

**WASHINGTON TOWNSHIP
PLANNING BOARD
MINUTES
AUGUST 14, 2017 - 7:13 PM**

ROLL CALL

Class IV: Bauerlein DiSalvo Leavens McGroarty
 Mont Trevena
Alternates: Akin Popper
Class III: Committeeman Forsbrey
Class II: Absent - Read
Class I: Mayor Roehrich
Others Present: Engineer Hall Planner Banisch Attorney Buzak Clerk Lyons
 Traffic Expert Peregoy

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 6, 2017 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 –Led by Chairman Trevena.

MINUTES – July 10, 2017

[All eligible to vote with the exception Ms McGroarty, Mr Bauerline, Mayor Roehrich]

Motion to approve: Mr Di Salvo

Second: Mr Popper

Voice Vote: All eligible members voted in the Affirmative.

Abstentions: Ms McGroarty, Mr Bauerline and Mayor Roehrich

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA –

No Comments from the Public.

CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

DISCUSSION / CORRESPONDENCE: - None

RESOLUTIONS -None

APPLICATIONS/PUBLIC HEARING:

Heath Village Retirement Community Health Care Center, Schooleys Mountain Road, B: 19 L: 5
Zone: R5 – Preliminary and Final Major Site Plan. May 8, 2017 Completeness Determination.
June 12 Public Hearing, carried without further Notice to July 10, carried again to August 14

The time is 7:16 PM

Meryl Conchar for the Firm Sills, Cummins and Gross representing Heath Village. Ms Conchar stated that she closed her direct case at the end of the last hearing. Documents requests from that hearing were submitted to the Board and inquired if there were any questions.

Ms Conchar also noted that Township Planner today issued a Memorandum concurring that the Applicant requires no variance for the "flat roof" proposed for the health care center.

Chair Trevena asked Mr Peregoy to provide a summary of his July 18 Report. First Peregoy was sworn and accepted. Report conclusion is that both Applicant Traffic Expert and Mr Peregoy are amendable to proposed plan.

Next discussion addressed soil testing if soil from Lot 5 were relocated to Lot 7. Township Ordinance requires testing if soil moved within the Township and no testing if taken out of the Township. In conclusion the Applicant agreed to comply with the Ordinance.

Mr Hall indicated that at prior hearings it was not yet know what lights would be on Timers. Ms Conchar stated that this detail has not yet been reached however they agreed to an in service lighting inspection by the Township and that both Mr Hall and Mr Banish will address this off line with the Applicant.

Mr Hall readdressed the July 17, 2017 Shade Tree Commission and Applicant concurs it is subject to State and County approval.

Mr Banish then readdressed the proposed Southern Meadow and Applicant's intention to address conservation improvements within five years, but the start of the five years is uncertain. Mr Banish has concern that the land will go fallow. After some further discussion it was agreed and understood that five years will commence with the approval of the next Phase [Lot # 7]. Mayor Roehrich also stated that the Farmer leasing this land is committed to the current crop and is a good Land Steward. The land will not be ignored and run fallow.

Mr Trevena then opened questions for Members:

Mr Mont raised the following inquiries. Regarding sidewalks it was understood at this time there would not be a sidewalk to/along Schooley's Mountain Road, however it was agreed that it would be readdressed for Phase Two.

Applicant agreed to Emergency Personnel Open House whereby all Emergency Services would visit the site prior to Certificate of Occupancy and plans and systems would be reviewed. Mr Bogan indicated that there will be Building Identifiers in place to interface and assist Emergency Personnel with respond.

Mr Mont questioned if the bank or reserved parking for 25 additional cars for occasions such as Events or Holidays has been determined. After some discussion it was agreed upon by the Board not to bank or reserve excess parking. If Applicant requires additional parking they can return to the Board.

Mr Hall referred to the New Jersey Highland Council letter dated March 24, 2017 and asked Mr Bogan if all five conditions can be satisfied. Mr Bogan responded affirmatively.

Next Mr Hall questioned the status of the NJDEP Waste Water Management Permit. Mr Bogan stated that the Plan is currently under the review of the State's DEP Land Use Office for a recommendation and then it is referred for the issuance of the Permit. To date NJDEP has been satisfied with the Application and any and all requests by the State have been complied with by the Applicant.

Time is 8:09 PM

There were no Public Comments.

Motion: To instruct Board attorney to generate a draft Resolution of approval for review and comment by the Board and by the Applicant for Heath Village Retirement Community Health Care Center, Schooley's Mountain Road, B 19, L 5 including approval of all design waiver and variances requested by the Applicant and subject to the conditions refined by Mr Buzack in the draft resolution – Mr DiSalvo

Second: Mr Leavens

Roll Call:

Mr Bauerline – Aye

Mr DiSalvo – Aye

Mr Leavens – Aye

Ms McGroarty – Aye

Mr Mont – Aye

Committeeman Forsbrey – Aye

Mayor Roehrich – Aye

Chairman Trevena-Aye

Mr Akin – Aye

Mr Popper-Aye

Time is 8:12 PM. Resolution draft will be considered at the September 11, 2017 meeting.

