

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
NOVEMBER 14, 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, VanDeursen,
Sheola, Boyle, Miller
Absent: Gleba, Opdyke
Also Present: Robert O'Brien, Board Engineer
Stuart Ours, Board Attorney
Carl Hintz, Planner

Chairman Miller announced that Ron Schlader has resigned from both the Zoning and Planning Boards. Council will take care of recognition of service for Ron. Mr. Hurley may take Ron's place on the Planning Board. Bill Gleba and Bob Opdyke both had work commitments this evening.

APPROVAL OF MINUTES:

Meeting of October 10, 2005:

Pat Post noted that under "unagendized statements" line 3, change "that" to "the". No further comments. Therefore, it was moved by Sheola, seconded by Post to approve the minutes with corrections.

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

RESOLUTION:

Warren Hills Regional Board of Education – Soil Erosion Plan: No comments on the resolution. Therefore, it was moved by Turner, seconded by Post to approve the resolution as presented.

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

APPLICATION:

Warren Hills Memorial Home:

Pat Boyle stepped down due to a conflict of interest. Rich Maguire gave the notices to Attorney Ours for review. Attorney Ours stated that the notice were in proper order. Motion to deem application complete moved by Post, seconded by Turner.

ROLL CALL: Turner, Post, VanDeursen,
Sheola, Miller
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

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Public hearing opened. Jeffrey Jonas, McDonald Street, was sworn in. He is concerned with the type of garage, location and use. Rich Maguire was sworn in. Mr. Maguire showed the location of the garage to Mr. Jonas. Mr. Jonas commented on the proximity of the buffer to his property line. Arborvitae was planted as required. Carl Hintz stated that once the arborvitae is established it will grow approximately 1 ft. per year. Mr. Jonas feels that there will be significant devaluation of his property if the garage is built. Mr. Sheola asked Mr. Jonas what evidence he had to back up his statement. Mr. Jonas stated that he was basing his opinion on just the look of the garage.

Mr. Maguire stated that the use of the garage is to store vehicles for the business. Attorney Ours stated that more buffering is needed. Per Bob Miller's review letter, 26 ft is required. Mr. Jonas stated that he is not convinced that the location of the garage is 10 ft from his property. Chairman Miller stated that the setbacks have to comply with the ordinance.

Mr. Maguire stated that he is not pleased with the application process. Commented that it has taken 18 months just to put up a garage. He has no problem moving the location of the garage 26 ft if required. Bob Miller stated that it appears that the engineer reversed the setbacks on the plan. Mr. Jonas was given a copy of the 11/14/05 review letter and requested that a copy of the ordinance be send to him. No other public comments. Public hearing closed.

Carl Hintz noted that the bulk requirements of the zone need to be on the plan as a table. Also he stated that Biggs Engineering should look at the ordinance on buffers. The applicant asked why he cannot plant one type of tree. Carl stated that if the trees become diseased, he will lose the entire buffer. Carl explained the lighting requirement. The parking requirement was discussed. Mr. Maguire stated that the spaces have been there since the 1960's.

The Board discussed the parking requirements and a motion to waive the requirements was brought forward.

ROLL CALL: Turner, Post, VanDeursen,
Sheola, Miller
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

Attorney Ours stated that he sees substantial changes to the plan. The Board agreed to have applicant come back with revised plans.

Rich Sheola stated that it was embarrassing for a review letter to come in the day of the meeting. He proposed that plans to professionals should be sent no less than 10 days before a meeting and the review letter should be sent out no later than 5 days before a meeting. Marianne requested that this item of discussion be placed on the next agenda.

Regency at Washington:

Lawrence Cohen, Esq., represented the applicant. He received the review letter from Bob Miller on Friday, Nov 11, 2005. Based on the letter, It was moved by VanDeursen, seconded by Sheola to deem the application complete.

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

Public hearing set for December 12, 2005.

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OLD BUSINESS:

Housing Element Plan: Carl stated that they are revising the numbers in the plan based upon the submission from Regency. Motion for public hearing to be set for December 12, 2005, was made by Sheola, seconded by Turner.

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

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

Three members of the public were present.

UNAGENDIZED STATEMENTS: None

Chairman Miller suggested waiting until the January meeting to appoint a vice-chair to take Ron's place.

Pat Boyle asked about the fence issue on Lambert St. Rich Sheola stated that it has not yet been corrected.

Holiday party is set for December 2, 2005. Pat Post needs count and money.

COMMUNICATIONS:

Chairman Miller noted the court cases in the NJ Planner.

ADJOURNMENT:

The meeting was adjourned at 9:20 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk