

**WASHINGTON TOWNSHIP
PLANNING BOARD
MEETING
MINUTES
JUNE 11, 2018 - 7:26 PM**

MEMBERS PRESENT

Class IV: _A_Bauerlein _x_DiSalvo _A_Leavens _x_McGroarty
 _A_Mont _A_Trevena
Alternates: _A_Akin _A_Popper
Class III: _x_Committeemember Murello
Class II: _x_Read
Class I: _x_Mayor Roehrich
Others Present: _x_Engineer Hall _x_Planner Banisch _x_Attorney Buzak _x_Clerk Griffith

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 11, 2018 and posted on the Bulletin Board on the same date. Notices were mailed, as requested.

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

PLEDGE OF ALLEGIANCE

MINUTES

Minutes from May 14, 2018 Regular meeting
[Read, Roehrich, Popper are not eligible to vote due to absence]

Approval tabled until next meeting.

**OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA
CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

RESOLUTIONS: None

APPLICATIONS: None

EXECUTIVE SESSION

Motion to adjourn to Closed Session at 7:28pm for an Attorney Client Privelege matter: Mr. DiSalvo
Second: Mayor Roehrich
Voice Vote: All Members present voted in the affirmative

RETURN TO OPEN SESSION - Time is 7:43 PM

Roll Call: Mr. DiSalvo, Mrs. McGroarty, Mr. Murello, Mr. Read, Mayor Roehrich

DISCUSSION / CORRESPONDENCE:

Mr. Banisch opened the hearing of the Washington Township Planning Board concerning the 2018 Housing Plan Element and Fair Share Plan for Washington Township which has achieved a settlement agreement for its affordable housing obligations with the Fair Share Housing Center, an intervener in the Township’s litigation to seek a declaratory judgement act, and that it is constitutionally compliant with its obligation and consistent with a court order issued in March by Superior Court approving and conditionally granting a judgement of compliance in repose for Washington Township’s third round obligation as follows:

- Rehabilitation obligation of 27 units
- Prior obligation of or 66 units
- Third round obligation of 319 which adjusted downward to 214 units

Mr. Banisch explained the rehabilitation share will be addressed through a program that is already established by the Morris County Community Development Block Grant Program. Washington Township households are already eligible to participate but the CDBG funding is not adequate to address our share so Washington Township will have to make contributions from its Affordable Housing Trust Fund.

Mr. Banisch further stated that subsequent to when the final judgement is entered, the Township may seek adjustment of its rehabilitation share by conducting a housing survey to determine whether there is a substantially less number of potential rehabilitations which there is a Court procedure to seek a reduction.

Mr. Banisch stated that the 66 unit prior round obligation was addressed in full by already existing units, of which 42 in Peachtree Village, 4 in the Mendham Area Senior inter-municipal project sanctioned about 20 years ago, and 4 at Brittany Hills, together with bonus credits satisfies this obligation.

Mr. Banisch provided the details of how the third round reduced obligation was derived and how Washington Township will rely on inventory already constructed during the prior and third round. This plan calls for 4 separate components of new construction and ordinance provisions to address balance of the 214 unit obligations. Washington Township is pursuing additional elements required to close the gap are as follows:

- A 25 unit municipally owned current affordable housing site at 73 W. Mill Rd. will be replaced by a 25 family rental unit project in partnership with Homeless Soltuions
- Heath Village re-zoning that occurred in 2015 that permits new development across from Heath Farms main campus to produce 29 affordable units
- There is an accessory apartment ordinance 20 units have been accepted
- A 16 family rental redevelopment project at 20 Schooley’s Mountain Rd, the former Ballentine Lumber, of which 4 will be affordable units for a 25% inclusionary set aside which is a high set aside percentage.

Mr. Banisch presented a draft ordinance reflecting the Board's concerns expressed at the May meeting related to the intensity of the development and consistency of the character of the historic district, but will be amended to include new development design standards, which will be added prior to introduction, provided the Board takes positive action recommending this to the Governing Body.

Mr. DiSalvo asked about this meeting the 319 number.

Mr. Banisch made brief reference to in prior run on sentence there is an Inventory put together by the Township of 166 hard units and 54 bonus credits totally about 12 ½% of obligation listed on Page 5 and 6 of the Housing Plan Element Fair Share Plan which includes a number of group homes, 10 unit rental project, Brittany Hills project and anticipated Heath Village units.

Mr. Buzak, Esq. noted that public notice was given by publication in the Daily Record 10 days prior and the ordinance was also provided to the surrounding Municipalities, the Morris County Planning Department and Office of Advocacy and on file at the Clerk's office.

OPEN TO THE PUBLIC at 7:56pm
CLOSE TO THE PUBLIC at 7:56pm

Mr. Read asked when 73 W. Mill will be looked at.

Mr. Banisch explained that Washington Township has up to 3 years to put together a design and funding. If this is not possible WT will be required to revisit deficit and figure out another way to address it.

Motion to approve Resolution adopting the 2018 Washington Township Housing Element and Fair Share Plan as an amendment to the Washington Township Master Plan: Mr. DiSalvo

Second: Mayor Roehrich

Ayes: Mrs. Mcroarty (not happy the Planning Board was not a part of this since January), Mr. DiSalvo, Mayor Roehrich, Mr. Read, Mr. Murello

Nays: none

Abstain: none

Accessory Apartment Ordinance

Zoning amendments for redevelopment of 20 Schooley's Mountain Rd on previously received PB comments

Mr. Banisch requested a recommendation to Governing Body

Conditional Approval and recommendation to Governing Body entitled C1-AHRO ordinance establishing standards for development at 20 Schooley's Mountain Rd but caviat must include design standards requiring PB and applicant coordination on the architecture of the new development.

Additional revisions needed on Mirco Housing ordinance

Motion to accept the Accessory Apartment Ordinance and C1-AHRO overlay zoning designation for 20 Schooley's Mountain Road establishing design standards and recommend them to the

Governing Body: Mr. DiSalvo

Second: Mayor Roehrich

Ayes: Mcroarty, Mr. DiSalvo, Mayor Roehrich, Mr. Read, Mr. Murello

Nayes: None

Abstain: None

BILLS LIST

ADJOURNMENT at 8:03pm

Motion to adjourn: Mayor Roehrich

Respectfully submitted,

JoAnn Griffith
Land Use Secretary