

WASHINGTON TOWNSHIP LAND USE BOARD

PUBLIC MEETING MINUTES

AUGUST 11, 2021, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairman Artigliere called the regular meeting to order at 7:30 p.m. stating this was the 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 Express Times New Jersey Zone Edition and transmitted to 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.

FLAG SALUTE

ROLL CALL

Present: Ralph Fiore, Stephen Swinton, James Vander Horn, Leonard Artigliere, Lloyd Tiger

Absent: Robert Klingel, Evan Howell, Michael Lum, Gretchen Foley, John Hylkema

Professionals Present: Steven P. Gruenberg, Esq., Kevin Smith, P.E., C.M.E., P.P.

Professionals Excused: Scarlett Doyle, P.P.

APPROVAL OF MINUTES

Motion to approve the minutes from the regular meeting of July 28, 2021 was made by Fiore, seconded by: Vander Horn. Members in favor: Fiore, Swinton, Vander Horn, Artigliere, Tiger. Members abstaining: None.

RESOLUTION

JZRJ Properties, LLC

Application #2019-010, Block 79 Lot 7.06

Mr. Gruenberg to prepare the resolution for the next meeting.

RESOLUTION

Kwenyan Professional Health Services, LLC

Application #2020-06, Block 15 Lot 10.02 - 490 State Route 57 West - continued from April 14, 2021.

Mr. Gruenberg to prepare the resolution now that the escrow has been replenished.

RESOLUTION

Christie & Associates, LLC

Application #2021-03, Block 38 Lot 12 - 95 Jackson Valley Road

Mr. Gruenberg discussed the minor revisions to the resolution from the applicant's attorney.

Motion to adopt the resolution was made by Swinton, seconded by: Vander Horn. Members in favor: Swinton, Vander Horn, Artigliere, Tiger.

RESOLUTION

Asbury Farms Urban Renewal, LLC – Redevelopment Area 4

Application #2021-04, Block 65 Lots 2 & 4

Mr. Artigliere discussed that the resolution would be prepared for the next meeting noting that for this purpose only he would make the announcement though he has been recused from this application.

7:38 pm Mr. Fiore was recused from C&L Autobody LLC application for use variance and did not participate.

COMPLETENESS

C&L Autobody

Application #2021-05, Block 30 Lot 11 – 243 Route 31 North

Attorney for the applicant, Alan Lowcher appeared and discussed the application noting that the site had a long history of being used as an auto body and towing site on an undersized lot where it did not meet the bulk requirements in the GC zone for a conditional use and would require d3 relief to allow the expansion of the existing non-conforming use. Mr. Lowcher discussed Mr. Smith's completeness report dated August 10, 2021 and agreed to provide the incomplete items listed and requested that the Board grant waivers for completeness purposes only and allow the applicant to notice for a public hearing on September 8, 2021 adding that all additional items would be submitted at least 10 days prior to the hearing.

Mr. Smith discussed the items to be provided 10 days prior to the hearing, items that were incomplete and items that he recommended to be waived for completeness purposes only noting that he felt comfortable with the additional items being submitted 10 days prior. Mr. Gruenberg discussed that the Board could either deem the application incomplete and address completeness and a hearing on September 8, 2021 or grant waivers for all the items for completeness only. Mr. Artigliere noted that the risk was on the applicant if the items were not provided 10 days prior and adding that the Board had done this in the past. The Board discussed.

Motion to grant the waivers and deem the application complete was made by Swinton, seconded by: Tiger. Members in favor: Swinton, Vander Horn, Artigliere, Tiger.

PUBLIC CONCERNS AND COMMENTS

Roberta Zawasky, 10 Osprey Court, appeared and discussed that as the president of the Hawk Pointe Condo Association had met with Mr. Smith, Ms. Doyle and Mr. Cotton of Asbury Farms on July 30, 2021 to address concerns and questions during the construction of walls and drainage issues. Ms. Zawasky read into the record correspondence dated August 5, 2021 which was marked as Exhibit O-1 and attached to these minutes. Ms. Zawasky discussed that this was an agreement of what was to happen including suggestions from Ms. Doyle regarding landscaping and drainage suggestions from Mr. Smith.

OLD BUSINESS

None.

NEW BUSINESS

Ms. Parks discussed the mandatory class schedule for the new Board members.

ADJOURNMENT

Hearing no further comments, a motion was made by Fiore, seconded by Vander Horn to adjourn the meeting at 7:58 p.m. All were in favor.

Respectfully Submitted,

Eileen Parks
Secretary to the Board