

**WASHINGTON TOWNSHIP
PLANNING BOARD
A G E N D A
June 13, 2005-7:30 pm**

MEMBERS PRESENT:

Class IV: ___Bauerlein ___DiSalvo ___ Jones ___Leavens ___McGroarty
 ___Popper

Alternates: ___Akin ___Mont

Class III: ___ Kaiser

Class II: ___Trevena

Class I: ___ Price

Others Present: ___Engineer Hall ___ Planner Banisch ___Attorneys Buzak &
 Cofoni ___Environmental Consultant Keller ___Clerk Kesper

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 14, 2005 and posted on the Bulletin Board on the same date. Seven notices were mailed, as there were seven requests.

****NO NEW CASES OR WITNESSES SHALL BE HEARD SUBSEQUENT TO 10:30 PM****

Pledge of Allegiance

MINUTES

1. Minutes from the May 25, 2005 Regular Meeting

RESOLUTIONS

05-17 US Homes – Block 19, Lots 5, 6, 7 – Schooley's Mountain Road and Newburgh Road – Musconetcong Valley Senior Overlay Zone – 123 Acres – Approval of Minor Subdivision, Preliminary Site Plan with variances for 360 Senior Citizen Units and Clubhouse

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

DECISIONS ON COMPLETENESS

1. Drakestown Road Associates – Block 12, Lot 4 – Drakestown Road – R-5 Zone – 104 acres – Request for 14 Preliminary Subdivision

APPLICATIONS

1. Lance – Block 33, Lot 59 – James Trail – R-5 Zone – 95 acres – Three lot minor subdivision - Request for extension of time on Resolution 04-20
2. Regency at Long Valley I (Formerly Jade Land – Welsh Farms Estates) – Block 28, Lots 46 & 47 – Village age restricted housing overlay zone – 27.83 acres – Request for amendment to preliminary subdivision and site plan approval (Resolution 04-16) and Final subdivision approval (04-27) – Reduction from 50 to 45 building lots and elimination of private community center and three COAH apartments – Previously Heard May 9, 2005 – Public Hearing Continued
3. Perez – Block 51, Lot 2 – Zellers Road – R-5 Zone – 153 Acres – Request for Waiver of Site Plan for farm labor housing
4. Turnquist – Block 30, Lots 58, 60, 61 – Kings Highway – R-20 and R-5 Zone – 38.21 Acres – Request for two lot minor subdivision with variances – Deemed complete May 9, 2005 – Expires September 6, 2005
5. Rand Homes (Southern Hill) - Block 33, Lot 87 – West Springtown Road – R-2 Zone, 53 Acres – Request for amendment to stormwater management plan for ten lot subdivision approved with Resolution 03-18, Remand from Superior Court – Public Hearing - previously Heard January 28, 2005 and March 14, 2005
6. Drakestown Road Associates – Block 12, Lot 4 – Drakestown Road – R-5 Zone – 104 acres – Request for 14 Preliminary Subdivision – Public Hearing if deemed complete
7. Carfaro – Block 63, Lot 28.03 – Hackelbarney Road – R-5 Zone – 16.138 acres Request for two lot minor subdivision – Deemed Complete March 14, 2005 – Previously Heard March 14, 2005 – Expires June 22, 2005

Adjourned at applicant's request to June 22, 2005

DISCUSSION/ CORRESPONDENCE

1. Vouchers
2. June 2, 2005 Correspondence from Edward J. Buzak re: New Jersey Law Journal Article on affordable housing projects
3. Summer Agenda
4. COAH – Needs Assessment

ADJOURNMENT, 11:00 p.m.