

Washington Township Planning Board
January 5, 2015

Chairman Leavens called the regular meeting of January 5, 2015 of the Washington Township Planning Board to order at 7:50 p.m.

MEMBERS PRESENT

CLASS IV: Eric Trevena, Mark Bauerlein, William Leavens, Kathleen McGroarty, Charles DiSalvo
ALTERNATES: -
CLASS I: William Roehrich
CLASS II: -
CLASS III: Matthew Murello
ABSENT: Howard Popper, Sam Akin, Lou Mont, Roger Read
OTHERS PRESENT: Engineer Hall, Attorney Cofoni, Planner Banisch, Clerk Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 13, 2014 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

MINUTES

The Board tabled approving the minutes from the December 8, 2014 regular meeting.

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.

PUBLIC HEARING/APPLICATIONS

1. Enclave of Long Valley (Formerly Regency) – Block 28, Lot 46 and 47 – Extension request for Final Major Subdivision and Site Plan Approval for a 50 lot age-restricted subdivision

Mr. Murello recused himself for this application due to a conflict of interest. In attendance was Enclave's attorney Michael Selvaggi. Mr. Selvaggi stated that Enclave has received a two year extension from the Township Committee for the Developer's Agreement.

Ms. McGroarty made a motion to grant a two year extension for Enclave's Final major subdivision and site plan approval, seconded by Mr. DiSalvo. A roll call vote was taken; all were in favor and the motion carried.

Ayes: Eric Trevena, William Roehrich, Kathleen McGroarty, Charles DiSalvo, Mark Bauerlein, William Leavens Nays: None Abstentions: None

2. Musconetcong Age-Restricted Overlay Zoning Ordinance (Heath Village) – revised conceptual plans Present: David Danton, Architect, Ed Bogen, P.E., Patrick Brady, Heath Village Representative

Mr. Danton reintroduced the proposed project, stating that the expansion of Heath Village to the location across the street on Schooley's Mountain Road will be in the same location as the previously approved US Homes project. He stated that the homes proposed for this project will be 1 or 1 ½ story units. Mr. Danton stated that the existing health care center will be relocated to this project location and will contain 108 beds. He stated that the existing health care center has 96 beds. He stated that the health care center will be set up in a more modern setting with 6 households having 18 beds each and that each household will have a shared living room, dining room and den. He said that there will be two sub acute care households, three traditional households, and one household for dementia patients. Mr. Danton stated that the household design requires a 90,000 square foot footprint.

Mr. Danton stated that Heath has moved the health care center back an additional 10 feet from Schooley's Mountain Road. Mr. Danton noted that there also be a community center which will have exercise facilities. He stated that there will be 150 foot perimeter borders except with the industrial zone property line which will have a 75 foot buffer. He stated that evergreens were planted in this area. Engineer Ed Bogen stated that there will be 150 feet from the right-of-way on Schooley's Mountain Road to the building nearest to the road. He stated that they are looking for relief from the ordinance so that the buffer between the industrial zone property and this property is 75 feet instead of the 100 feet required currently.

Mr. Leavens asked that meadow management landscaping be used on this site and that the Audubon Society be contacted regarding bird habitats be considered. He asked if any of the buildings on the site would be taxable. Mr. Danton stated that the community center will be taxable but not the health care center. Mr. Murello stated that he would like the HMUA building shown on the plans and that he would also like to see renderings and photographs of proposed buildings.

The meeting was opened to the public for questions. Ms. Patrice Schaeffer asked if the HMUA will be providing the utilities for this development and how many residential units will be built. Mr. Danton stated that the HMUA will be providing the utilities and that they are proposing 144 one or two person units.

It was announced that Heath Village will be back before the Board at the February 9th meeting and that Planner Banisch will provide a draft of the proposed ordinance for the Board's consideration for that meeting.

DISCUSSION / CORRESPONDENCE

1. 2014 Planning Board Annual Report

The Board reviewed the board's annual report for 2014. The board accepted the report as presented.

2. Vouchers

A motion was made by Mr. DiSalvo, seconded by Mr. Bauerlein to approve the payment of vouchers. A voice vote was taken and the motion carried.

Mr. DiSalvo made a motion to adjourn, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk