

**Washington Township Planning Board
October 24, 2012**

Chairman Leavens called the regular meeting of October 24, 2012 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Mark Bauerlein, Kathleen McGroarty, Eric Trevena, Charles DiSalvo

ALTERNATES: Howard Popper

CLASS I: Ken Short

CLASS II: -

CLASS III: Dave Kennedy

ABSENT: Lou Mont, Roger Read, Sam Akin

OTHERS PRESENT: Engineer Leon Hall, Attorney Edward Buzak, Planner David Banisch, Clerk Barbara Margolese

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 19, 2012 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

1. Minutes from the June 27, 2012 & August 22, 2012 meeting
It was announced that there were not enough members in attendance to vote on these sets of minutes. Approval of the minutes was tabled until the next board meeting.

2. Minutes from the September 10, 2012 meeting
Mayor Short made a motion to approve the minutes as presented, seconded by Mr. DiSalvo. A voice vote was taken and the motion carried.
Ayes: Leavens, Mc Groarty, Trevena, Popper, Short
Nays: None Abstentions: Kennedy, Bauerlein, DiSalvo

3. Minutes from the October 8, 2012 meeting
Mr. Bauerlein made a motion to approve the minutes as presented, seconded by Mr. Trevena. A voice vote was taken and the motion carried.
Ayes: Leavens, Bauerlein, Mc Groarty, Trevena, Di Salvo
Nays: None Abstentions: Kennedy, Short, Popper

RESOLUTIONS

None

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The meeting was opened to the public for items not on the agenda. There were no questions or comments from the public and the meeting was closed to the public.

PUBLIC HEARING/APPLICATIONS -

1. Dr. Anthony Iuvone – Block 2, Lot 6 – Route 46 – C-1 Zone - .544 Acres
Preliminary & Final Site Plan Application for a Dental Office
Deemed Complete October 8, 2012 – Public Hearing carried to November 12, 2012

Attorney Buzak announced that the public hearing for Dr. Anthony Iuvone's site plan application is being carried to the November 12, 2012 Planning Board meeting at 7:30 p.m., 43 Schooley's Mountain Road, Long Valley NJ and that no further notice will be given.

2. Long Valley Gas – Block 35.01, Lot 32 – 69 East Mill Road – C-1 Zone - .92 Acres
Preliminary & Final Site Plan Application with a Front Yard Setback Variance Application - Proposed Gasoline Station Pump Canopy & Propane Filling Center
Completeness Determination

Engineer Hall reviewed his review letter of October 11, 2012. The following checklist items were noted as being deficient:

Preliminary Site Plan Checklist Part B:

- #1 Information required by Ordinance Chapter 159 (Site Plan Review, Article V)
Section 159-20 items:

- 159-20A Key Map
- 159-20B List of property owners within 200'
- 159-20D Structures within 200'
- 159-20F Building setback lines
- 159-20G Location of existing features within 200'
- 159-20I Parking area dimensions & curb radii
- 159-20K Existing sanitary waste disposal & potable water supply
- 159-20L Landscaping & buffering
- 159-20M Lighting details
- 159-20N Sign Details
- 159-20R Legend

- #13 Geologic Survey – Waiver not granted; the Planning Board defers this decision to their Geotechnical Consultant Dr. Oweis

Mr. DiSalvo made a motion to deem the preliminary and final site plan application of Long Valley Gas incomplete for reasons noted in Engineer Hall's October 11, 2012 review letter with the following checklist item waivers being granted for completeness only, seconded by Mr. Trevena. A roll call vote was taken.

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Preliminary Site Plan Checklist Part B:

- #8 Development Impact Statements
- #9 Surface Water Management Plan
- #10 Wetlands Delineation
- #11 Soil Disturbance Application

Final Site Plan Checklist Part B:

- #6 Letter from MUA or Board of Health regarding water, sewage and solid waste disposal
- #8 Letter from Engineer regarding the installment of improvements

Ayes: Leavens, Bauerlein, Mc Groarty, Trevena, Di Salvo, Kennedy, Short, Popper
Nays: None Abstentions: None

3. Kings Highway Investment Company, LLC – Block 30, Lots 70, 70.01 & 70.02
214 Kings Highway - R-20 Zone – 42 Acres
Conceptual Plan for Multi Family Housing Units (Continuation from 6/27/12)

Attorney for the developer, Michael Selvaggi, reintroduced himself, Richard Blanchard (Kings Highway Investment Company) and the conceptual proposal being brought before the Board for multi family housing units. He stated that his clients are looking to secure a recommendation from the Planning Board for a zone change. Mr. Selvaggi stated that the current tenants in the existing building most likely will not renew their lease with the property owners, the Blanchard Company. Mr. Selvaggi stated that this property has received approval for its proposal from the Highlands Council and that this proposal qualifies as a renewal project.

