

The Work Session Meeting of the Township Committee of the Township of Washington was called to order by Mayor Short at 7:33 P.M.

MEMBERS PRESENT: Comm. Kennedy, LiaBraaten, Roehrich, Tobin, Mayor Short

OTHERS PRESENT: Attorney John Jansen, Assistant Administrator Coppola, Deputy Clerk DiGregorio, Office Manager Lyons

ABSENT: Administrator/Acting Clerk Burd

Adequate notice of this meeting was sent to the Observer Tribune and the Daily Record on January 10, 2013 and was posted on the bulletin board in the Municipal building on the same date. This meeting is being held at the Washington Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey. Notices of this meeting were sent, as there were requests.

NOTE: This is a joint meeting of the Township Committee and Planning Board. Members present from the Planning Board include: Mr. Leavens, Mrs. McGroarty, Mr. Mont, Mr. Akin, Mr. Popper, Mr. LiaBraaten, Mayor Short, and Planner Banisch.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

COMMITTEE & PLANNING BOARD JOINT DISCUSSION

Musconetcong River Age Restricted Overlay Zone. Mayor Short stated that the property was previously approved for 300+ units to be built by US Homes. Time has passed and the applicant now seeks a new overlay zone. Mr. Banish provided a history of the prior applicant's plans, township approval, the market downturn, and abandonment of the project. The applicant is looking for a zoning ordinance amendment to permit building 98 duplex living units and a 150,000 sq. ft senior health care facility. Mr. Banish outlined the proposed changes: definition of senior uses, adding a restaurant on site (for residents, employees, and limited public), agricultural use, appurtenant woodlands, elimination of maximum lot requirements, and removal of some access. They would also like a reduction of property buffer requirements and a revision of the density per acre. Mayor Short expressed concern about all COAH residences being in one location, he would like to see them mixed throughout the complex. When Heath Village builds on the new location, across the street from the existing location, they may reconfigure the old healthcare building to be residences. If that is the case they will be back in front of the Planning Board before they move forward with those plans. Heath Village is considering making the access roads private.

There is currently a strain on Washington Township's Emergency First Aid Services. Mayor Short expressed concern that the additional units at Heath Village will tax that resource more severely. Mr. Popper expressed his concern about the intersection at Newburgh Road. When US Homes applied for permission to build many years ago their application addressed improvements at that intersection. Mr. Popper would like to see that intersection addressed in the Heath Plan. Mr. Mont is concerned about the buffers, ambulance services, and parking requirements. Mr. Akin would like to discuss the idea of having facility access through Newburgh Road to alleviate congestion on Schooley's Mountain Road. Mr. LiaBraaten is concerned about the impact on the adjacent properties. Mr. Leavens would like to make sure there are easements to trails and the river. He also likes the idea of sufficient buffers, and would like to see additional details on the restaurant. He would like to know if the 20% low income can be restricted to seniors. He thinks the enhanced hospital facility is a benefit to Washington Township. Mr. Kennedy agreed that access to Newburgh Road will spread the traffic. Mr. Tobin would like more traffic information; to know where the access roads will be, to make sure the Newburgh Road intersection is addressed, and what impact the facility will have on the First Aid Squad. Mr. Roehrich is concerned about a buffer for the neighboring farm.

Pat Brady, CEO Heath Village, clarified that the restaurant will be for residents and their guests. Ed Grogan, Grogan Engineering in Cranford NJ stated that while the proposed site is 120 acres, only 31 acres can be developed due to Highlands Act restrictions. Dave Downton, Heath Village Architect stated that traffic will not be severely impacted; most of the residents are over 80 years old and avoid driving at peak times. Mayor Short inquired about an escrow account for the professionals working on the project. Mayor Short also asked Planner Banish to work with the applicant to come up with an ordinance that incorporates all the issues and concerns discussed this evening.

