



**RESOLUTIONS**

WOSP12-11 McDonald's, c/o Gordon Byram Associates, Block 226 Lot 14, 90 Rt. 206, Zone V-B  
Change to building façade.

There was discussion amongst the Board and also at the Site Plan Subcommittee meeting that the resolution was to contain a condition prohibiting structural changes to the building. Mr. Senesky will correct the resolution.

A motion was made by Mr. Kaufhold to approve the resolution with the correction. The motion was seconded by Mr. Valentine. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion		X									
Second						X					
Aye	X	X	X	X	X	X	X		X	X	
Nay											
Abstain											
Absent								X			

Motion carried.

WSOP13-11 Angelo Inglima, (Discount Tire Store), Block 34 Lot 18, 55 Route 206, Zone V-B  
Retail to retail; tire sales and to install tires in rear of building.

A motion was made by Mr. McElroy and seconded by Mr. Walsh to approve the resolution as presented. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion			X								
Second						X					
Aye		X	X			X			X		
Nay											
Abstain											
Absent	X							X			

Motion carried

**OLD BUSINESS**

SP1-10 First Hartford Realty Corp/CVS Pharmacy/Barone's, B 34 Lot 14 & 15, 77 Rt. 206, Zone VB  
Mtg. dates 3/3, 4/21, 7/7, 7/21, 8/18, 9/1, 10/6

Preliminary & Final Site plan, Minor Subdivision, & Use Variance. **(Requested to carry to 11/3/2011)**

A motion was made by Ms. Segal and seconded by Mr. Valentine to carry the application to Nov. 3, 2011 with no further notice. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion					X						
Second						X					
Aye		X	X		X	X	X		X	X	
Nay											
Abstain											
Absent	X							X			

Motion carried.

**OTHER BUSINESS**

- Mayor Oscovitch said he was asked to be on the League of Municipalities Legislative Committee. There was a discussion whether a new antenna on a cell tower could be considered as a site plan waiver. The Board said it depends on where the antenna is positioned and if ground equipment is involved helps to determine if it can be considered a site plan waiver or amended site plan.

- Mayor Oscovitch noted that there is a bill in the Assembly and Senate proposing the use of Open Space funds to purchase homes in frequently flooded areas.
- Board Member Ms. Shimamoto reported on the Mansfield Dump Site, saying there was a meeting in September and no clean up is being done at this time due to other flooded areas that require immediate attention. They are soil testing about 40 homes in the area and should have the results by the month's end, and in the winter they will test indoor air quality. The next meeting is scheduled for December.

**SUSTAINABILITY ELEMENT**

The Board was pleased with the format of the document. There was some discussion about whether economic development belongs in this document. Board Engineer Mr. Slaby felt some of the aspects mentioned were out of the realm of the Planning Board but Chairman Shivas noted this only suggests to developers to build “green”.

A motion was made by Ms. Segal to adopt the document as an amendment to the Master Plan. Mr. Valentine seconded that motion. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion					X						
Second						X					
Aye		X		X	X	X		X		X	X
Nay			X				X				
Abstain											
Absent	X							X			

Motion carried.

**REPORTS FROM COMMITTEES**

**Township Council** – A Property Maintenance Ordinance was passed that allows the Township to put a levy on homes or properties that owners do not maintain and that become the responsibility of the town.

**ARC** – Mr. McElroy, ARC member, said there was a question about the site plan waiver process and the lack of any rule that the ARC must be a part of the process. Chairman Shivas agreed that nothing is written but said that any request for a change to the outside appearance of a building in the VC or VB Zone **must** include the ARC’s review and that he will hold fast to that.

**Environmental Commission** – Meeting next week.

**Open Space** – The Land Conservancy of New Jersey has submitted a Tamarack Park Trail Plan that connects the Jones Lane fields across the rest of the Greenway to Roseville Road. More to come.

Mayor Oscovitch stepped down at 9:00 p.m. for the following application.

**NEW BUSINESS**

**SP1-11 Jefferson Lakes Day Camp, Block 370 Lot 7.01, Jefferson Lakes Road, Zone C-R**

Amended Site Plan to construct pole barn, plus variance relief for side-yard setback and size of accessory structure.

