

**Washington Township Planning Board
May 13, 2013**

Chairman Leavens called the regular meeting of May 13, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Charles DiSalvo, Lou Mont

ALTERNATES: Howard Popper, Sam Akin

CLASS I: Ken Short

CLASS II: Roger Read

CLASS III: James LiaBraaten

ABSENT: Mark Bauerlein Kathleen McGroarty, Eric Trevena

OTHERS PRESENT: Attorney Buzak, Planner Banisch, Clerk Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

Minutes from the March 11, 2013 Regular Meeting

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

Ayes: Leavens, Mont, DiSalvo, LiaBraaten, Read

Nays: None Abstentions: Short, Akin, Popper

Minutes from the April 8, 2013 Regular Meeting

Mr. Mont made a motion to approve the minutes with a correction to Page 6 adding the word Audubon to paragraph 3, seconded by Mr. Short. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, LiaBraaten, Read, Short, Akin,

Nays: None Abstentions: DiSalvo, Popper

PUBLIC COMMENT ON NON AGENDA ITEMS

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.

RESOLUTIONS

13- 11 Cliffside Park Associates – Block 45, Lot 101 – 7 Roosevelt Ave. – R-20 Zone
Minor Site Plan for Essential Services Conditional Use with Variances for Side
Yard Setback & no frontage on a public road - Proposed well house

The Board reviewed the presented resolution. Mr. Short made a motion to approve the resolution as presented, seconded by Mr. Popper.

A roll call vote of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, Short, Read, Akin Nays: None Abstentions: None

13-12 Christadelphian Bible Camp – Block 20, Lot 30 – 286 Schooley’s Mountain Rd.
Soil Disturbance Application

The Board reviewed the presented resolution. Mr. Mont made a motion to approve the resolution as presented, seconded by Mr. Short.

A roll call vote of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, LiaBraaten, Read, Short, Akin Nays: None Abstentions: None

13-13 Regency at Long Valley – Block 28, Lots 46 & 47 - Fairview Avenue
Off-Tract Improvement Costs

Mr. Akin recused himself for this application due to a conflict of interest.
The Board reviewed the presented resolution. Mr. Popper made a motion to approve the resolution as presented, seconded by Mr. Mont.
A roll call vote of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, LiaBraaten, Short, Popper Nays: None Abstentions: None

Mr. Akin rejoined the Board.

PUBLIC HEARING/APPLICATIONS

1. Long Valley Gas – Block 35.01, Lot 32 – 69 East Mill Road – C-1 Zone - .92 Acres
Preliminary & Final Site Plan Application with a Front Yard Setback Variance
Proposed Gasoline Pump Canopy & Propane Filling Center
Deemed Complete on March 11, 2013 – Carrying public hearing to June 10th 2013

Clerk Margolese stated that the applicant had decided that they could not make it back before the Board's June 10th meeting and had asked that the public hearing be carried to that meeting. An announcement was made that the public hearing for Long Valley Gas site plan is being carried to the June 10, 2013 Planning Board meeting was made and that no further notice is to be made.

2. Highlands Re-Examination Report

The Board reviewed the third draft of the Highlands Re-Examination Report. Planner Banisch noted corrections or changes that have been sent to him by the Board regarding this report. These changes and/or corrections are on Page 4 (editorial), Page 5 (reference to the fire house and the solar project for the middle school), and Page 7 "f" (editorial change). Mr. Banisch noted that the Highlands Council has a 6 year schedule for re-examination rather than the 10 year schedule that the state requires for Master Plan re-examination reports.

The Board had a brief discussion regarding the Township's plans. R. Short noted that the Cucinella School should be added to Page 8 as "K" and that the Valley View Church water line connection should be noted. Mr. Short also noted that there is still potential for mixed use age restricted housing and that that should be mentioned on Page 9 "1".

The Board decided that Mr. Banisch will add the comments made by the Board and that the Board can adopt the Highlands Re-Examination Report the next time the Board sees it.

DISCUSSION/CORRESPONDENCE

1. Musconetcong River Age-Restricted Overlay Zone – Block 19, Lot 7 – Newburgh Rd.
Request for Ordinance Amendment

Planner Banisch stated that Heath Village is proposing to construct 98 units of duplex housing on the property on the corner of Newburgh Road and Schooley's Mountain Road. He noted that the population is aging and Heath Village is looking to construct a product that is more modern. He stated that more seniors want to live-in age-restricted communities which have

assisted living and skilled nursing facilities available to them. He said that this population is looking for independent living and they want an open campus atmosphere.

Mr. Banisch told the Board that the ordinance amendment is coming from Heath Village and they are looking for the Planning Board's recommendation to go to the governing body with this ordinance. The lack of access to Newburgh Road was discussed along with the need for ambulance and other transport being provided by Heath Village for the residents.

The Board decided that a joint meeting with the Township Committee would be a good idea and that Heath Village should be present at the meeting to answer any questions. Mr. Akin suggested that neighbors like Greenway Florist be invited to this meeting for their comments. The Board directed the Board Clerk to get in touch with the Township Administrator to find out if the May 22nd Planning Board meeting could be when the joint meeting is held. It was also noted that once the date is agreed upon that Heath Village should be contacted and a notice in the Observer -Tribune and the Long Valley Patch could be sent as well as to the Hastings Square Home Owners Association.

2. §217-46 Parking and Storage of Motor Vehicles

The Board continued their discussion regarding Ordinance 217-46 regarding commercial trucks being parked on residential lots. The Board talked about possibly limiting the parking of trailers by making the ordinance prohibit the parking of commercial trailers and allowing personal use trailers. Zoning Officer Frank Mileto told the Board that concealing the commercial vehicles is what needs to be addressed. The Board talked about having the ordinance changed to reflect specific screening requirements for commercial trucks. The Board also talked about the possibility of limiting commercial truck on residential lots to those lots which have certain larger lot areas and have the possibility for less impact to neighbors because the trucks could be parked further from property lines and away from neighbors' property and view. The Board decided to continue this discussion at a future meeting. Attorney Buzak stated that the Board should decide what they want in their municipality with regard to this matter and that the ordinance can be created from those ideas.

3. Vouchers

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

Mr. Mont made a motion to adjourn, seconded by Mr. Popper. A voice vote was taken; all were in favor and the meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk