

**WASHINGTON TOWNSHIP
PLANNING BOARD
MEETING
MINUTES
AUGUST 13, 2018 - 7:09 PM**

MEMBERS PRESENT

Class IV: _x_Bauerlein _A_DiSalvo _x_Leavens _A_McGroarty
 _x_Mont _x_Trevena
Alternates: _A_Akin _x_Popper
Class III: _x_Committeemember Murello
Class II: _A_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 June 11, 2018 Regular meeting
Minutes from June 11, 2018 Executive Session
[Travena, Mont, Bauerlein, Leavens, Akin, Popper are not eligible to vote due to absence]

No quorum, tabled until September

Minutes from July 9, 2018 Regular meeting
[Mont, Bauerlein are not eligible to vote due to absence]

No quorum, tabled until September

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

RESOLUTIONS:

2018-08 Heath Village Resolution – 2017-09 Modification

Mr. Buzak, Esq. spoke to a Resolution that includes a modification to Condition L that allows two wells to be closed no later than 12/31/2018 as opposed to prior to them receiving their building permit,

Ms. Bove explained that this was necessary to allow for corn to be harvested and that the other wells have already been closed.

Motion to approve Resolution modification to 2017-09 to allow two wells to be closed no later than 12/31/18 made by: Mayor Roehrich

Second: Mr. Popper

Ayes: Mr. Mont, Mayor Roehrich, Mr. Bauerline, Mr. Leavens, Mr. Murello, Mr. Popper, Chairman Travena

Nays: None

Abstain: None

APPLICATIONS:

Heath Village Health Care Center Site Plan Street Name Approval

Engineer Hall shared the proposed names from the Heath Village Healthcare Center site plan which he indicated were circulated and approved by the Police and Fire department.

Flowering Meadow Trail

River View Road

Winding River Lane

Motion to approve Heath Village Health Care Center Proposed Street Names made by: Mr. Bauerline

Second: Mayor Roehrich

Ayes: Mr. Mont, Mayor Roehrich, Mr. Bauerline, Mr. Leavens, Mr. Murello, Mr. Popper, Chairman Travena

Nays: None

Abstain: None

DISCUSSION / CORRESPONDENCE:

Veteran's Micro Housing Proposed Ordinance

Mr. Banisch reviewed the changes incorporated into this fifth draft of the Veteran's Micro Housing Proposed Ordinance based on input from the Board, Planner and Attorney Buzak.

Some Board members had questions and requested minor clarifying wording changes.

Mr. Banisch went on to address Mr. Popper's question about next steps, by explaining that this originated at the Township Committee who sent it to the Planning Board for review. This revised version will go back to the Township Committee to potentially change again and Introduce which will have a 2nd reading with opportunity for comments, then it will become Township law.

Mr. Leavens asked if these proposed changes have been approved by Chill Out and will there be Highlands issues with impervious coverage.

Mr. Banisch stated that he did not discuss these changes with them and they will still have to submit a Highlands application to the Board as part of the normal application procedure.

Mr. Bauerlein asked about the re-certification process if the unit is removed.

Mr. Buzak, Esq. agreed that once it is off the property it would require a new use application.

Mr. Banisch will add an 'if removed' provision requiring re-application to the Board.

Mr. Trevena pointed out a spelling error and asked the Chill Out attendees if they had any questions.

Ray Chimileski of Chill Out, noted that they have not seen these changes in writing but after listening believe everything that was discussed has been addressed with nothing mentioned causing any concern, and are happy that Washington Township is moving forward in support of this program.

Motion to approve Mr. Banisch making the last change that Mr. Leavens mentioned and recommending the proposed Veteran's Micro Housing ordinance to the Governing Body for consideration made by: Mr. Popper

Second: Mr. Mont

Abstain: Mayor Roehrich, Mr. Murello

Voice Vote: All Members present voted in the affirmative.

Proposed Ordinance Amendment - Ballantine Lumber

Mr. Banisch stated a notice was published in the newspaper by this Board on August 2, 2018. When this ordinance goes to the Governing Body they are required to notice in the newspaper and notify those within 200 ft. of this proposed property.

Chairman Trevena noted that no one was currently in the audience.

Mr. Banisch stated that this proposed ordinance permits a redevelopment of 20 Schooley's Mountain Rd Ballentine Lumber with the removal of the lumber sheds, a gut rehabilitation of the existing building with a total of 16 apartments, of which 4 will be affordable, and an additional 1600 sf of non residential floor area. As previously mentioned this is a substantial set aside of 25%.

Mr. Banisch stated that the Board and Township are very concerned about this site so the developer has agreed to submit to an interactive design process with the Planning Board. The Board will be primarily concerned in the visible aspects of the design process either by a subcommittee or the entire Board.

Mr. Buzak, Esq. spoke regarding the Township or Planning Board's control over mandating rental or sales units. Based on his dealings with COAH, the manner in which these affordable housing plans are put together and the components which include required rental units, no one has raised this as an issue.

Mr. Bauerlein requested confirmation that the Ballentine lumber building will be preserved and mentioned that this same developer was involved in a Hackettstown restoration project where the building ended up coming down in a short period of time.

Mr. Banisch indicated the developer is in a partnership with the owner of this site, who also lives in town, and has developed several less than probably buildings in our commercial zone with an interest in protecting community character. This ordinance also has a clause that addresses this and once the Ordinance is passed the interactive planning with the developer can begin.

The Board thanked Mr. Banisch for all of his hard work on this.

Motion to recommend the Proposed Ordinance Amendment - Ballentine Lumber Redevelopment plan to the Governing Body for consideration made by: Mr. Popper

Second: Mr. Mont

Abstain: Mayor Roehrich, Mr. Murello

Voice Vote: All Members present voted in the affirmative

BILLS LIST

Motion to pay the Bills: Mr. Popper

Second: Mr. Baurlein

Voice Vote: All Members present voted in the affirmative

Mr. mentioned the Engineer associated with a site off of Kings Highway has been calling about the Site Plan and when it will become active again.

EXECUTIVE SESSION

None

Next meeting September 10, 2018

ADJOURNMENT at 7:45pm

Motion to adjourn: Mr. Mont

Seconded by: Mr. Bauerlein

All members present voted in the affirmative.