OPEN MEETING TO THE PUBLIC

Mayor Short opened the meeting to the public on the proposed overlay zone.

George & Nancy Cummins, Greenway Flowers, stated that they actively farm on their property. They do spray crops and are concerned about restrictions that may be imposed on them. The safety zone for hunting is 450 feet; the Heath proposal is for a 100 foot setback, which is not enough if they hunt deer on their property.

There being no further comments, Mayor Short closed the meeting to the public.

The Planning Board portion of the meeting was concluded at 8:48 PM.

MEETING OPEN TO THE PUBLIC

Mayor Short opened the meeting to the public. There being no comments or questions, Mayor Short closed the meeting to the public.

DISCUSSION

Affordable Housing Obligation. There is the possibility that some affordable housing trust funds may be seized by the State.

A Freeholder Board Meeting will be held at the Municipal Building on July 24. The Committee is invited to attend. Agenda items include Schooley’s Mountain Road, the bypass, bridge construction, Sanico tipping fees, and parking and trail conditions. The Committee should contact Mr. Coppola with additional agenda topics.

Hunting Licenses for Spring Lane and Reservoir Road were discussed. Spring Lane will continue to be for bow hunting only. The bids will be the same as last year. **Comm. Kennedy** reiterated that he does not support hunting on township property.

Police Department Summer Help to address the record keeping for alarms system was discussed. There were no objections. Pay will be \$10-\$12 hours, not to exceed 30 hours per week.

Oil & Chip Program. It costs approximately \$18,000 per mile to put oil & chip down if the work is done by a third party. The Committee agreed to reinstate the program and agreed to allocate monies for a 3 year program for roads, not specifically oil and chip.

Advertisement of DPW Position the Committee agreed to advertise for a replacement for a retiring member of the DPW. The replacement would be hired at a lower rate than the retiring employee.

Estates at Long Valley. Leon Hall will be meeting with representatives of the Estates at Long Valley tomorrow. The Committee does not need to take action on this item tonight.

APPLICATION FOR PUBLIC EVENT – LONG VALLEY UNITED SOCCER

An application has been received from the Long Valley United Soccer Club for a Highlands Cup Soccer Tournament to be held on June 21, 22, and 23, 2013 between the hours of 6:30 AM and 8:00 PM at Rock Spring Park, Harrington Fields, and Palmer Park. Recommendations have been received from the Police Department, the Board of Health, the Zoning Officer, Construction Official and Fire Prevention Official.

That the foregoing application be approved subject to the conditions of the Police Department, the Board of Health, the Zoning Officer, Construction Official and Fire Prevention Official.

Motion to approve the application was made by **Comm. LiaBraaten**, seconded by **Comm. Kennedy**. Motion was carried forward by the following roll call vote:

AYES: Comm. Kennedy, LiaBraaten, Roehrich, Tobin, Mayor Short
NAYS: None **ABSENT:** None **ABSTENTIONS:** None

OPEN TO PUBLIC

Mayor Short opened the meeting to the public. There being no questions or comments Mayor Short closed the meeting to the public.

The Township Committee went into Executive Session at 9:21 P.M.

RESOLUTION #R- 72 -13 – EXECUTIVE SESSION – Personnel – Police Sgt. Vacation Carry Over Land Acquisition – Burger

Motion was made by **Comm. Roehrich**, seconded by **Comm. Kennedy** that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Kennedy, LiaBraaten, Roehrich, Tobin, Mayor Short
NAYES: None **ABSENT:** None **ABSTENTIONS:** None

The Township Committee came out of Executive Session at 9:36 P.M.

Motion to adjourn was made by **Comm. Roehrich**, seconded by **Comm. Kennedy**. Motion was carried by the following roll call vote:

AYES: Comm. Kennedy, LiaBraaten, Roehrich, Tobin, Mayor Short
NAYS: None **ABSENT:** None **ABSTENTIONS:** None

The meeting adjourned at 9:37 P.M.