

The work session of January 20, 2004 of the Washington Township Planning Board was called to order by Chairman Jones at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: Charles DiSalvo, R. Gregory Jones, Kathleen McGroarty, Geoffrey Price, Kevin Walsh  
 ALTERNATES: William Leavens\*  
 CLASS I: Eric Trevena  
 CLASS II: Walter Cullen  
 CLASS III: Kim Ball Kaiser  
 OTHERS ABSENT: Bauerlein, Popper  
 OTHERS PRESENT: Engineer Hall, Clerk Kesper, Planner Banisch

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 16, 2004 and posted on the Bulletin Board on the same date. Five notices were mailed, as there were five requests.

**\*\*NO NEW CASES OR WITNESSES SHALL BE HEARD SUBSEQUENT TO 10:30 PM\*\***

Pledge of Allegiance

***MINUTES***

1. Minutes from the January 12, 2004 Reorganization Meeting and Regular Meeting

Ms. Kaiser made a motion to approve the minutes, seconded by Mr. Price. Minor changes were made. A voice vote was taken; all were in favor and the motion carried.

***RESOLUTIONS***

None

The meeting was opened to the public for items not on the agenda. There were no comments from the public and the meeting was closed to the public for items not on the agenda.

***DECISIONS ON COMPLETENESS***

None

***APPLICATIONS***

None

***DISCUSSION/ CORRESPONDENCE***

1. Priority List

The list was reviewed. Item 9, Sewer line extension to Chester was discussed. It was noted that even with the high school, golf course clubhouse, Bartley Fields and failing septic along Bartley Road being hooked into the system the sewer plant could still have capacity. It was decided that the WTMUA would be invited to give a presentation on their projections for sewer capacity and water distribution. It was decided to take off water supply / nitrate dilution model as our new master plan addresses this issue in other ways.

Mr. Banisch stated that there are model ordinances for the new stormwater regulations which he is reviewing and stated that he would give copies to Mr. Hall for review as well.

The ordinances being developed by the Smart Growth were discussed. The Planning Board will be sent copies of the draft ordinances when they are ready.

The sign sub-committee will speak to Mr. Jordan regarding the new signs for the Long Valley shopping center.

It was decided to add an item on the priority list to address new COAH rules when they are adopted. It was noted that this item would become a top priority as soon as the rules are passed by the State.

The Board directed Ms. Kesper to send the revised Priority list to the Township Committee.

2. 2003 Annual Report – Summary of Planning Board Activity

Noted for the record.

3. Discussion on possible zoning changes for 2004

JANUARY 12, 2004

Mr. Banisch distributed his memo of January 20<sup>th</sup> regarding rezoning and the master plan implementation plan.

Mr. Jones stated that we would want to make sure what we change would be sustainable based on zoning that was upheld in neighboring municipalities.

Current township litigation was briefly reviewed. It was noted that the 5 acre conservation zone and cluster ordinance are still being contested in court.

Regarding density determination Ms. Kaiser stated that she recommended that anything that we currently take a conservation easement on should be eliminated from the gross area calculations. She noted that the way the DEP determines wetlands has been held up in court and the new stormwater regulations would control 300' from the stream banks.

The Board directed Mr. Banisch to develop a density definition and ordinance for review at the February work session a draft.

Regarding Long Valley Historic Zone Expansion, Ms. Kaiser stated that the Township Committee has had an expert presentation on this issue and has requested the Historic Preservation Commission to pursue this issue including looking at the state and federal register nomination possibilities and holding public hearings to determine public interest and opinion. The Township Committee does not want to extend the zone without this kind of information.

Mr. Banisch stated that he would investigate the possibility of going to seven acres before ten acre zoning as suggested by Mr. Jones. He stated that Bedminster and East Amwell have had their ten acre zoning upheld by the courts. He answered the board that an ordinance to down zone the township would have to be looked at carefully and would take several months to develop.

The budget for 2004 was reviewed. It was decided to send a letter to the Township Committee requesting additional funds for ordinance development.

#### 4. Proposed Ordinance on Expiration of Preliminary Subdivision and Site Plan

Mr. Banisch reviewed the draft ordinance and Mr. Buzak's recommendations. Mr. Banisch was directed to have a revised ordinance which incorporates Mr. Buzak's recommendations for the Board to review on January 28, 2004.

#### 5. Board of Adjustment Annual Report

Send letter to Township Committee supporting changes.

#### 6. Committee Assignments (04-05)

The assignments were reviewed.

Mr. Jones stated that he would like to see these committees meet before the next work session to set an agenda of what needs to be done.

Ms. Kaiser stated that the Township Committee adhoc committee on Downtown and sidewalks is meeting this month.

7. January 9, 2004 correspondence from NJDCA and State Planning Commission  
– RE: State Planning Map

Mr. Banisch distributed the map and it looks like the Township is all within the environmentally sensitive designation. He stated that the Board would have to give the State a comment letter on this State Plan. He will print out a large version of the full map of Washington Township for the boards' discussion at the next work session.

Mr. Leavens arrived and joined the meeting at 9:20 p.m.

8. The Allegheny Society of American Foresters – NJ Division – Position Statement on Land Use Planning and Stewardship

Noted for the record.

9. Vouchers

None

Mr. Trevena made a motion to adjourn, seconded by Mr. Price. A voice vote was taken, all were in favor and the meeting was adjourned at 9:30 p.m.

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Virginia R. Kesper, Clerk