



TOWNSHIP OF WASHINGTON WARREN COUNTY, NEW JERSEY

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MEMORANDUM

To: Katrina Campbell, Esq., Washington Township Attorney Office

From: Kevin M Smith, PE, Township Engineer

Date: June 10, 2019

Re: Washington Township Affordable Housing – Third Round
Inclusionary Zoning Block 71, Lot 5

Washington Township proposes that 22 units of the established Third Round Affordable Housing Obligation be satisfied by providing a 'realistic opportunity' for a residential development on a portion of Block 71, Lot 5.

All of the following referenced land areas are understood to be approximate and based on Tax Map and GIS Parcel information.

Block 71, Lot 5 is located at the southwesterly quadrant of the intersection of Rymon Road (Twp) and Franklin Road (County Rt 634) and consists of 99.24 acres (Washington Twp Tax Map). The lot zoning is split between the Highway Commercial (HC) and the Valley Residential (VR). The portion of the lot zoned VR consists of 28.9 acres and includes an existing, 100 ft wide, electric utility easement. The net VR area (excluding the easement) is 23.9 acres.

It is proposed that the commercially zoned lands remain within the HC Zone and that the residentially zoned lands in the VR Zone be amended to permit the development of residential housing units with a target density of 6 units per acre. The mix of use (Commercial and Residential) in a planned development setting may increase the viability of constructing necessary infrastructure of the development. The Township has met with a developer who stated that they are in a 'due-diligence' phase of investigation of the property for development of the site and that the inclusion of onsite housing was an anticipated component.

In order to support this development density, the property will require adequate sewage treatment capacity. This could be accomplished by constructing an onsite sewage treatment facility or the conveyance to an existing facility. To permit adequate sewage treatment, the Washington Township Wastewater Management Plan (WMP) and the Upper Delaware Areawide Water Quality Management Plan (WQMP) will need to be amended through the NJDEP processes.

Based on the current Township WMP, when added to the sewer service area, the subject site would be served by the Hawk Pointe Plant. The Township, in cooperation with Washington Borough, seeks to amend the WMP to service the Route 31 South corridor by constructing a sewer conveyance system to the Borough's Treatment Plant. An initial meeting with NJDEP for this purpose is scheduled for June 18, 2019. If successful, the subject site will be served by the Borough's facility.

The site is currently designated as an Environmentally Sensitive Area (ESA) by the NJDEP due to the potential presence of Threatened or Endangered species of bird. ESA designations are established by the NJDEP based on the best information available. The ESA boundaries may be modified where site specific conditions are demonstrated and supported by an environmental evaluation. Based on an initial environmental evaluation of the site by a preeminent expert in this field, there is optimism that the ESA boundary will be modified in the vicinity of the site. A successful change in the ESA boundary will then permit the Township to file for an amendment to the Township 'Future Sewer Service Area' for Block 71, Lot 5.

The following is a list of necessary actions:

- Proposed a modification to the ESA boundary based on a site-specific environmental study and process application through the NJDEP. An initial evaluation has been performed by an environmental expert as part of potential developer's due-diligence.
- After ESA modification, amend Township WMP to include the site in the Future Sewer Service Area. A meeting with NJDEP is scheduled related to the sewer plant to service the Rt 31 corridor including the subject lot (i.e. served by Hawk Pointe or Washington Boro STP).
- Amend the Township Zoning ordinances for a permitted 6 unit / ac development including a 20% set aside for affordable housing.



Kevin M Smith, PE, PP, CME, Township Engineer
TOWNSHIP OF WASHINGTON