The Attorney for the applicant, Mr. Larry Kron of Nausbaum, Goldstein, Bronstein & Kron, who has testified before the Board previously and has been accepted by the Board as a professional in his field, provided a brief summary of the application. Mr. Kron introduced his witness, Mr. Justin Efros, of 14 Congressional Parkway, Livingston, N.J., who was sworn in. Mr. Efros stated he has been employed at Jefferson Lakes Day Camp for eight years as the Director and added that the purpose of the pole barn is to protect the children attending the day camp from outside elements. The day camp operates from June 3 through the third week of August and is not an overnight camp; the camp closes at 4:15 p.m. Currently there is a tent atop a basketball court; the tent and existing asphalt will be removed and replaced with a one-story, open structure which will not have electric, water, or bathroom facilities. The pole barn will offer more stability and be safer for the children when doing arts and crafts or playing sports.

Mr. Kron introduced Mr. Jim Glasson, of Civil Engineering, who has testified before the Board previously and is accepted by the Board as an expert in his field. Mr. Glasson reviewed sheet 2 of 3 of the plans provided titled “Existing Conditions”. He noted there are 14 buildings, 20 sheds, 13 court areas and 5 pools currently on the property. Mr. Glasson said the 48’ X 100’ pole barn promotes light, air and open space for the children. The property is surrounded by wooded, State-owned property; Jefferson Lake Road is a private road. Mr. Glasson presented exhibit A1, a picture of a pole barn, and noted the proposed pole barn will not have lights as shown on the exhibit. Mr. Glasson reviewed briefly the construction of the pole barn, flooring, rain water run-off and drainage. He noted he will provide a revised site plan detailing the rip rap and will comply with all of Mr. Slaby’s requirements. The applicant reiterated there will be no electric, lighting, no bathroom facilities, no water, and a rail on the wall.

Mr. Kron added they contacted the Highlands Council; and since there is no increase in impervious coverage and the proposed structure will be on the existing footprint of the court, they do not require Highlands's approval.

Township Attorney Kurt Senesky noted that Mr. Kron asked him to prepare a resolution in anticipation of the Board's approval so that construction can begin before winter. A correction to condition number one was to be made to the resolution, adding that the applicant shall provide a revised site plan to the satisfaction of the Board Engineer.

Chairman Shivas opened to the public. No one came forward. Chairman Shivas closed to the public.

A motion was made by Mr. Valentine to approve the application with conditions stated, and the motion was seconded by Mr. Walsh. The following vote was taken.

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion						X					
Second							X				
Aye		X	X	X	X	X	X		X	X	
Nay											
Abstain											
Absent	X							X			

Motion Carried.

**RESOLUTIONS**

SP1-11 Jefferson Lakes Day Camp, Block 370 Lot 7.01, Jefferson Lakes Road, Zone C-R

Amended Site Plan to construct pole barn, plus variance relief for side-yard setback and size of accessory structure.

A motion was made by Mr. Valentine and seconded by Mr. Kaufhold to approve the resolution as presented. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion						X					
Second		X									
Aye		X	X	X	X	X	X		X	X	
Nay											
Abstain											
Absent	X							X			

Motion carried.

**BILLS:**

Heyer Gruel & Associates \$2,295.00 (two bills). A motion was made by Mr. Kaufhold and seconded by Ms. Segal to approve Heyer, Gruel & Assoc. bills. All were in favor. Motion carried.

Schenck, Price, Smith & King LLP \$2,465.00 (three bills). A motion was made by Mr. Kaufhold and seconded by Ms. Segal to approve Mr. Senesky's bills. All were in favor. Motion carried.

Louis Slaby & Associates \$786.50 (one bill). A motion was made by Mr. Kaufhold and seconded by Mr. Valentine to approve Mr. Senesky's bills. All were in favor. Motion carried.

**ADJOURNMENT:**

At 9:30 p.m. Mr. Valentine made a motion to adjourn; it was seconded by Mr. Kaufhold. All were in favor and Chairman Shivas adjourned the meeting.

Respectfully submitted:  
Cheryl E. White