

**WASHINGTON TOWNSHIP
PLANNING BOARD
MEETING
MINUTES
JULY 9, 2018 - 7:05 PM**

MEMBERS PRESENT

Class IV: _A_Bauerlein _x_DiSalvo _x_Leavens _x_McGroarty
 _A_Mont _x_ Trevena
Alternates: _x_Akin _x_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 was recited by all.

MINUTES

Minutes from May 14, 2018 Regular meeting

Motion to approve: Mr. Murello

Second: Mr. Akin

Abstain: Mayor Roehrich, Mr. Read, Mr. Popper

Voice Vote: All other eligible members present voted in the Affirmative

Minutes from May 14, 2018 Executive Session

Motion to approve: Mr. Murello

Second: Mr. Akin

Abstain: Mayor Roehrich, Mr. Read, Mr. Popper

Voice Vote: All other eligible members present voted in the Affirmative

Minutes from June 11, 2018 Regular meeting

Minutes from June 11, 2018 Executive Session

Not enough members eligible to vote - tabled until August 1 meeting

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

RESOLUTIONS: None.

APPLICATIONS:

Heath Village Retirement Community Health Care Center, Schooleys Mountain Road, B: 19 L: 5
Zone: R5 – Modification to condition of site plan approval

Meryl Gonchar, Esq. and were Mary Ellen Bove, Chief Operating Officer
Ms. Gonchar, Esq. asked for a modification of Resolution XX-XX Condition to the satisfaction
of the Health Officer letter dated June 12 regarding closing all wells on site. The applicant is
requesting to put off closing two wells until after farmer can bring in crops. Other wells have

previously been closed.

Mr. Buzak swore in Mary Ellen Bove, Chief Operating Officer

Mary Ellen confirmed that the wells will be closed by December 31, 2018 per the Health Officer's letter.

Mr. DiSalvo arrived at 7:21pm

Mr. Buzak, Esq. stated that the Health Dept is always part of our Resolutions. The applicant was required to come back as they could not comply as they should.

Motion to modify resolution of approval to modify Resolution of approval to incorporate allowing two wells as identified by July 9, 2018 HD approval to be memorialized at August 13 meeting with no impediment to getting their building permits made by: Mr. Popper
Second: Mayor Roehrich

Ayes: Ms. McGroarty, Mayor Roehrich, Mr. Leavens, Mr. Read, Mr. Murello, Mr. Akin, Mr. Popper, Chairman Travena

Nays: None

Abstain: Mr. DiSalvo

DISCUSSION / CORRESPONDENCE:

Veteran's Micro Housing Presentation: Jim Merton and Ray Chimileski – co-founders of Operation Chill-Out

Mr. Merton provided background of organization. It was started in December 2000 providing clothing and hygiene products to a small group of homeless in Dover and other parts of NJ. Today distributed 2000 backpacks homeless families, during the summer delivered bottled water, t-shirts and hats. A rapid response team started working directly with VA, if the police find a homeless vet we are called first to help provide temporary housing and get them therapy. Provided food, propane and tents for those veterans staying in the woods.

For the young guys coming back from Afghanistan having PTSD or brain injuries, created tiny home environment for those veterans looking to remain sober and work but who are not quite ready to go back to the mainstream. Veterans will provide Chillout 10% of their income towards utilities and tiny home maintenance.

The first self-sustaining tiny home is built which is set up behind the white farmhouse behind Chesapeake restaurant and the Long Valley Middle School.

A piece of property owned by John Crimi was donated for the first tiny home to be placed near the farm stand of the former Byrd farm at the corner of Route 517 and Valley Brook Rd. No sewage will be produced as it is all incinerated. It has a 120 gallon tank for grey water, which will be pumped weekly by Johnny on the Spot, and 80 gals of freshwater which will be replenished if not hooked into water system.

John Crimi is providing the electric, Roger Maron explained the heat/hot water is a propane fired system by Energy Kinetics. Metered sinks with automatic shutoffs and shower filter for efficiency were installed.

Mr. Banisch asked about supervision.

Mr. Merton explained the veteran will have two relationships, one with Operation Chillout who is liable to John Crimi, and the other will be the VA and Department of Labor if they have a job. Each will meet with the veteran weekly.

Mr. Banisch asked what happens if they have to be evicted.

Ray Chimileski indicated they will go back to where ever they came from. Operation Chillout uses an interview process and intends to fill the gap between whatever treatment they had then integrate them back into mainstream.

