

**WASHINGTON TOWNSHIP
PLANNING BOARD
MEETING
MINUTES
MAY 14, 2018 - 7:03 PM**

MEMBERS PRESENT

Class IV: _x_Bauerlein _x_DiSalvo _x_Leavens _x_McGroarty
 _x_Mont _x_Trevena
Alternates: _x_Akin _A_Popper
Class III: _x_Committeemember Murello
Class II: _A_Read
Class I: _A_Mayor Roehrich
Others Present: _x_Engineer Hall _x_Planner Banisch _x_Attorney Buzak _x_Clerk Griffith

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 11, 2018 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

MINUTES:

Minutes from March 12, 2018 Regular meeting
[McGroarty is not eligible to vote due to absence]
Motion to approve Minutes: Mr. Mont
Second: Mr. Bauerline
Abstain: Mr. Murello, Mrs. McGroarty
Voice Vote: All other eligible members present voted in the Affirmative

**OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA
CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

RESOLUTIONS: None

APPLICATIONS:

Don Costlow, B: 5 L: 3 - Route 46 Budd Lake Animal Hospital– Parking Lot Expansion - Conceptual Site Plan Review

John Siminoff, Corporate Operations Manager for Dr. Donald Costlow of Budd Lake Animal Hospital displayed Exhibit Sheet 1 and spoke to parking issues due to the nature of the business. Currently there are 10 parking spaces and one handicap for about 5 employees plus customers.

Mr. Siminoff proposes to create a tandem employee parking lot.

Tom Badalsky, P.E., Pequest Engineering.

NJ DEP evaluation shows this is in a floodplain area with a 150ft riparian buffer, which limits the lot depth.

Mr. Hall suggested adding a sidewalk from the new parking area into the existing one, check with the Health Department for when septic built and if there is and LOI.

Mr. Hall mentioned that this stacked parking is unique to this property situation, and would require a Major Site Plan approval.

Mr. Baldasky asked for verification that this is not exceeding lot coverage or any zoning aspects but only violating design standards requiring a design waiver only from the Planning Board.

Mr. Banisch concurred.

Mr. Baldasky proposed that they pursue the Site Plan approval before going to DEP.

Mr. Banisch commented that the sign is on the far side of the parking lot for East Bound traffic but if the sign was moved to the West side drivers would have more notice of the turn.

Mr. Hall pointed out that the existing ADA striping is not compliant and recommended additional site lighting. Several design waivers would need to be requested for trees and curbing.

West Morris Central High School, B: 17 L: 8 259 Bartley Rd – New Synthetic Turf Field – Capital Review

Frank D. Miletto representing Mr. Walsh who had a meeting conflict.

Mr. Buzak confirmed this is a D31 project review seeking our non-binding consideration.

Mr. Miletto explained the replacing of the main football grass field with artificial turf having a self draining system and improving a small high jump area. This has been before Morris County Soil Conservation with their suggestions incorporated. The primarily reasons for this project is maintenance, safety and the affect on play. The product is guaranteed for an 8 year minimum at an estimated cost of 1.5M.

It was explained that the base consists of gravel then a woven material then filled with zonite and silica sand and on top is crushed up coconut shells and cork.

Mr. Murello asked if this will only be used by High School teams and what the Return on Investment is.

Mr. Miletto did not know.

Mr. Murello suggested the Board of Education strongly consider allowing other groups to use this field to utilize our investment.

Mr. Akin confirmed that economics is not under the Board's purview.

Mr. Buzak noted that our recommendations are to be toward zoning/planning/master plan alignment.

Mr. Hall cited Sheet C03 Drainage and asked about the increase in flow into the proposed pipes and drains.

Mr. Miletto mentioned this was certified by Morris County Soil Conservation District and based on their recommendations increased the size of the perforated pipes.

Mr. Hall requested a copy of the certified plan.

Mr. Hall suggested that the rubber D zone, is in excess of 2000sf, the BOE must comply with minor storm water requirements.

Mr. DeSalvo did not feel there was enough information to make a determination. It was requested that the Engineer of record appear to discuss drainage concerns.

Mr. Miletto suggested he would contact the Engineer to see if he was finished with his other presentation to see if he would be able to come to this meeting now. He determined Mr. Walsh would arrive in about 15-20 minutes.

DISCUSSION:

Micro-housing

Mr. Banisch spoke regarding the Township Governing Body's proposed Ordinance based on interest in Micro-housing for Veteran's through a non-profit called Operation Chill-out, being a responsible organization keeping track of the veteran and these self-contained homes.

A few questions arose regarding meeting building code requirements and getting Board of Health input since this is so new.

Mr. Murello stated we would be blazing a new trail as this would be the first of its kind if allowed. This area was targeted due to an outpouring of interest.

Mr Banisch noted we may be able to get rehabilitation COAH credits for these.

Several Board members discussed DEP potable water, wetlands, driveways, access and

impervious coverage issues along with general application requirements.

