

Washington Township Planning Board
Meeting Minutes
May 9, 2016

Vice Chairman Kathleen McGroarty called the regular meeting of May 9, 2016 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Mark Bauerlein, Kathleen McGroarty, Louis Mont

CLASS I: Ken Short

CLASS II:

CLASS III: Matthew Murello

ALTERNATES: Sam Akin, Howard Popper

ABSENT: Eric Trevena, William Leavens, Charles DiSalvo, Roger Read

OTHERS PRESENT: Engineer Leon Hall, Attorney Tiena Cofoni, Planner David Banisch, Clerk Barbara Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 21, 2016 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

PUBLIC COMMENT ON NON-AGENDA ITEMS: No one from the public in attendance.

MINUTES

Minutes from the April 11, 2016 Regular Meeting

Mr. Popper made a motion to approve the minutes as presented, seconded by Mr. Short.

A voice vote was taken, and the motion carried. Ayes: Kathleen McGroarty, Sam Akin, Mark Bauerlein, Matthew Murello, Ken Short Nays: None Abstentions: Louis Mont

APPLICATIONS

1. Chlipalski – Soil Disturbance Permit Application – Block 59, lot 40.02 - 290 Beacon Hill Rd.

The applicant, Ms. Anna Chlipalski, stated that she is exporting soil only. Engineer Hall referred to his April 7, 2016 review letter. He stated that the application is complete and that the 259 cubic yards of soil is being trucked outside of Washington Township. It was noted that it will take approximately 20 to 24 truckloads to export the soil.

Ms. McGroarty made a motion, seconded by Mr. Popper to approve the soil disturbance permit application subject to the conditions noted in Engineer Hall's April 7, 2016 review letter and subject to a \$1000 bond being posted. A roll call vote was taken, and the motion carried.

Ayes: Matthew Murello, Kathleen McGroarty, Mark Bauerlein, Ken Short, Louis Mont, Howard Popper, Sam Akin Nays: None Abstentions: None

DISCUSSION / CORRESPONDENCE

1. Heath Village – Block 19, Lot 5 – 422 Schooley's Mountain Rd. – Conceptual plan re: project phasing
Representatives present: Ed Bogen, P.E., Patrick Brady, David Danton, Architect

Engineer Ed Bogen told the Board that their geotechnical expert, Joseph Fisher, and an NJDEP geologist found areas on the site that need to be avoided. He stated that these areas are located near the Musconetcong River and added that the geologist is finalizing his report. Mr. Bogen stated that they had

met with the Highlands Council staff and the Morris County Planning Department to discuss the project. Mr. Bogen stated that there are no sinkholes on the site and that there is possible heavy overburden on the site and that there is 15 feet or greater of overburden on the entire site. Mr. Bogen stated that the Phase II Geological Study found no oil spills or other pollutants on the site.

Mr. Bogen proceeded to talk about the four phases of the project that are being proposed. He stated that Phase 1 is the construction of the health care center, Phase 2 is the construction of the first restaurant and a portion of the housing community, Phase 3 is the residential housing behind the health care center, and Phase 4 is the cul-de-sac residential. Engineer Bogen stated that they need to get rid of the existing health care center across the street and that the applicant is asking for permission to go ahead with the site plan process for the health care center alone.

Architect David Danton stated that the Heath Village campus has been combining units to make them larger and that once the new health care center is built, they will repurpose the buildings and raze the existing health care center. Mr. Danton stated that the proposal is for 108 beds in a 90,000 square foot building with all rooms being private. He noted that the old health care center is 65,000 square feet in area.

Engineer Bogen stated that Heath Village hopes to bring the health care center preliminary and final site plan application and the restaurant preliminary and final site plan application before the Board before the end of the year. Mr. Short asked if the overlay ordinance allows for the separation of the health care center in the application process. Planner Banisch stated that it would be okay if the health care center came in as Phase 1. Attorney Cofoni noted that the Board has to look at Phase 1 as if the other phases may never be built. Planner Banisch noted that the Wastewater management plan would have to be changed if the health care center is not located in the same foot print that was originally proposed.

Mr. Short stated that he is concerned with the ordinance not allowing this phasing and asked that Attorney Cofoni review this matter by the end of the week and get back to the Board with her decision.

2. Vouchers

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

Mr. Short made a motion to adjourn, seconded by Mr. Mont. A voice vote was taken; all were in favor, and the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk