

WASHINGTON TOWNSHIP LAND USE BOARD

PUBLIC MEETING MINUTES

December 9, 2009, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairman Leonard Artigliere called the meeting to order at 7:45 p.m. Mr. Artigliere 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*. 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: Leonard Artigliere, Robert Christine, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalters, Robert Finke, Samir Elbassiouny, Mark Rossi, Efrem Zaret

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

APPROVAL OF MINUTES

Motion to approve the minutes of November 18, 2009, was made by James Vergos and seconded by Robert Klingel

Members in favor: Leonard Artigliere, Robert Christine, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalters, Robert Finke, Efrem Zaret,

Members abstaining: Samir Elbassiouny, Mark Rossi

Motion to approve the minutes of the joint meeting of December 3, 2009, was made by James Vergos and seconded by Evan Howell

Members in favor: Leonard Artigliere, Evan Howell, James Vergos, Erich Sodtalters, Robert Finke

Members abstaining: Efrem Zaret, Mark Rossi, Robert Christine

RESOLUTION

Snedeker, Peter, Application #2009-11
Block 40, Lot 51

Approval of porch construction and extension to the existing dwelling with variance relief from the front yard set back.

Members eligible to vote: Leonard Artigliere, Robert Christine, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalbers, Robert Finke

Motion to grant was made by Robert Klingel and seconded by Erich Sodtalbers

Members in favor: Leonard Artigliere, Robert Christine, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalbers, Robert Finke

EXTENSION REQUEST

Floyd Opdyke, Application #2008-19
Block 67, Lots 58, 59 & 60

On May 13, 2009, the Land Use Board approved a minor subdivision with conditions for the referenced lots. Applicant requests an additional 190 days from November 19, 2009, to perfect the minor subdivision.

Alan Lowcher, Esq., introduced himself on behalf of the applicant. He said this site is constrained. In addition, a guide rail has been installed, which impacts access.

Compliance issues exist. Request is made for 190 days to complete perfection of the minor subdivision.

Mr. Lowcher said in the case of an application for minor subdivision, applicant has 190 days from the date of approval to record plats perfecting the subdivision. The Board may extend if developer proves it was barred from completing and did pursue diligently. Mr. Lowcher contended applicant's engineer had been diligent in attempting to comply with the conditions of approval.

Motion to grant the extension was made by Erich Sodtalbers and seconded by James Vergos.

Members in favor: Leonard Artigliere, Robert Christine, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalbers, Robert Finke, Samir Elbassiouny, Mark Rossi, Efram Zaret

Anna McClement/Bay Storage, Application #2005-11
Block 40, Lot 14.01

In November 2008, applicant was granted a one-year extension to 1/25/2010. Applicant seeks a further extension from that date because financing for the project is not available.

Request for extension with reasons has been provided by applicant, Anna McClement, via letter dated December 9, 2009.

This is a request for extension of preliminary site plan approval. Applicant has supplied the requisite fees. Applicant has received a one-year extension. Statute provides that applicant may apply for an additional one year extension. The total number of extensions allowed is two.

Motion to grant the extension was made by Mark Rossi and seconded by James Vergos.

Members in favor: Leonard Artigliere, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalbers, Robert Finke, Samir Elbassiouny, Mark Rossi, Efrem Zaret

Members abstaining: Robert Christine

PUBLIC HEARINGS

Washington Cemetery Association, Application #2009-7
Block 67, Lot 4

Dominick Santini, Esq., attorney for applicant, has provided proof of service. Mr. Santini indicated he had had a telephone conference with applicant and engineer to ascertain whether items detailed in Mr. Gleba's review letter of December 9 could be addressed this evening. He indicated they could not address the items raised in Mr. Gleba's letter this month. Therefore, he has requested that the matter be carried to a meeting in January.

Mr. Gruenberg confirmed that Mr. Santini will have to re-notice. Mayor Elbassiouny observed applicant seems to be wasting time.

Mr. Gleba noted there is a 60-day time limit for the Board to act. Mr. Santini has granted an extension of time for the Board to act.

Motion to carry to this matter to January 13, 2010, with applicant to re-notice 1/13 with no further extensions was made by Efrem Zaret and seconded by Erich Sodtalbers.

Members in favor: Leonard Artigliere, Robert Christine, Evan Howell, Robert Klingel, James Vergos, Erich Sodtalbers, Robert Finke, Samir Elbassiouny, Mark Rossi, Efrem Zaret

Board will provide a new registered letter with the hearing date to applicant.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

The meeting was adjourned at 8:05 pm.

These minutes were approved December 16, 2009.

Alice Oldford, Secretary to the Board