

**WASHINGTON TOWNSHIP
BOARD OF ADJUSTMENT
Minutes
November 2, 2016
7:07 p.m.**

Chairman Spina opened the meeting at 7:07 PM. Mr. Spina read the Open Public Meeting Statement into record, followed by the flag salute and Roll Call. Members present were:

Chairman Spina-Present
First Vice Chairman Bauer – Absent
Mr. Ort -Absent
Mr.Soga - Present
Mr. Thauer- Present
Mr Bridgeman- Present
Second Vice Chairman Mr Price-Present

Alternates:
Mr Raes- Absent
Ms Walters-Present

OTHERS PRESENT:
Attorney Fraser, Engineer Hall, Planner Banisch and Secretary Lyons

MINUTES:

1. October 5, 2016 Regular Meeting Minutes
All present with the exception of Mr Spina are eligible to vote:
Motion: Mr Soga
Second: Mr Thauer
Voice Vote: All eligible members voted in the affirmative

OPEN TO THE PUBLIC – ITEMS NOT ON THE AGENDA Time is 7:08 PM

Comments – None. However, Chairman Spina announced there are openings on the Historic Preservation Commission, if any member is interested. Please inform the Township Administrator.

CLOSE TO THE PUBLIC – ITEMS NOT ON THE AGENDA Time is 7:09 PM

APPLICATIONS

1. Alan Jones, 127 Kings Highway, B: 43, L: 40.1 Zone R5 – Construct one story garage in front side yard.

Completeness determination. – Application has been withdrawn

2. Kevin Condron, 134 Naughtright Road, B 13, L: 49.02, Zone R5 – Retaining Wall

Completeness determination. Time is:7:09 PM

Mr Condron was present and stated that he wants to replace two existing railroad tie retaining walls with modular block retaining walls. A small portion of the wall is over six feet high and although it is an existing condition, he seeks a variance per Section 217-38E (13). Because the variance request is being

made for the existing condition, Mr Condron requests an increase in the height of the wall located at the base of deck to about 6.5 feet. This increased height will level the slope behind the wall at the base of the deck footings.

Mr Hall indicated that his October 28 review noted that no Key Map was provided. Mr Condron responded he has since modified the plan and provided copies to Ms Lyons to distribute to Professionals. Mr. Condron will proceed for hearing for December meeting.

Motion to deem incomplete: Mr Price

Second: Mr Soga

Voice Vote: All members present voted in the affirmative.

Time is 7:12 PM

3. Hackettstown Honda – Block 4, Lot 7 – 28 Route 46 - Use Variance & amended preliminary & final site plan – additional gravel parking area on site constructed that does not meet the condition of the conditional use for an auto dealership that all parking must be paved – *Carried without further notice from September 5, 2016. Completeness Determination & possible public hearing TIME IS:7:13 PM*

Applicant's Attorney Mr Michael Selvaggi inquired if the Board would grant Waiver of Item # 2 in Mr Hall's report dated October 28, 2016 pertaining to Landscape Buffering Plan. The Board agreed to grant this Waiver for Completeness purposes only with Mr Hall concurrence.

Mr Selvaggi provided brief history of original application and the change of ownership. Current Owner is Rana of Hackettstown, since March 2016. Due to the business success the site plan amendment is needed for additional inventory.

Mr Joseph Cifolino, General Operations Manager was sworn and accepted as a Witness. Mr Cifolino addressed Inventory concerns. On average there are 125 new vehicles with 145 used vehicles stored on the lot per month. Honda works under an allocation system; it is a turn/earn model. Twice per month shipments are received. The average allocation is 95 vehicles per month. Dealership is strong in Used Vehicle sales.

Mr Banisch inquired about site lighting. Is there a Security concern? Mr Cifolino testified that thankfully the Dealership has no theft or other security concerns. Lighting is sufficient for on and off business hours when typically people walk the lot to see inventory when showroom is closed.

Mr Selvaggi indicated that space is needed for storage. The current gravel storage area was installed about ten months ago by a general contractor.

Mr Hall indicated that during site visits he has observed vehicles parked along a trail to the Retention Basin. Also before tonight meeting Mr Hall paid another site inspection and observed vehicles parked in the car aisles. Is the gravel storage area sufficient? If more space are needed now is the time to ask.