APPLICATIONS FOR COMPLETENESS:-None

BILLS LIST:

Motion to pay the Bill List totaling \$ 5,261.41 – Mr Bauerline

Second: Mr DiSalvo

Voice Vote: All Members present voted in the Affirmative.

EXECUTIVE SESSION - None

ADJOURNMENT

Time is 8:13 PM

Motion to Adjourn: Mayor Roehrich

Second: Mr Popper

Voice Vote: All Members present voted in the affirmative.

Respectfully submitted,

Teresa Lyons, Secretary

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June 12, 2017 Planning Board Agenda Attachments:

May 8, 2017 Meeting Minutes

Application for Completeness:

Heath Village Retirement Community Health Care Center, 141 Schooleys Mountain Road, B: 33
L: 2,3, & 4. Zone: R5 – Preliminary and Final Major Site Plan[Plans available at meeting]

March 13, 2017 Application Documents

- January 19, 2017 representation letter from Meryl Gonchar, Esq noting application for Preliminary and Final Major Site Plan, “C” Bulk Varaince and Design and Submission Waivers/Exceptions for a proposed 90, 198 sq ft., 108-bed health care center.
- January 25, 2017 Site Plan Application Forms A, B, & C with Attachment “A” List of Waivers
- Highlands Checklist Ordinance Determination
- Highlands Referral Ordinance Application
- Drainage and Stormwater Management Report dated December 30, 2016[available at meeting]
- Development Impact Statement dated received January 24, 2017 [available at meeting]
- Threatened & Endangered Species Habitat Suitability Determination Report dated October 18. 2016 [available at meeting]
- January 24, 2017 Geological Investigation Checklist
- January 29, 2016 Oweis Engineering Letter re River Valley Farm Site Reconnaissance
- December 22, 2015 Geoscience Services Report – Phase One Geological Evaluation [available at meeting]
- May 16, 2016 Geoscience Services Report – Phase 2 Geological Evaluation [available at meeting]
- January 18, 2017 Traffic Impact Assessment prepared by Doman & Dean [available at meeting]
- February 8, 2017 Oweis Engineering letter
- March 1, 2017 email from William Heerwagen regarding Fire Department Review
- March 22, 2017 letter from Health Officer Cristianna Cooke-Gibbs
- March 24, 2017 letter from New Jersey Highlands-re: Findings Consistent Subject to Specified Conditions
- April 5, 2017 letter from Cristianna Cooke-Gibbs
- March 30, 2017 letter from Edward Bogen PE noting revisions
- November 10 2016 Drainage and Stormwater Management Report prepared by Grotto Engineering [available at meeting]
- March 31, 2017 date received Stormwater Management Maintenance Plan prepared by Grotto Engineering [available at meeting]
- April 7, 2017 Letter from Leon Hall, PE

June 12, 2017 Application Documents

- May 26, 2017 letter from Edward Bogan, PE from Grotto Engineering
- Site Plans noting May 26, 2017 Revision Date
- Floor Plans and Elevations dated December 30, 2016
- May 31, 2017 letter from Dr Jeffrey Keller, Habitat by Design
- Drainage and Stormwater Management Report prepared by Grotto Engineering, revised May 26, 2017
- Detention Basin PVC Liner Specification Report prepared by Grotto Engineering, signed May 26, 2017
- June 6, 2017 letter from Dr Issa Oweis, Oweis Engineering
- June 7, 2017 comment from Long Valley First Aid Squad.
- June 8, 2017 comment from Shade Tree Commission
- June 9, 2017 report – Leon Hall PE
- June 10, 2017 report- David Banisch, PP
- June 12 report – Washington Township Board of Health

July 10, 2017 Documents

June 14, 2017 letter from Joseph Norton, LSRP

June 14 & 15 emails between Joe Norton and Ed Bogan re: Soil Analysis Report

June 15, 2017 letter from Grotto Engineering re “Permit by Rule” defined by NJDEP

June 21, 2017 letter from Grotto Engineering re Environmental Consultant Report dated May 31, 2017.

July 6, 2017 email from Dr Jeffrey Keller noting acceptance of plantings.

July 10, 2017 emails from Morris County Department of Planning and Public Work and Ed Bogan re: Revised Road Striping Plan

August 14, 2017 Documents

July 12, 2017 email from Ed Bogan Grotto Engineering to Joseph Norton with Historic Farmland Sampling Report. Report hard copy available upon request]

July 12, 2017 letter from Ed Bogan, Grotto Engineering to Joseph Norton responding to Mr Norton June 14, 2017 letter to Board.

July 13, 2017 email from Meryl Gonchar, Esq with attached January 24, 2017 letter from State Department of Health re: functional review

July 17, 2017 Memo from Shade Tree Commission

July 18, 2017 letter from Joe Norton, LSPR to Ed Bogan, PE

July 18, 2017 letter from Joe Norton, LSPR to Teri Lyons

July 18, 2017 letter from Craig Peregoy, PE to Board Members

August 1 2017 email from Meryl Gonchar, Esq re: next document

July 31, 2017 email from David Danton, AIA re:Emergency Generator

August 2, 2017 email from Joe Norton LSRP to Various re additional soil testing

August 3, 2017 letter from Patrick Brady, Executive Director re road maintenance