

WASHINGTON TOWNSHIP LAND USE BOARD

PUBLIC MEETING MINUTES

August 27, 2008, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairperson Kerry Pflugh called the meeting to order at 7:30 p.m. Ms. Pflugh said this is a regular 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 Star Gazette* and *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: Mayor Dempski, Committeeman Strunk, Kerry Pflugh, Robert Klingel, Leonard Artigliere (late), Jon Grdovic, Erich Sodtalbers

Absent: Evan Howell, Mark Rossi, Efrem Zaret, James Vergos

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

OATH OF OFFICE

Steve Gruenberg, Esq., administered the oath of office to Erich Sodtalbers, who accepted a class IV membership expiring 12/31/08.

APPROVAL OF MINUTES

Motion to approve the minutes of August 13 was made by Robert Klingel and seconded by Jon Grdovic.

Members in favor: Mayor Dempski, Committeeman Strunk, Kerry Pflugh, Robert Klingel, Jon Grdovic

ANNOUNCEMENT

J. Hackett – # 2004-26, Block 43, Lot 23

8 Morris Canal Trail

Public hearing for a use variance application

This hearing has been continued from January 9, 2008 and March 26, 2008.

Members eligible to vote: Bob Klingel, Kerry Pflugh, Efrem Zaret, Mark Rossi,

Len Artigliere, Jim Vergos and Evan Howell

Mr. Gruenberg announced that this hearing will be continued to 9/10 at 7:30 p.m. without need for further notice.

RESOLUTIONS

Joe Justo Realty, #2005-33

Members eligible to vote: Efrem Zaret, Robert Klingel, Chris Cavazzini, Mark Rossi, James Vergos, Evan Howell

Motion to approve was made by Robert Klingel and seconded by Leonard Artigliere.

Members in favor: Robert Klingel and Leonard Artigliere.

Members absent: Efrem Zaret, Chris Cavazzini (resigned), Mark Rossi, James Vergos and Evan Howell.

Kendra, #2007-01

Members eligible to vote: Leonard Artigliere, Robert Klingel, Mark Rossi, James Vergos, Efrem Zaret

Motion to approve the resolution of denial was made by Robert Klingel and seconded by Leonard Artigliere.

Members in favor: Robert Klingel and Leonard Artigliere

Members absent: Efrem Zaret, Chris Cavazzini (resigned), Mark Rossi, James Vergos and Evan Howell.

Asbury Farms, 2008-16

(1) GDP amendment #2 - Block 65, Lots 2, 3, 4, 4.01-4.05. 18-67; Block 65.01, Lot 1; Block 65.02, Lots 1-5; Block 65.03, Lots 1-7; Block 65.04, Lots 1-6; Block 65.05, Lots 1-13; Block 65.06, Lots 1-18

(2) amended preliminary site plan application and variances – Block 65, portions of Lots 2 and 4; Block 65.01, Lot 1

(3) new final site plan application – Block 65, portions of Lots 2 and 4; Block 65.01, Lot 1

Members eligible to vote: Mayor Dempski (w/certification), Evan Howell (w/certification), Robert Klingel, Kerry Kirk Pflugh, James Vergos

Recused: Efrem Zaret, Leonard Artigliere, Mark Rossi

Motion to approve was made by Robert Klingel and seconded by David Dempski.

Members in favor: Robert Klingel, Kerry Kirk Pflugh, David Dempski

Members absent: Evan Howell, James Vergos

Resolutions for Supplee, DeLuca, Warren Properties and Washington Fire Department were carried to September 10.

COMPLETENESS

Hodges Melrose LLC, #2008-17

Block 23, Lot 12

Preliminary and final site Plan with variance relief for a Walgreen's Pharmacy.

Mayor Dempski and Committeeman Strunk recused themselves.

Alan Lowcher, Esq., introduced himself on behalf of the applicant. He said this is an application for major site plan approval on the parcel where the Washington Township Municipal Office is located.

Mr. Lowcher introduced Larry Murphy, P.E., of Bohler Engineering. Mr. Bohler addressed the items raised in the letter of Bill Gleba dated August 25, 2008. Mr. Gleba confirmed that most of the incomplete items can be accomplished by revising the plan cover sheet. Fees have been paid, and request is made for waivers for completeness only.

Utility will serve letters will be provided together with probable costs of construction.

Mr. Gleba noted that waivers for completeness for preliminary site plan may be granted. As to the final site plan, there are 4 items that must be submitted prior to public hearing. Mr. Lowcher requested that public hearing be scheduled for 9/24.

The Board clarified that in order for this application to be heard on the 24th, requested materials must be submitted to the Board professionals by September 10.

Motion to deem this application for preliminary and final site plan complete with conditions to be satisfied prior to public hearing was made by Leonard Artigliere and seconded by Robert Klingel.

Members in favor: Robert Klingel, Kerry Pflugh, Leonard Artigliere, Jon Grdovic, Erich Sodtaltbers.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Meeting was adjourned at 8:20 p.m.

These minutes were approved October 8, 2008.

Alice Oldford, Secretary to the Board

