

WASHINGTON TOWNSHIP LAND USE BOARD

PUBLIC MEETING MINUTES

January 25, 2017, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairman Artigliere called the meeting to order at 7:30 p.m. stating this was the regular meeting of the Land Use Board of the Township of Washington. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the Star Gazette and transmitted to the Express Times. Notice was posted on the municipal bulletin board in the Township Administration Building in Washington Township, New Jersey, and notice was filed with the Township Clerk.

FLAG SALUTE

ROLL CALL

Present: Robert Klingel, Evan Howell, Ralph Fiore, Erich Sodtalbers, Stephen Swinton, Brian McCatharn Leonard Artigliere, Gretchen Foley, Michael Lum.

Absent: Maureen O'Donnell, James Vanderhorn

Professionals in Attendance: Steven Gruenberg, Esq., Kevin Smith, P.E., C.M.E., Scarlett Doyle, P.P.

APPROVAL OF MINUTES

A motion was made by Swinton, seconded by Fiore to approve the minutes of the regular meeting held on January 4, 2017. Members in favor: Robert Klingel, Evan Howell, Ralph Fiore, Erich Sodtalbers, Stephen Swinton, Gretchen Foley, Leonard Artigliere, Michael Lum. Members abstaining: Brian McCatharn

DISCUSSION

Township Ordinance 17-02 adopting Redevelopment Plan

Mr. Artigliere stated that the discussion of the Township ordinance was deferred to a meeting in February at the recommendation of the Township attorney and Board attorney.

DISCUSSION

Periodic Reexamination Report and Master Plan Amendment to the Land Use Element and Master Plan Amendment for Proposed Checklist Ordinance

Ms. Doyle discussed the document which featured a periodic reexamination report and highlighted the important items on page 3 to determine the reduction or increase in the extent of the objectives in the Master Plan and how they have changed since the last reexamination report adopted 10 years ago. Ms. Doyle discussed the recommended changes to the Master Plan amendment to the land use element and changes in uses in areas with wastewater capacity with a wider range of permitted uses in the sewer service areas including single and multi family and apartment residential uses of different architectural design, age restricted housing, assisted living and memory care facilities along with medical services, wellness facilities, hotels, offices, restaurants, retail and personal service uses. Ms. Doyle discussed the proposed checklist ordinance as required by the Highlands Council in the preservation areas adding that minutes from the Board meeting would be sent to the Highlands after adoption. Ms. Doyle stated that the report also included a Master Plan Amendment to the Land Use Element. The Board discussed.

Mr. Artigliere discussed the recent affordable housing decision regarding the gap period obligation which may increase the affordable housing numbers required for the Township. Mr. Gruenberg stated that there was pending litigation and the Township would not know the number of affordable units required. Ms. Doyle stated that the Township would have 90 days after the obligation was announced to prepare a fair share and housing element.

Mr. Gruenberg stated that if the Board was okay with the document that a public hearing could be scheduled. Ms. Parks discussed that there would not be enough time to notice for the next meeting on February 8, 2017. Mr. Artigliere suggested the public hearing be scheduled for February 22, 2017.

Mr. Sodtalbers asked if the Master Plan element was for the highlands preservation area only noting that the nitrate dilution model may be changed by the DEP. Ms. Doyle explained that the document was not meant for the preservation area and was for the planning area only adding that the checklist master plan amendment ordinance was for development in the preservation area. Ms. Doyle stated that the Township was delinquent in submitting the master plan amendment for the preservation area noting that she had been copied on notices to comply.

A motion to schedule the public hearing on February 22, 2017 was made by Howell, seconded by Fiore. Members in favor: Robert Klingel, Evan Howell, Ralph Fiore, Erich Sodtalbers, Stephen Swinton, Brian McCatharn, Gretchen Foley, Leonard Artigliere, Michael Lum.

PUBLIC CONCERNS AND COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Hearing no further comments, a motion was made by Fiore, seconded by Klingel to adjourn the meeting at 8:07 p.m. All were favor.

Respectfully Submitted,

Eileen Parks
Secretary to the Board

These minutes were approved on February 22, 2017