

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
OCTOBER 10, 2005**

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

APPROVAL OF MINUTES:

Meeting of September 12, 2005:

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

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

APPLICATION:

Warren Hills Regional Board of Education – Soil Erosion Plan:

Anthony Gianfocarò, Civil Engineer, spoke for the applicant. Chairman Miller stepped down due to a conflict of interest. Motion by VanDeursen, seconded by Sheola to appoint Bill Gleba as acting Chairman for this application.

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

Mr. Gianfocarò discussed the project. The middle school addition is going out for bid within the next week or two. Access to Carlton Ave will be a temporary egress by municipality. The review letter dated 10/10/05 was discussed. The applicant agreed to all conditions/comments on letter. The stockpile is to be moved. Bob said he has a meeting with the school regarding this issue. The Board is only approving the soil erosion plan. No major outstanding items. Bill Gleba asked if there were any problems with coordinating access and municipal project. Bob Miller stated no. Bob Opdyke asked about the location of the access. He will not be voting due the proximity of his home to the project. Bob Miller stated that the access will be located opposite from the church driveway. Andrew Turner asked about the radius of the turns for busses. Mr. Gianfocarò stated that they used templates to make sure and the street will be a one way. Rich stated that he had a preconstruction meeting and invited school officials. First project is on Carlton Ave. Bob Miller stated that access will be one way to Carlton Ave at this time but will change direction after Prospect St. is one.

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Therefore it was moved by Sheola, seconded by Turner to approve the soil erosion plan.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Sheola, Boyle
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Affordable Housing: Beth McManus filled in for Carl Hintz. She explained the new calculations. For every 8 COs (2004-2014), 1 affordable unit/25 jobs created or non residential COs, 1 affordable unit. Affordable means low/moderate income. A handout was given to the Board. A review was completed on net anticipated residential development. Marianne noted that Baker should not be represented as on approved application. Non-residential development was reviewed. Only new floor area is used to determine units.

79 affordable units are estimated in the 3rd round. Westgate Apartments currently accounts for 57 of those units. Ms. McManus recommends that the Borough adopt a growth share ordinance. Rule will change around 2014. Bill Miller asked if the Borough can sell excess units. Attorney Ours stated that a developer could put them in another town. Bill Gleba asked about the timing of the ordinance. Marianne stated that it must be introduced and adopted in the same calendar year. Andrew Turner asked that this information be sent to Council. Marianne stated that Carl should be present at the meeting also.

Bill Gleba asked if the new floor area for the middle school was included. Beth stated that it was not and that she needed to see the information on the project. Pat Pose asked about the Railroad Ave apartments. Beth stated that she would check on this. Plan to be discussed at November meeting.

REPORTS OF OFFICERS AND COMMITTEES: None

Three members of the public were present.

UNAGENDIZED STATEMENTS: None

Mark Bond, Flower Avenue, came forward. He sent a letter to all Board members. Mr. Bond read the letter into the record. Feels the Board should employ separate legal council to represent the Borough regarding the Baker litigation. He read Mr. Sheola's response letter stating that at this late date substituting attorneys would not be wise. The Board thanked Mr. Bond for his concern.

At 8:55 p.m., it was moved by VanDeursen, seconded by Turner to go into Executive Session to discuss the issue.

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

At 9: 12 p.m., the Board returned from Executive Session. All members in attendance.

Pat Post asked the Board about interest in a holiday party. The date of December 2 was agreed upon. She will check with Enzos or the Grapevine.

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COMMUNICATIONS:

No comments.

ADJOURNMENT:

The meeting was adjourned at 9:18 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk