

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
OCTOBER 11, 2004**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Miller at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Mr. Miller read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chairman Miller led the Board in the Pledge of Allegiance.

ROLL CALL: Present: Bertoline, Post, Gleba, VanDeursen,
Fisher, Boyle, Miller
Absent: Opdyke, Schlader
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney
Carl Hintz, Planner

Chairman Miller stated that Bob Opdyke and Ron Schlader would not be in attendance due to work commitments.

APPROVAL OF MINUTES: Meeting of September 13, 2004
There was a question as to who cast a naye vote on the Tree Ordinance revision but it was agreed that the minutes reflected the correct member. No further comments. Therefore, it was moved by Post, seconded by Bertoline to approve the minutes as presented.

ROLL CALL: Bertoline, Post, Gleba, VanDeursen,
Fisher, Boyle, Miller
Ayes: 7; Nayas: 0; Abstentions: 0
Motion carried.

APPLICATIONS:
Smith Motors - Grading Plan: Applicant did not appear. Review letter from Bob Miller dated 10/11/04 made several comments and suggested that the Board deem incomplete. Bob stated that the plan was not clear as to what type of application was being filed. The information provided showed that a soil erosion plan was needed. Should be a minor site plan.

Therefore it was moved by Bertoline, seconded by Gleba to deem the application incomplete.

ROLL CALL: Bertoline, Post, Gleba, VanDeursen,
Fisher, Boyle, Miller
Ayes: 7; Nayas: 0; Abstentions: 0
Motion carried.

Washington Borough/Typinski-Donahue - 190 day extension: Alan stated that the Borough plans to perfect the subdivision as soon as possible.

Therefore, it was moved by Fisher, seconded by Post to approve the 190 day extension.

ROLL CALL: Bertoline, Post, Gleba, VanDeursen,
Fisher, Boyle, Miller
Ayes: 7; Nayas: 0; Abstentions: 0
Motion carried.

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OLD BUSINESS:

Master Plan Re-examination - Downtown Plan: Public hearing

Carl suggested that the hearing be opened and continued to November. Did not have time to include the information from Ritter & Plante because his office received it too late. The Board can consider adopting the Downtown Plan but suggests moving to November meeting.

Attorney Ours stated that the notice was sent to the paper and the Board could go forward tonight with the Downtown Plan but would have to notice for the zoning amendment. Carl stated that he would rather incorporate into one document.

Carl discussed the Downtown Plan. Some changes were made to the business boundaries. Changed conservation to downtown business zone and incorporated a DB1 and created a DB2. The notice for the re-examination report was published.

Hearing opened. Hearing closed. No public comment at hearing.

Therefore, it was moved by VanDeursen, seconded by Bertoline to adopt the Downtown Plan.

ROLL CALL: Bertoline, Post, Gleba, VanDeursen,
Fisher, Boyle, Miller
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried.

Mr. Rice came forward and stated that they had set up an escrow account for professional fees involved with the rezoning. They had trouble getting a copy of the Master Plan from the Borough so their information was delayed in getting to Carl. Carl stated that they received the information but did not have a chance to review it in depth.

Mr. Rice stated that the amendment is set up as an overlay district. The Rossi property would be condos. 75 units on approx. 5.43 acres. 175 units total for both tracts. The Rossi property would have a 3-story building with parking underneath as the first floor.

Carl stated that this is new information that would need to be discussed and does not recommend conditional use or overlay zone. New zone should only be for the specific property on the south side of Rt. 57. Mr. Rice stated that they would stick with the original plan of that property only.

Carl & Stu both recommend a new zone for the Rossi property and that the height requirement would need to be addressed. Mr. Rice stated that he will have his planner rewrite to only include the south side of Rt. 57.

Gina stated that she would like to see the maximum density of the south side property reflected and wants the language changed regarding COAH. Also, on last page, would like to see the word "permanent" stricken and a definite age put in.

Mr. Rice stated that he will bring in documentation on the Federal Regulations regarding age-restricted housing. He would rather take the COAH contribution than the on-site requirement.

Carl will give the Board some recommendations after looking into it. Mr. Rice and his professionals will meet with Carl to discuss before the November meeting.

NEW BUSINESS: None

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REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Gina asked that the Tree Removal Ordinance recommendation be forwarded to council by the deadline on Friday.

COMMUNICATIONS:

Lucas correspondence: has applied for sewer treatment application

Pat Post asked the Board if they had a preference as to the location of a holiday party. Apple Mt., Asbury Willows were suggested. Date of 12/4 and buffet dinner. Also invite Board of Adj. and Council.

Pat will check into.

ADJOURNMENT: The meeting was adjourned at 9:08 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk