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cc: Admin Plan.

**TOWNSHIP OF WASHINGTON  
BOARD OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING**

**TO:** \_\_\_\_\_  
(name)

\_\_\_\_\_  
(address)

**OWNER OF PREMISES** Block \_\_\_ Lot \_\_\_  
Township of Washington

-or-

**TO:** Mount Olive Township Municipal Building  
(name)

204 Flanders-Drakestown Road, P.O. Box 450, Budd Lake, NJ 07828  
(address)

Title of Public Entity or Official entitled to Notice pursuant to NJSA 40:55D-12.

PLEASE TAKE NOTICE that Black Oak Golf Club, LLC has applied to the Washington Township Board of Adjustment for Preliminary and Final Site Plan approval for a Turf Care Center on property located on Bartley Road, which property is in the R5 zone in Washington Township. The property is designated as Block 18, Lot 22, on the Washington Township Tax Map.

The applicant is seeking variances and waivers from the following requirements of the Zoning Ordinances of Washington Township, together and/or with any other variances or waivers which may be required in connection with this application:

The applicant seeks variances from Section 217 of the Municipal Ordinances for the continuation of the following pre-existing non-conformities: Minimum lot area, where 200,000 square feet is required and 90,474 square feet is existing and provided; Street frontage, where 75 feet is required and 0 feet is existing and provided; Rear yard, where 100 feet is required and 30.5 feet is existing and provided; and Maximum imperious coverage, where 15% is allowed and 18.8% is existing and provided.

The applicant also seeks waivers from the following requirements of Section 159 of the Municipal Ordinances: from providing all key map information; from location of specimen trees 10-inches or more in diameter; from showing the proposed sanitary disposal system; from providing a landscaping and buffering plan; from providing lighting details; from providing a surface water management plan; from providing a soil erosion and sediment control plan; from

providing a development impact statement; from providing a geologic investigation; for a sign located within right of way where 20 feet setback is required; and a partial waiver from showing riparian zones, wetlands and transition areas and stream corridors.

The application, site plan map, and all other supporting drawings and documents are on file at the Board of Adjustment office in the Township Hall and may be examined by the public during regular business hours. The Board Clerk may be contacted for an appointment by telephoning (908) 876-3315.

The Public Hearing for this application will be considered at a meeting to be conducted by the Washington Township Board of Adjustment on April 7, 2010, at 7:00 p.m. in the Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey. At that time all interested persons may appear either in person or by agent or attorney to present their views.

This notice is sent to you as required by law since you are the owner of property within 200 feet of the premises affected by the above described application or you are otherwise entitled to be provided with written notice of this application.

Mark A. Blount, Esq.  
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