

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
JULY 11, 2005**

The regular meeting of the Washington Borough Planning Board was called to order by Vice Chairman Schlader at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Mr. Schlader 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." Vice Chairman Schlader led the Board in the Pledge of Allegiance.

ROLL CALL: Present: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Sheola, Boyle
Absent: Miller
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney

Chairman Miller is away on vacation.

APPROVAL OF MINUTES:

Meeting of June 13, 2005:

Pat Post noted that on page 2, paragraphs 2 and 3, inches should be changed to feet. No further comments. Bill Gleba asked if the application for Richard Maquire was deemed complete. Bob Miller stated that it had been deemed incomplete. Therefore, it was moved by Post, seconded by VanDeursen to approve the minutes with changes.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Sheola, Boyle
Ayes: 7; Nays: 0; Abstentions: 1(Opdyke)
Motion carried.

Special Meeting of June 29, 2005:

No comments on the minutes. Therefore, it was moved by Sheola, seconded by Turner, to approve the minutes as presented.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Sheola, Boyle
Ayes: 6; Nays: 0; Abstentions: 2(Opdyke, Schlader)
Motion carried.

RESOLUTION:

28 Lambert Street - Fence Issue

After a discussion on the resolution, Attorney Ours stated that the 6/13/05 minutes should be changed by deleting the reference to Exhibit #5. Bob Miller stated that he is going to submit a sketch to be attached to the resolution. Andrew Turner asked if a copy of the resolution should be sent to the neighbors. Rich Sheola stated that it was not the Borough's responsibility.

Therefore, it was moved by Sheola, seconded by Post to correct the 6/13/05 minutes.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Sheola, Boyle
Ayes: 6; Nays: 0; Abstentions: 2(Opdyke, VanDeursen)
Motion carried.

WASHINGTON BOROUGH PLANNING BOARD
MEETING MINUTES OF JULY 11, 2005

PAGE 2

Therefore, it was moved by Turner, seconded by Post to amend the resolution by attaching the sketch and correcting the spellings of Marianne Van Deursen's last name and Rich Sheola's last name.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Sheola, Boyle
Ayes: 6; Nays: 0; Abstentions: 2(Opdyke, VanDeursen)
Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Highlands Commission Presentation – 7/19/05:

Marianne explained to the Board that the Highlands Commission was doing a presentation on funds available at the next Council meeting. The Planning Board is invited to attend.

George Dilts – Request for amendment to Ord. #14-05:

Attorney Dilts represents Candle Artisans. He is present to discuss the age restricted zoning ordinance. They have one basic concern that was not addressed by Mr. Rice regarding the side yard setback. Want the Board to consider some form of relief regarding the buffer. His client could lose 20% of their side yard due to buffering. This would cause a problem if his client wanted to expand. They could lose up to 40 ft. Bob Miller stated that this would be considered a performance standard and his client could get a waiver if they submitted site plans to expand.

Bob Opdyke asked Mr. Dilts what his suggestion would be. Mr. Dilts stated that a 10 ft. buffer would be adequate but Carl should be consulted. Bob Miller stated that a 10 ft. buffer would be the minimum. Attorney Ours stated that having a standard in effect would help Mr. Rice also. Marianne asked if a proposed amendment could be done. Andrew asked if there would be any "fallout" if the change is made. Bob Miller noted that the change would only apply to this situation. Mr. Dilts offered to speak with the Borough's professionals.

Therefore, it was moved by VanDeursen, seconded by Post to recognize the issue, request a 10 ft. setback and agree for Mr. Dilts and the professionals to meet to come up with an amendment.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Sheola, Boyle
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS: None

No comments from the 2 members of the public that were present.

COMMUNICATIONS:

Bill Gleba asked about the letter regarding Percarpio. Bob Miller stated that there was nothing going on in the Borough.

ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk