

Washington Township Planning Board
MARCH 12, 2012

Chairman Leavens called the regular meeting of March 12, 2012 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Eric Trevena, Lou Mont, Charles DiSalvo,
ALTERNATES: -
CLASS I: Ken Short
CLASS II: Roger Read
CLASS III: Dave Kennedy
ABSENT: Mark Bauerlein, Kathleen McGroarty, Howard Popper, Sam Akin
OTHERS PRESENT: Engineer Hall, Attorney Buzak, Planner Banisch, Clerk 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 November 14, 2011 Meeting (Regular & Executive Session)

Mr. Di Salvo made a motion to approve the minutes as presented, seconded by Mr. Kennedy. A voice vote was taken and the motion carried.

Ayes: Leavens, Trevena, Di Salvo, Read, Kennedy

Nays: None Abstentions: Short, Mont

2. Minutes from the December 12, 2011 Meeting(Regular & Executive Session)

Mr. Di Salvo made a motion to approve the minutes as presented, seconded by Mr. Trevena. A voice vote was taken and the motion carried.

Ayes: Leavens, Di Salvo, Mont, Short, Read

Nays: None Abstentions: Trevena, Kennedy

3. Minutes from the January 9, 2012 Meeting(Reorganization, Regular & Executive Session)

Mr. Mont made a motion to approve the minutes as presented, seconded by Mr. Trevena. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, Trevena, Short, Kennedy

Nays: None Abstentions: Di Salvo, Read

4. Minutes from the February 13, 2012 Meeting(Regular)

Mr. Mont made a motion to approve the minutes as presented, seconded by Mr. Trevena. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, Trevena, Di Salvo

Nays: None Abstentions: Read, Short, Kennedy

RESOLUTIONS

None

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. Nextel of New York, Inc. – Block 13, Lot 8 – Keltz’s Lane - R-5 Zone – 24.01 Acres
Minor Site Plan with a Variance Application - Completeness Determination Only**

It was announced that there were no representatives for the applicant in attendance. The application was described as a proposal for a collocation of antennae on an existing JCP&L tower with an equipment cabinet. This application has been classified as requiring minor site plan approval. Clerk Margolese stated that a review of this application found it to be administratively incomplete.

Motion to deem the application incomplete was made by Mr. Di Salvo, seconded by Mr. Trevena. A voice vote was taken:

Ayes: Leavens, Mont, Trevena, Di Salvo, Read, Short, Kennedy
Nays: None Abstentions: None

The Board discussed the need for a site visit for this application. Mr. Leavens, Mr. Trevena, and Mr. Mont stated that March 30th at 6:00 p.m. would be an acceptable date and time for the site visit. The Board Clerk was directed to contact the applicant with this information and to confirm it with the members going on the site walk.

**2. Washington Township Municipal Dept. of Public Works - Board of Education Maintenance Garage
Block 23, Lot 16.01 – 54 Rock Road – R-5 – 13.92 Acres - Capital Improvement Project Courtesy Review
Representatives present: Scott Frech (DPW Superintendent), Paul Henry Washington Twp.
Transportation Director**

Mr. Frech introduced the proposal saying that the Washington Township K-8 School District would like to construct a 4 or 4 bay 84 ft. by 60 ft. maintenance garage at the current Rock Road Department of Public Works location. Mr. Frech stated that this would be a shared services project between Washington Township and the Washington Township School District Board of Education. He stated that the school district requires bus inspections and bus maintenance and that using the facilities at the DPW location after constructing the bus maintenance garage would be more cost effective. Mayor Short noted that the shared services will result in around \$115,000 of savings per year.

It was noted that the proposed maintenance garage will have 3 or 4 service bays which will be used to service the 56 school vehicles. It was also noted that an exemption letter for this proposal (dated February 15, 2012) has been received from the Highlands Council.

School District Transportation Director Paul Henry stated that there will 3 mechanics employed at this site. He stated that the mechanics will be inspecting the buses every 90 days and the State Motor Vehicle inspectors will be inspecting the buses every 6 months. He said that the hours of operation for the garage will be 6:00 a.m. to 4:00 p.m. He noted that the buses using this site will only those being services and the other buses will be housed at the existing Board of Education bus compound. It was noted that the total cost of the building will be approximately \$750,000.

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A motion to recommend to the Township Committee that this capital improvement project receive approval and that the proposed development is not inconsistent with the Township Master Plan was made by Mr. Di Salvo, seconded by Mr. Mont. A voice vote was taken:

Ayes: Leavens, Mont, Trevena, Di Salvo, Read, Short, Kennedy
Nays: None Abstentions: None

Clerk Margolese was directed to send a memorandum to the Township Committee stating the Planning Board's recommendation.

3. Heath Village – Block 19, Lots 5,6 & 7 – Schooley's Mountain Road – OR/I Zone – 125 Acres – Conceptual Site Plan for 100-Bed Nursing Care Facility and a 100-Unit Active Adult Cottage Community

Representatives present: Attorney Ed Palmer, Engineer Ed Bogan, Heath Village Rep. Patrick Brady

Attorney Ed Palmer introduced project by stating that site is the location of the existing Roerich Farm on the corner of Schooley's Mountain Road and Newburgh Road.