Mr Cifolino responded it is the Dealership's intention to reduce new car inventory in order to turn sales quicker. Become a more efficient operation.

Next Witness is Giovanni Manilio from Redcom Engineering and Construction, Westfield, NJ. Witness

was accepted and sworn.

Exhibit A1 – Site E Sheet 3 dated 11-2-2-16. Color Rendering.

Mr Manilio reported that the current retention basin remains sufficient for the dealership's current and proposed operation. Mr Selvaggi indicated that Hackettstown Honda is only a tenant and a new basin would be a tremendous expense.

Mr Hall reported that he has observed vehicles parked near the basin. Mr Selvaggi indicated this was a temporary measure and Mr Cifolino agreed that posting No Parking signs in this vicinity would be acceptable.

Member Price inquired where do employees park? Mr Cifolino stated employees are directed to park in the far rear corner of the property. Mr Cifolino stated that the Dealership is growing and restructuring and within the next 60 days will be compliant with parking.

Mr Short reviewed the current parking plan and it appears the site is 75 stalls short. Is there off site parking and how many cars can that site handle? Mr Cifolino stated that excess parking is behind the Dollar Store in Hackettstown and the site hold 100 cars. There is a two year lease at this location.

Discussion then focused on the proposed parking and the capacity of the basin. After a brief recess applicant agreed considering this is a D variance and the number of Board absences to continue this hearing December 7. Stormwater data, as well as revised Site Plan will be submitted. In addition the date when parking expansion was installed and name of contractor will be provided. Mr Hall reminded the applicant of Parking Area Design Standards per the Municipal Code. Still to be address is lighting, curbing. Later the landscape buffer plan.

Time is 8:51 PM.

DISCUSSION & CORRESPONDENCE

1. Vouchers totaling \$3,166.06

Motion: Mr Soga

Second: Mr Walter

Roll Call:

Vice Chairman Bauer - Absent

Mr. Ort - Absent

Mr.Soga - Aye

Mr. Thauer - Aye

Chairman Spina - Aye

Mr Bridgeman - Aye

Mr Price - Aye

Alternates:

Mr Raes - Absent

Ms Walters - Aye

2. Annual Notice from Township Administrator to Township Volunteers

3. Memorandum of Conditions in Sprint Spectrum & JCP&L v Washington Township Bd of Adjustment

ADJOURNMENT

Time: 9:07 PM

Motion: Mr Soga

Second: Mr Thauer

Voice Vote: All members present voted in the affirmative.

Respectfully submitted,

Teri Lyons, Board Secretary

November 2, 2016 Meeting - Application supporting documents
[revised November 2, 2016]

Hackettstown Honda:

- September 6, 2016 letter from Leon Hall PE
- September 16, 2016 letter from Andrea Romero, Redcom Design
With supporting documents
- October 3, 2016 letter from Leon Hall, PE
- October 13, 2016 letter from Andres Romero, Redcom Design
With supporting documents
- October 20, 2016 letter from Issa Oweis, PE
- October 18, 2016 letter from Morris County Planning Bd.
- October 26, 2016 Morris County Soil Erosion & Sediment
Control Plan
- October 28, 2016 letter from Leon Hall, PE
- October 31, 2016 letter from David Banisch, PP

Kevin Condron - 134 Naughtright Road, B: 13 L: 49.02 - Zone R5:
Retaining Wall

- Variance Application Form Part A - General Information
- Variance Application Summary
- Highlands Checklist Determination
- August 16, 2016 letter from Leon Hall, PE
- Full Topographical Study dated June 29, 2016- Careaga
Engineering
- Retaining Wall Plan dated July 20, 2016 - Careaga
Engineering
- October 10, 2016 letter from Leon Hall, PE
- October 28, 2016 letter from Leon Hall, PE

Alan Jones, 127 Kings Highway, B: 43 L: 40.01 - Zone R5:
Construct 1 story garage in front side yard

- Application Checklist
- Variance Application Form Part A- General Information
- Map of Property dated April 16, 2005

- Highlands Checklist Determination
- October 28, 2016 letter from Leon Hall PE
- November 1, 2016 note from Mr Jones withdrawing the application