The Board addressed their Traffic Engineer Harold Maltz's (Hamal Associates) traffic report regarding the subject site dated August 8, 2012. Mr. Selvaggi introduced Traffic Engineer Craig Peregoy (Staigar & Peregoy, LLC) to the Board. Mr. Peregoy referred to his traffic study dated May 24, 2012. He stated that traffic counts were taken at the intersection of Kings Highway and Route 57. He noted that trip generations were determined to be peak a.m. trips of 112 and 136 peak p.m. trips for the apartment proposal and 139 a.m. trips and 146 p.m. trips for an industrial use. Mr. Peregoy stated that an industrial use with truck traffic would yield a "C" level of a.m. traffic and a "D" level of p.m. traffic and a residential use would yield a "D" level of a.m. traffic and a "C" p.m. level of traffic. He stated that Kings Highway onto Route 57 is currently not congested. Mr. Peregoy stated that he takes no exception to Mr. Maltz's recommendation for a boulevard lane. Mr. Popper asked whether the number of drivers per unit was considered in the analysis. Mr. Peregoy stated that analysis is based upon the number of trips generated during peak hours.

Chairman Leavens pointed out that there is a historic district located at the intersection of Route 57 and Kings Highway, and that the road would not be able to be widened because of it. Mr. Bauerlein noted that a lot of traffic goes towards Schooley's Mountain Road in the morning and that he believes most of the traffic will go down Kings Highway instead of Route 57. He added that Kings Highway has multiple switchbacks which can make the road hazardous to drive. Mayor Short stated that this site is near the Beattysville Historic District. He noted that the Kings Highway area is a rural area of the township. He informed the Board that he will soon be attending a meeting with

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NJDOT to discuss Route 57 and concerns with the safety of that road. He agreed with Mr. Leavens that the intersection of Route 57 and Kings Highway cannot be improved.

Mr. Maltz stated that the residential use would see gradual increases and decreases in traffic during the day, while an industrial use would see surges in traffic. He stated that in his opinion people could be inclined to travel down Kings Highway. He noted that the "C" and "D" peak hour conditions are acceptable. Mr. Maltz pointed out that there would be a change in traffic from the existing situation because there is not much use going on at this site today. He noted that Kings Highway Investment carried out a comparative analysis and that a residential use would predominantly yield passenger vehicles and an industrial use would have truck traffic. He said that the capacity analysis was done correctly. Mr. Maltz noted that there are two or three points on Kings Highway before the intersection with Route 57 that the road curve is deficient. He recommended that appropriate warning signage be placed on the road to alert drivers of this problem.

Mr. Maltz stated that the access drive for this site is 940 feet in length extending from Kings Highway. He recommended that the access drive be dualized with a raised median provided along its length. He noted that the side of the drive should be able to accommodate two-way traffic flows in the event of a closure to one side. Mr. Maltz stated that this design would change the Residential Site Improvement Standards (RSIS) street classification to a residential access and that a maximum average daily traffic (ADT) of 1500 trips is allowed for this classification. Mr. Maltz stated that the proposal of 220 apartment units would generate an ADT of 1584 trips. He noted that a reduction of 12 apartment units would result in 1498 trips per day and would comply with the RSIS guidelines. He noted that another option is for the applicant to apply for a design waiver.

Mr. Maltz stated that a sight distance evaluation is recommended for the site drive intersection with Kings Highway. He advised that an actual field measurement should be performed to determine the sight line distances.

Mr. Maltz stated that the concept plan shows 429 parking spaces being provided. He said that the concept plan indicates that RSIS guidelines would require 424 parking spaces.

Mr. Perego stated that the type of trucks expected for the residential use would be a Federal Express type box truck. He stated that NJDOT would rather see residential development instead of industrial development because of tractor trailer traffic being increased with the industrial use. Mr. Perego stated that the level of service would not be diminished and reiterated that it would be operating at a "C" or "D" level of service with the proposed residential apartments. Mr. Trevena noted that industrial uses would have shifts which could possibly double the number of trips being generated. Mr. Maltz stated that there is a 14 ton truck limit for weight on Kings Highway. He stated that he had reviewed the submitted documents, visited the site, and drove Kings Highway and the surrounding area. He stated that he agrees with Staigar & Perego's trip generation analysis for the site. He noted that the two uses, industrial and residential, produce almost the same trip generations with residential being a little lower.

Mr. Selvaggi stated that the USR's 1986 resolution of approval for this site has USR having 150 employees and that when the addition was constructed later the number of employees increased. Mayor Short asked how many employees were there

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five years ago. Kings Highway Investment's Richard Blanchard stated that there were fewer than 200 employees five years ago.