Planner Banisch stated that the property is zoned as Office Research/Industrial. He said that growth for this type of Office research/industrial use has been anemic for the last 20 years and that because there was not an adequate supply of age restricted housing in Washington Township the township created the Musconetcong Age-Restricted Housing Overlay Zone. Mr. Banisch stated that US Homes' plan for single family detached age restricted housing was considered to be too aggressive and eventually a plan was created which had higher density attached 3 story-housing, a progressive storm water management plan, a protection of the riparian corridor. Mr. Banisch stated that the age restricted housing market started to fizzle and the US Homes project was taken over by a company called Lennar Homes. He said that the private development of age restricted housing is virtually gone and heath Village has decided to propose something that will complement their existing development across the street.

Heath Village representative Patrick Brady stated that Heath Village is planning for the next 30 years. He said that they are proposing a health care facility which may have partly assisted living. He stated the proposed cottage housing is to be integrated with the health care center. Mr. Brady noted that their marketing research has told them that 75 to 85 year old people want to live in this type of duplex housing.

The Board reviewed Engineer Hall's March 9, 2012 review letter. Mr. Hall stated that the setbacks for this proposal should account for the setbacks were set for the previous 3-story building plan. It was noted that all buildings in this proposal are to be 1-story.

Planner Banisch told the board that the applicant's plans identify a 104,364 sq. ft. proposed health and rehabilitation center. Mr. Banisch noted that the overlay zone allows for assisted living residences but if the proposed use does not fit the definition of assisted living residence then a use variance would be required or the Board could consider an amendment to the zoning ordinance to permit the proposed use which would then be recommended to the Township Committee. Mr. Banisch discussed the requirement for affordable housing in connection with this project. He noted that while the current set aside is 12.5% affordable housing he feels that it is prudent to set aside 20% because of possible changes that might be affecting the current New Jersey legislation. Mr. Banisch noted that rentals would not see the same problems as home sales as there is currently not enough rental housing in the area.

The discussion was opened up for Board comment. Mayor Short stated that his main concern would be regarding medical transportation when the full plan comes before the Board. Mr. Brady stated that intercampus transportation and ambulance services will be provided.

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There was brief discussion regarding the impact of traffic at the intersection of Newburgh Road and Schooley's Mountain Road. A possible traffic signal or road realignment may be necessary.

Mr. Di Salvo stated that he is open to making this property viable. He noted that buffers were derived from the previous plan because of the use of 3-story buildings. Mr. Di Salvo recommended that access for fire fighting and other emergency vehicles be considered with this plan.

Mr. Kennedy stated that he feels it is a great idea to have this type of housing s that people who live in Washington Township can stay in the area in a downsized home from what they currently living in. He said the proposal will result in less impact because there will be no school children and will be a good opportunity for the township.

Mr. Mont stated that it is nice to see a proposal for this site as the Planning Board had worked so hard on the previous plan submitted for this property. Mr. Mont asked about funding for the project.

Chairman Leavens stated that he would like to see a mix in the dwellings offered; with perhaps some stand alone single family dwelling units. He said that he thinks Heath Village is moving in a positive direction.

The board opened the meeting up for public comment on this matter. Township Committeeman Tracy Tobin recommended that because of the compactness of the proposed residential development that the fire department get involved at an early stage of the review process. He noted that there probably would be an increase in traffic at the intersection of Newburgh Road and Schooley's Mountain Road but that there should not be an increase in the general traffic in the area. Mr. Tobin stated that this proposed development would be an ideal fit for this location.

As there were no further comments, the board closed the public comment period for this matter. Planner Banisch advised the board to have its three professionals sit down with the applicant to discuss possible ordinance changes and to bring them back to the Planning Board and the Township Committee for their consideration.

Mr. Brady was asked about possible timing of this project. He stated that Heath Village has to go back to the State for approvals but they are hopeful that will be able to come back before the Township in three months and that they could possibly be starting construction in 2014. He said that the project most likely would be done through phasing.

Chairman Leavens recommended that the Township ordinance be considered for a possible amendment recommendation to the Township Committee regarding this type of development.

DISCUSSION / CORRESPONDENCE

1. Vouchers

Mr. Di Salvo made a motion to approve the vouchers reviewed by the Chairman and found in order and send them on for payment, seconded by Mayor Short. A voice vote was taken; all were in favor and the motion carried.

EXECUTIVE SESSION

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A motion to enter executive session at to discuss possible litigation at 9:15 p.m. was made by Mayor Short, seconded by Mr. Mont. A voice-vote was taken.

Ayes: Leavens, Mont, Trevena, Di Salvo, Read, Short, Kennedy
Nays: None Abstentions: None

The planning board returned from executive session at 9:28 p.m.

Planning Board Clerk asked the board for some direction regarding taking a look at revising the fee schedule ordinance. The board directed Clerk Margolese to speak with Engineer Hall about this matter and then make a recommendation to the Township Committee.

Mayor Short made a motion to adjourn, seconded by Mr. Di Salvo. A voice vote was taken; all were in favor and the meeting was adjourned at 9:32 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk