

**WASHINGTON TOWNSHIP LAND USE BOARD**

***PUBLIC MEETING MINUTES***

**FEBRUARY 11, 2009, 7:30 p.m.**

***CALL TO ORDER and PUBLIC NOTICE***

Vice Chairman Robert Klingel called the meeting to order at 7:35 p.m. Mr. Klingel 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: Barry Mueller, Robert Klingel, Mark Rossi, Erich Sodtalbers, James Vergos, Robert Christine, Efrem Zaret

Absent: Leonard Artigliere, Gordon Wallace, Samir Elbassiouny, Evan Howell

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

***ANNOUNCEMENT***

Mr. Gruenberg announced that Hodges Melrose has requested adjournment of its hearing to the next meeting. The Board agreed to continue the application to February 25, 2009, without need for further notice.

***APPROVAL OF MINUTES***

The minutes of the meeting of 1/7/09 were approved as amended on motion of Mark Rossi, seconded by Jim Vergos. The Board concurred on voice vote.

Motion was made by Erich Sodtalbers, seconded by Jim Vergos to approve the executive session minutes of 12/10/08. The Board concurred on voice vote.

***RESOLUTION***

***Hackett*** -- #2004-26

Block 43, Lot 23

Use variance.

Members eligible to vote: Robert Klingel, Jim Vergos, Leonard Artigliere

Mr. Hackett has requested an adjournment of the vote on the resolution pending consultation with his attorney.

***CONCEPT PLAN***

***Tamke Tree Experts***

Block 79, Lot 7.02

Keith Decker introduced himself on behalf of the applicant. Mr. Decker noted Tamke has outgrown its existing facility, and they are looking to expand in order to stockpile logs. In addition, they are looking for a storage source for trees. They plan to place a small shed, porta john and well. For future reference they may seek some retail space. Effectively, this is a storage facility.

According to Mr. Decker, the lot is non-conforming and zoned Highway Commercial.

The property is a large cornfield on the northbound side of the highway near Asbury Anderson Road.

Asked about traffic, Mr. Decker responded there would be limited traffic. Chips would be piled up and left uncovered. Work on the property would be conducted, Monday – Friday, and occasionally Saturday.

Mr. Decker emphasized this site is primarily for storage.

Piles of wood chips are flexible in size.

This does not appear to be a permitted use. Question was raised as to whether this is a conditional use. Contractor's storage yard or nursery uses are conditional permitted uses.

Use determination and site plan approval will be necessary.

***COMPLETENESS ITEMS***

***Diane Mikell***, #2009-1

Block 45, Lot 14

Minor Subdivision

Mr. Gleba referenced his review letter of 2/6/09 and indicated he believed variance relief would be required, and this application should be deemed incomplete.

Motion to deem the application incomplete was made by Erich Sodalbers and seconded by Mark Rossi.

Members in favor: Barry Mueller, Robert Klingel, Mark Rossi, Erich Sodtalbers, James Vergos, Robert Christine, Efrem Zaret

***Blue Mountain, LLC***, #2007-20

Block 24.01, Lot 4

Minor Subdivision

Mr. Gleba referred to his review letter of 2/10/09. He noted applicant seeks a minor subdivision. Driveway permits were issued for 2 lots although Mr. Gleba noted permits should not have been issued. He indicated driveways were on Dale Ave., which is not improved. Mr. Gleba indicated he believes this application must be considered a major subdivision. Emergency service vehicle access is problematical.

Applicant did meet with Mr. Gleba, and he recommended applicant go to the Township Committee. There is an alley, which may need to be vacated.

Motion to deem the application incomplete was made by Efrem Zaret and seconded by Jim Vergos.

Members in favor: Barry Mueller, Robert Klingel, Mark Rossi, Erich Sodtalbers, James Vergos, Robert Christine, Efrem Zaret

***EXECUTIVE SESSION***

Motion to go into executive session was made by Efrem Zaret and seconded by Mark Rossi with all members in concurrence.

The Board went into executive session at 8:00 p.m.

***RETURN TO OPEN SESSION***

Motion to return to open session was made by Jim Vergos and seconded by Erich Sodtalbers with all members in concurrence.

The Board returned to open session at 8:30 p.m.

***OLD BUSINESS***

***NEW BUSINESS***

***PUBLIC COMMENT***

***ADJOURNMENT***

Motion for adjournment was made and seconded with all members in concurrence. Meeting was adjourned at 8:31 p.m.

These minutes were approved February 25, 2009.

Alice Oldford, Board Secretary