Attorney Selvaggi asked the Board if Kings Highway Investment, LLC should proceed with their proposal. He stated that there is only one apartment complex in Washington Township and that Kings Highway Investment, LLC is proposing a 20% set aside for this project. He noted that the proposal is for the maximum utilization of this site.

Mr. DiSalvo pointed out that the Highlands Council approval was based upon 155 town homes being used. The developer's planner, John McDonough, stated that 155 townhouses were used as a footprint for the Highlands approval.

Mr. Richard Blanchard stated that in February 2014 the lease will be up with their current tenant. Attorney Selvaggi stated that the mix of units being proposed would be 1 and 2 bedroom unit apartments. Mayor Short noted that mixed use is what township residents want. He stated that Washington Township is 93% residential now. He asked Planner Banisch if there is any particular balance that Washington Township should be looking for. Mr. Banisch stated that the last Master Plan reexamination looked at mixed uses. He said that a policy statement was issued stating that the township is looking at types of residential uses such as rental apartments which would generate the least need for services and which are much better tax rateables. Mr. DiSalvo asked if the township could define in an ordinance the proposal could be rental units. Attorney Buzak stated that the township cannot control ownership in the zoning ordinance. Mr. Banisch noted existing multi-family developments in Washington Township; Peachtree Apartments and Condominiums and Hastings Square Condominiums noting the zoning for each and their actual units per acre densities.

Mr. Banisch referred to his report dated October 22, 2012. He stated that using the Cohort Survival Ratio Population Projection method Washington Township schools show an enrollment decrease for the 2015-2016 school year.

Mr. Banisch stated that the existing site will soon be losing its tenant and that the whole building could end up being razed. He stated that if that happens Washington Township will lose a tax generator. He noted that the proposal would give the Township a tax rate able.

Mr. Banisch referred to Rutgers University's Dean James Hughes of the Bloustein School of Planning and Public Policy's Issue Paper entitled Demographics Economics and Housing Demand (April 2012). He stated that professor Hughes' paper indicates that changes are coming with regard to demographics and housing demand because of maturing baby boomers pursuing empty nester lifestyles and the influences of the baby boom echo generation and the baby bust generation. He noted that the baby bust generation consists of persons who were born in the years 1965 to 1976, and that this was a time of plummeting birth rates in the United States. Mr. Banisch stated that the baby boom echo generation consists of those persons who are currently in their twenties. He said that this generation will comprise the largest living generation and with it the largest housing market target. Planner Banisch stated that the proposed location for this proposal is on the mark for where higher density populations could be supported especially because it is near services.

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Mayor Short pointed out that on page 5 of Planner Banisch's report it is noted that the projected 2015-2016 capacity vs. projected student enrollment will not be met by 982 students. Mr. Popper noted that if the Board of Education closes a school because of low enrollment numbers than all of Kings Highway L.L.C.'s numbers would change.

Attorney Selvaggi stated that there are two overlay zones already in Washington Township; Musconetcong and Peachtree Village. He stated that his client is proposing a different type of product from Peachtree Development. Mr. Selvaggi noted that this proposal has no environmental concerns. He also acknowledged Traffic Consultant Maltz's recommendation regarding the reduction of apartment units from 220 to 208.

Mr. DiSalvo stated that his concerns about the proposal are about its density. He stated that he did not think that the Township residents would be in favor of the level of density being proposed or with the barracks type buildings being proposed. He stated that he is amenable to the idea of recommending an overlay zone for this project but noted that it will have to be carefully designed. Mr. Bauerlein stated that he also feels that agreeable to the idea of an overlay zone adding that he would like to see financial calculations done to see what is the "make or break" number of units for this proposal. He noted that he also is concerned with the proposed level of density. Mr. Popper stated that he is concerned about the numbers provided with regard to the projected traffic counts for this proposal especially on Schooley's Mountain Road. He added that reducing the density would reduce his problems with traffic. Attorney Buzak noted that the Planning Board does not design the project and needs to focus on density and bulk requirements.

Attorney Selvaggi stated that another meeting with the Planning Board can be scheduled after his clients have had their professionals provide the additional information requested by the Board.

DISCUSSION / CORRESPONDENCE

1. Vouchers

Mr. DiSalvo made a motion to approve the vouchers, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

Ayes: Leavens, Trevena, McGroarty, Bauerlein, Di Salvo, Read

Nays: None Abstentions: None

Mr. DiSalvo made a motion to adjourn, seconded by Mr. Popper. A voice vote was taken; all were in favor and the meeting was adjourned at 10:00 p.m.

Ayes: Leavens, Trevena, McGroarty, Bauerlein, Di Salvo, Read

Nays: None Abstentions: None

Respectfully submitted,

Barbara J. Margolese, Clerk