Ms. McGroarty asked about the services that will be given after their treatment from VA or Veteran's Haven North discharge.

Mr. Chimileski explained the candidate must have demonstrated the greatest potential having succeeded in their prior environment is this a possibility for a soft landing. They will be assigned a Department of Labor and VA caseworker.

Mr. Chimileski shared examples of veteran success stories.

Mrs. McGroarty asked about how long this arrangement with a veteran will exist.

Mr. Chimileski stated the agreement is for two years.

Mr. Banisch asked about this home being on wheels as the proposed ordinance allows for removal of these homes.

Mr. Chimileski indicated initially yes, but the longer term goal is to make them more permanent.

Mr. Merton hopes Operation Chillout can find land suitable for a veterans housing development.

Mr. DiSalvo read some of the requirements of the current ordinance version with regards to size, time limit, commercial farm placement only, etc restrictions.

Mr. Banisch will share the current version with Operation Chillout.

Mr. Popper asked about screening for applicants possibly being a danger to themselves or others.

Mr. Chimileski confirmed that they will be vetted by the VA or Veteran's Haven North.

Mr. Merton spoke about his military sons being success stories as part of this program.

Mr. Popper mentioned as a 501c3 why isn't VA or other sources providing donations.

Ray stated that Operation Chillout is not looking for government funding, other than what the veteran gets, the organization is made up of volunteers wanting to help veterans contribute to society in a way that they are able in an independent manner.

Mr. Banisch spoke to the ordinance process regarding a conditional use application would be submitted but the application fee waived, those within 200 ft would be noticed, present proposal

with sufficient information to evaluate the other requirements of the ordinance which include square footage and located on a commercial farm.

Mr. Akin asked about Farmland Preservation regarding housing, easements per SADC regulations.

Mr. Banisch indicated the thinking was keeping it out of single family neighborhoods where it would be on a large enough lot with minimal impact on neighbors.

Mrs. McGroarty brought up the issue of density having multiple residences on one lot as these units may not be temporary with one tenant going out and another coming in.

Mr. Buzak, Esq. initially related this to a particular property owner who would a relationship with a Veteran and willing to have a structure on their property then moving the unit to another property. Mr. Buzak, Esq. then asked what the arrangement with Mr. Crimi currently is.

Mr. Merton stated that to satisfy this concern Operation Chillout, per the ordinance, has to come back to the Board annually to renew.

Mr. Banisch stated anyone can come to the Board of Adjustment for a density variance but the Governing Body can create a new class of accessory use for a specific purpose.

Mr. Buzak, Esq. confirmed there is not a statutory definition for Accessory Structure in the MLUL so if the Committee establishes a new classification the density is not applicable.

Mr. Akin asked for clarification on armed services and the type of papers required be put in the ordinance.

Mr. DiSalvo asked if Operation Chillout has reviewed the drafted ordinance.

Mr. Merton indicated an initial version had been reviewed.

Mr. Akin asked since the unit is on wheels is it covered under a different code as the ordinance states it must meet applicable construction and fire codes.

Mr. Maron stated is it covered under NFPA 13.

Chairman Trevena polled the Board for the square footage requirement between 250 and 300 sf., 300sf. won.

Mr. Banisch will incorporate discussed requirements for farmland w/o a primary structure, NFPA 13 building code, and the maximum height and square footage.

BILLS LIST

Motion to pay the Bills: Mr. Leavens

Second: Mr. Popper

Voice Vote: All Members present voted in the affirmative.

A brief discussion was held regarding the proposed Ballentine ordinance amendment. There is no formal comment required as it is in the drafting stage and was reviewed by this Board in connection with the Housing Plan Element and Fair Share Plan and the approved ordinance has added language

giving the Board more authority over architectural design.

Mr. Akin raised concern that if we are developing an ordinance to set up a new district the public should be noticed and it should be advertised.

Mr. Banisch explained that once the Board has a recommendation for the Governing Body they will then choose to introduce or they will modify it and introduce the ordinance. Following introduction it will sent back to us as a master plan consistency review which has to be listed on the agenda. This is not a requirement of the

Mr. Travena suggested everyone take the proposed ordinance home and read it and it will be added to the August agenda.

VOUCHERS

All members present voted to pay the presented invoices.

ADJOURNMENT at 8:35pm

Motion to adjourn: Mr. DiSalvo

Seconded by: Mayor Roehrich

All members present voted in the affirmative.