Mr. Buzak suggested a conditional use application indicating meeting conditions outlined having the owner of the property certify annually that this unit remains occupied.

Mr. Banisch asked Mr. Buzak if the 501c3 has to have legal representation or if the homeowner can certify it is sponsored by Chill-Out.

Mr. DiSalvo asked if everyone could take a closer look at this since it is so new.

Mr. Banisch will integrate the comments heard into a new version of the ordinance to be circulated in preparation for a Board recommendation to the Governing Body at the June meeting.

Mr. Hall suggested reaching out to the Fire Departments.

Return to West Morris Central HS – New Synthetic Turf Field – 8:36pm

Robert Walsh, Robert Walsh Associates, LLC, 701 New Brunswick Ave., NJ

Mr. Hall cited Sheet C03 reviewed his drainage concerns and confirmed that this meets major stormwater requirements.

Mr. Hall also confirmed that the plan is not currently certified with Morris County Soil District.

Mrs. McGroarty asked why they are putting in a turf field.

Mr. Walsh explained more sports can use turf fields and for longer seasons, less postponements and the ability to rest regular fields.

Mrs. McGroarty asked about alternatives.

Mr. Walsh reviewed the history of the artificial turf fields and explained in recent years the demand has been for safer fillers like coconut fibers and cork with ziolite.

Mr. Banisch inquired what happens after the lifespan of this product.

Mr. Walsh explained the infrastructure can stay just the turf would need to be replaced.

Mr. Hall asked if the contract has been awarded.

Mr. Walsh explained the motion was made to award but a contract has not been signed. Since the Base bid came in so well the added Alternate for Mendham High School's field will be done next year at no additional cost.

Mr. DiSalvo asked if the existing soil will be carted off the property.

Mr. Hall will double check whether Municipally sponsored projects are exempt from this soil removal.

Motion for Secretary to draft a letter to WMCHS Board of Education that this is not inconsistent with our master plan and recommend opening it up to community use: Mr. DiSalvo
Second: Mr. Mont

OPEN TO PUBLIC

None

CLOSED TO PUBLIC

Ayes: Mr. DiSalvo, Mr. Mont, Mr. Bauerline, Mr. Leavens, Mr. Murello, Mr. Akin, Chairman Travena

Nays: Mrs. McGroarty

Abstain: None

DISCUSSION (Con'td):

ECHO housing

Mr. Banisch spoke regarding ECHO housing, a program where a municipality can buy or lease a manufactured home for a 55 or older low income family member to live independently in a backyard. If vacant it can be moved to another family in need.

Many similar concerns were raised by Board members as with the Micro Housing proposal.

Mr. DiSalvo expressed his understanding of the need but this program impacts a much broader population and zones versus the limited scope of the Micro Housing.

Chairman Travena stated this will need to be reviewed by all and added to June's meeting agenda for further discussion and recommendation to the Governing Body.

Housing Plan Element and Fair Share Plan

Mr. Banisch spoke to 20 Schooley's Mountain Rd. and the proposed 21 residential unit re-development project to include 1600 sf of retail stores for the old Ballentine Lumber site which will require a Zoning Ordinance amendment.

The proposed amendment minimizes the number of variances the applicant would be required to get through the Site Plan process.

Mr. Murello asked the reason for updating an ordinance without an official applicant.

Mr. Banisch indicated there is a need to persuade the Courtmaster of the Township's willingness to zone for the inclusion of the development of a site that was identified in the Housing Plan

Element and Fair Share plan as represented. There is a compliance schedule with summer deadlines as part of the court order that needs to be met with the least possible neighbor objections.

Mr. Murello stated that we are only re-zoning it but not allowing them to build this, if we don't do this we don't meet our COAH obligation,

Mr. DiSalvo expressed concerns over the development intensity of this ordinance amendment and Site Plan submission under this new amendment.

Mr. Buzak, Esq. suggested the Board go into Executive Session to obtain advice from legal counsel.

EXECUTIVE SESSION - Time is 9:22 PM

Motion to entertain Closed Session for Attorney/Client Privilege, pursuant to NJSA 10:4-12:

Mr. DiSalvo

Second: Mr. Bauerlein

Voice Vote: All Members present voted in the affirmative

[Mrs. McGroarty left at 10:02 PM]

RETURN TO OPEN SESSION - Time is 10:30 PM

Roll Call: Mr. DiSalvo, Mr. Mont, Mr. Bauerlein, Mr. Leavens, Mr. Murello, Mr. Akin, Chairman Travena

Mr. Buzak, Esq. requested the Board move to direct the Planner and/or Attorney to take action specifically based on discussion from closed session.

Motion: Mr. DiSalvo

Second: Mr. Bauerlein

Voice Vote: All Members present voted in the affirmative

BILLS LIST

ADJOURNMENT – 10:31 PM

Motion to adjourn: Mr. Bauerlein

Respectfully submitted,

JoAnn Griffith
Land Use Secretary