice Chair by Robert Klingel and seconded by James Vergos.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski

Members opposed: None

Members abstaining: R.J. Strunk

Ms. Pflugh called for nominations to appoint the Board attorney.

Motion to appoint Steven Gruenberg as Board Attorney was made by James Vergos and seconded by David Dempski.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski, R. J. Strunk

Members opposed: None

Ms. Pflugh called for nominations to appoint the Board engineer.

Motion to appoint William Gleba was made by Mark Rossi and seconded by Robert Klingel.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski, R. J. Strunk

Members opposed: None

Ms. Pflugh called for nominations to appoint the Board planner.

Motion to appoint Scarlett Doyle was made by Robert Klingel and seconded by Dave Dempski.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski, R. J. Strunk

Members opposed: None

Ms. Pflugh called for nominations for Board secretary.

Motion to appoint Alice Oldford was made by James Vergos and seconded by Dave Dempski.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski, R. J. Strunk

Members opposed: None

Ms. Pflugh called for selection of newspapers for publication of legal notices.

Motion to select the Star Gazette as the weekly paper and the Express Times as the daily was made by Robert Klingel and seconded by Mark Rossi. There was discussion as to using the Star Ledger rather than the Express Times. In the end, the Board chose to vote the resolution as made.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efreem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski, R. J. Strunk

Members opposed: None

Ms. Pflugh called for approval of the calendar for 2008. Ms. Oldford presented the calendar:

January 9 and 30	July 9 and 30
February 13 and 27	August 13 and 27
March 12 and 26	September 10 and 24
April 9 and 30	October 8 and 29
May 14 and 28	November 12 and 19
June 11 and 25	December 10 and 17

Motion to adopt the calendar was made by Efrem Zaret and seconded by Chris Cavazzini.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efrem Zaret, Chris Cavazzini, Leonard Artigliere, Dave Dempski, R. J. Strunk

Members opposed: None

Ms. Pflugh explained the purpose of the Review Committee and indicated it is comprised of one Board member plus an alternate. She appointed Efrem Zaret and Robert Klingel as alternate and thanked them for their willingness to serve.

MAYOR'S COMMENTS

Dave Dempski spoke about Washington Township's growth potential. He noted among his goals is attracting ratables that fit in to the community. He said it is necessary to be proactive and important to keep the master plan up-to-date. He referenced the plan as the soul of the community. Mayor Dempski asked what makes the community better. He observed that Washington Township may support a population of 8,000 people, and that is an important factor in controlling growth. Mayor Dempski expressed concern about the new COAH regulations.

He referenced challenges the Township will be facing. The Mayor said he looks forward to working with the Board.

CHAIRWOMAN'S COMMENTS

Ms. Pflugh spoke about the master plan review process. She explained the Land Use Board will be making recommendations to the Committee based upon the reexamination report. She said this municipality is vulnerable as a result of the out-dated wastewater management plan. Ms. Pflugh noted the State is adopting new rules which will impact the community. She observed this is a huge element, which must be addressed.

Ms. Pflugh referenced her procedures for meetings. She explained for the sake of recording, one voice must be heard at a time.

She expressed thanks to the Board members for their willingness to serve the community.

Ms. Pflugh confirmed that Board secretary Alice Oldford will be available in the office on Tuesday evenings or by appointment. The office telephone is (908) 689-7209. Municipal staff is exploring the feasibility of an answering machine or voice mail on the line.

Ms. Pflugh acknowledged Bill Gleba's support during the time when the Board was working without a secretary.

APPROVAL OF MINUTES

Motion to approve the minutes of meeting of 12/19/07 was made by Robert Klingel and seconded by James Vergos.

Members in favor: Bob Klingel, Mark Rossi, Kerry Pflugh, Jim Vergos, Efrem Zaret, Chris Cavazzini

Members opposed: None

Members abstaining: Mr. Strunk, Mr. Artigliere, Mr. Dempski

PUBLIC COMMENT

Mr. Cregan addressed the Board. He spoke about conditions of approval and asked whether the Zoning Officer, Township Engineer or Building Dept. were responsible for enforcement. Mr. Cregan spoke about the need to monitor conditions. Ms. Pflugh emphasized that approval conditions are often not in compliance, which is a concern. Ms. Pflugh explained the zoning officer is responsible for enforcement.

Mayor Dempski and Committeeman Strunk indicated they would address this matter.

Mr. Artigliere suggested that members of the public make the zoning officer aware of their concerns in writing.

Mr. Cregan spoke about enforcement issues. He specifically referenced the Sunoco station as to lighting, eating facilities, and other conditions of approval. The Board confirmed it is the responsibility of the zoning officer to enforce conditions.

Mr. Cregan said he had been reviewing resolutions and found that attachments that are referenced are not with the resolutions. Mr. Cregan asked about the location of final site plan for Hawk Pointe.

Finally, Mr. Cregan wished the Board well in the coming year.

Mr. Thomas Prisk addressed the Board. He noted the issues that occur relating to enforcement.

He referenced the master plan and the spirit of cooperation in the Township. He observed he wanted to see the open space of the Hawk Pointe Golf Club protected. Ms. Doyle explained the developer's agreement would cite a conservation easement, which would protect the open space.

Ms. Doyle recommended a condition of approval: *All representations made at the public hearing are incorporated as a condition of approval.*

Ms. Doyle referenced the annual report on variances required by law.

ADJOURNMENT

Motion for adjournment was made and seconded with all members in concurrence. Meeting was adjourned at 8:00 p.m.