

Approved: 9-09-09

Greenwich Planning Board

August 12, 2009 Minutes

The monthly meeting of the Greenwich Township Planning Board was held on the above date and was called to order by Chairman, Tom Bolger, at 7:30 P.M., in the Municipal Building.

Pursuant to the Open Public Meetings Act, Chapter 231, PL, 1975, adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by:

1. Mailing a notice of scheduled meetings of the Greenwich Township Planning Board to the Express-Times and The Star-Ledger.
2. Posting a notice thereof on the Township bulletin board.
3. Filing a copy thereof with the Township Clerk.

The Board and members of the audience stood for the Pledge of Allegiance.

Board members present: Tom Bolger, Doris Rayna, James Adams, Tim Gale, Michael Black, Joe Schiller, and Deborah Pasquarelli. Helio Carvalho, Charles Stillman, Elaine Emiliani and Frank Marchetta had excused absences.

Also present were: Jonathan Drill, Esq., Michael Finelli, P.E., Beth McManus, P.P. and Betty Ann Bechtold, Secretary.

This meeting was a joint meeting with the Township Committee. Committee members present were: Jim Adams, Tanya Segal, Joe Gurneak and Bruce Jones. Kim Viscomi, Clerk, was also present.

Adoption of the June 10, 2009 minutes

Mr. Schiller made a motion, seconded by Mr. Gale, to adopt the June 10, 2009 minutes with the following change: Mr. Schiller's name was added to the Board members present. Motion carried.

Adoption of the June 10, 2009 closed session minutes

The closed session minutes were numbered and passed out to the members. Mr. Adams made a motion, seconded by Mr. Black to adopt the June 10, 2009 closed session

minutes. Roll call vote showed the following result: 6 yes votes by – Adams, Gale, Schiller, Rayna, Black, and Bolger. Motion carried.

Adoption of the June 29, 2009 special meeting minutes

Mr. Schiller made a motion, seconded by Mr. Adams, to adopt the June 29, 2009 special meeting minutes with the following change Doris Rayna's name was taken out of the motion and James Adams name was added. Motion carried.

Closed Session to Discuss Litigation: Mansions at Allamuchy

Ms. Pasquarelli made a motion, seconded by Mr. Bolger, to enter into closed session to discuss litigation, specifically Mansions at Allamuchy vs. Greenwich Township Planning Board, Greenwich Township Board of Adjustment, Docket No. WRN-L-218-09. A proposed resolution authorizing closed session was read into the record, which resolution provides that the minutes of the closed session may be released to the public upon the final disposition of the litigation, including any and all appeals. Roll call vote showed the following result – 7 yes votes by - Tom Bolger, Doris Rayna, James Adams, Tim Gale, Michael Black, Joe Schiller, and Deborah Pasquarelli. Motion carried.

Return to Open Session

The Board returned to open session.

Resolution to Adopt

Medarex – Block 31, Lots 11.02 and 11.03 – Case # 235-04

The Board granted a third and final extension to obtain final site plan approval.

Mrs. Rayna made a motion, seconded by Mr. Adams, to adopt the resolution. Roll call vote showed the following result: 7 yes voted by - Tom Bolger, Doris Rayna, James Adams, Tim Gale, Michael Black, Joe Schiller, and Deborah Pasquarelli. Motion carried.

Public Hearing

Polaris Warren, LLC – Block 25, Lot 2 – Phase 2 - Case # 249-08

This is a continuation of the June 10, 2009 Public Hearing.

An existing building exists on the site which was formally known as Superior Quartz. A Minor Site Plan was approved for Polaris Retail Center, Phase I to develop 11,400 SF of the existing building. The applicant is presently before the Board for Preliminary Site Plan approval and “c” variance relief for Phase 2 of the project. This phase entails complete build-out to 27, 970 SF of the building.

Michael Selvaggi, Esq., applicant’s attorney, stepped up and identified himself. Mr. Douglas Mace, P.E. of Barry Isett & Assoc., applicant’s engineer and Beth McManus, P.P. of Clarke, Caton & Hintz, Board Planner testified as to their credentials. Their credentials were accepted by the Board and the two professionals were sworn in by Attorney, Jonathan Drill.

Beth McManus, PP went through the outstanding items in the June 5, 2009 planners report. A suggestion was made that Ms. McManus should meet with the Landscape Architect to finalize the Landscape Plan. The applicant agreed to clarify the lighting details.

The Board discussed whether they should require all the individual commercial signs to be aesthetically uniform. The Board agreed that, as long as they met the Sign Ordinance regulations, the stores could use their corporate logos.

The Board wanted more details of the canopy design. It was determined that that could be submitted as part of the Final application.

Exhibit A-2 was marked. This showed the geometry of the Rte. #519 turning lanes. The County is the approving agent.

Ms. Pasquarelli made a motion, seconded by Mr. Schiller, to grant the C-1 variances. Roll call vote showed the following result: 7 yes votes by - Tom Bolger, Doris Rayna, James Adams, Tim Gale, Michael Black, Joe Schiller, and Deborah Pasquarelli. Motion carried.

Mr. Adams made a motion, seconded by Ms. Pasquarelli, to grant approval for the preliminary site plan. Roll call vote showed the following result: 7 yes votes by - Tom Bolger, Doris Rayna, James Adams, Tim Gale, Michael Black, Joe Schiller, and Deborah Pasquarelli. Motion carried.

Discussion

The Board will discuss the time line and the task involved in the periodic reexamination report of the 2006 Master Plan.

It was decided that the COAH task force would keep to the December Deadline for submitting the 3rd Round Plan. A requirement of the submission is to prepare a reexamination report of the Master Plan.

Ms. Pasquarelli made a motion, seconded by Ms. Rayna, to direct Ms. McManus to submit a proposal to the Township Committee for the cost of preparing the report. The Committee will then authorize –or not - the proposal.

Roll call vote showed the following result: 7 yes votes by - Tom Bolger, Doris Rayna, James Adams, Tim Gale, Michael Black, Joe Schiller, and Deborah Pasquarelli. Motion carried.

Mr. Adams made a motion, seconded by Mr. Schiller, to adjourn. Motion carried.

Meeting ended at 10:15 p.m.

Respectfully submitted,

Betty Ann Bechtold, Secretary