

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
December 12, 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, VanDeursen, Opdyke, Liloia, Sheola, Boyle, Miller
Absent:	none
Also Present:	Robert Miller, Board Engineer Stuart Ours, Board Attorney Beth McManus, Planner

OATH OF OFFICE:

New Planning Board member, Mr. Liloia, was sworn in by Attorney Ours.

APPROVAL OF MINUTES:

Meeting of November 14, 2005:

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

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Liloia, Sheola, Boyle, Miller
Ayes: 5; Nays: 0; Abstentions: 4 (Gleba, Opdyke,
Liloia, Boyle)
Motion carried.

INFORMAL:

Jack VanCleaf presented a plan to help revitalize the area of 54-64 W. Washington Ave. The plan includes a four story building. The first floor would be retail stores, restaurant, office and storage units for condos. The second floor would consist of studio or 1 bedroom condos – approx. 700 sq ft. The third and fourth floors would be two-story townhouses – approx. 1300-1450 sq ft. The plan also provides for a covered courtyard. Parking accommodations need to be discussed as well as a possible contribution. Some properties behind the building are for sale that could be used for parking. Mr. VanCleaf would be willing to donate to Borough in lieu of contribution - \$6,000/space. The Mayor asked how many units total. Mr. VanCleaf stated that there would be 48 condos total. Pat Post asked about underneath parking. Mr. VanCleaf stated that it would not be feasible.

84 parking spaces would be needed. Currently 36 shared and 48 mandatory. Chairman Miller stated that this type of development is what the Borough needs. Bob Opdyke stated that there is a need for retail but perhaps eliminate some residential units. Chairman Miller asked what the current proposed parking is now in the Borough. Rich Sheola stated that they are currently reviewing the DPW lot for possible 100 spaces. Pat Post is concerned with the proposed age-restricted housing residents having to walk farther to retail facilities.

Beth McManus discussed the building elevations with Mr. VanCleaf. She had a few comments from an architectural standpoint. Rich Sheola stated that they are also reviewing prospective areas for parking with Carl and Bob. Marianne stated that she is in favor of this project and finding other parking within the Borough. Rich stated that there are other options to research.

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF DECEMBER 12, 2005, MEETING
PAGE 2**

Chairman Miller stated that the presentation was just an informal one for the Board to give comments and to let the developer know if they are interested in project going forward. Andrew asked about COAH requirements. Mr. Van Cleef stated that 6 units are required. Marianne feel the Board should have developer move forward and to collaborate with Borough on parking. Attorney Ours noted that there is a soil contamination issue with the cleaners. May have some environmental concerns with the parking lot in that area. Rich Sheola stated that the DEP has started a plan which will probably be capping not remediation. Bill Gleba feels that the residential component is a little heavy and would like to see more professional offices. Mr. Sheldon stated that office space is in another area of the downtown plan.

Mr. Liloia inquired as to the number of residents the building would hold. Mr. Van Cleef stated that there would be approximately 100 residents. Marianne asked what type of restaurant was proposed. Mr. Van Cleef stated that he is currently negotiating a liquor license. Mr. Opdyke stated that it was a great plan but parking needs to be addressed.

Marianne stated that she, Andy and Bill are on a redevelopment committee. Mr. Van Cleef has gone the extra step to meet with the Borough's professionals to see what the Borough envisioned for the downtown area.

Rich Sheola left at 8:50 p.m. due to an emergency.

Bob Miller stated that the Borough needs to go further with parking. Pat Boyle stated that he supports the project. Chairman Miller asked when a formal site plan would be submitted. Mr. Van Cleef stated about 2 months.

APPLICATION:

Regency at Washington:

Lawrence Cohen, Esq., represented the applicant. The application is for a preliminary subdivision and site plan for age-restricted housing. George Ritter will be giving the presentation. The applicant's engineer has received the review letters from the Borough planner and engineer and has responded to these letters. Attorney Ours stated that the applicant has properly noticed the paper and property owners. Mr. Ritter was sworn in and accepted as an expert witness.

Exhibit A-1 – site overview: Rt. 57E between Acme and Candle Artisans. In the R-7 zone, the newly created age-restricted zone. Consists of 16.4 acres. Proposing townhouses with up to 3 bedrooms and basements. Highway type access across from the vacant shopping center. Recreation area with pool, spa, tennis court and parking. Two tennis courts will be constructed off-site as a contribution. 12 affordable units with 2-3 bedrooms and 1-car garages. There will be 50 units with 1-car garages and 48 units with 2-car garages. All lots will be fee simple. A homeowners association will be in place. On-site parking for visitors will be available. Total of 330 spaces available calculated per RSIS. The vacant commercial lot will have a stub driveway constructed for future development. Sidewalk to be constructed to the railroad bridge.

Exhibit A-2 – architectural elevation of townhouses.

Exhibit A-3 – architectural elevation of community building.

There will be 2-3 units per building. The end units will be approx 2100 sq ft and the middle will be approx 1900 sq ft. The homeowners association will maintain roads, sewer, and public areas. Restrictions of association need to be approved by DCA. Chairman Miller noted that there are not any private roads in the Borough.

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF DECEMBER 12, 2005, MEETING
PAGE 3**

Issues in review letters: 12 onsite COAH and 4 offsite with contribution of \$35,000/each (1 unit after 22 COs). 6 COAH units to be low income and other 6 to be moderate income (based on median income). These units will be smaller in size. Beth McManus stated that, based on Carl's comments, they feel strongly that COAH units be integrated throughout the site and not concentrated in one area.

Mr. Rice was sworn in. He explained the rationale for placement of the COAH units. Mr. Cohen stated that there is no mention in the ordinance as to the location of these units. Beth noted that unit #'s 17 & 18 should be outside of the easement. No comments from the Board regarding the location of the units.

Another review issue involves the current separation between the main access and Maribel Lane. The applicant feels there is no major problem. Bob Miller stated that RSIS requires 150 ft but does not distinguish between public or private roads. Does not fall under diminutive waiver. Mr. Cohen stated that this is a low traffic area and feels applicant can ask for a waiver. Will bring in an alternative plan. Mr. Ritter stated that the road is 24 ft which meets RSIS. If roads remain private, there will be no issue with the width. If roads become public, they need to be re-planned and a wider width.

Break at 10 p.m.

The meeting reconvened at 10:07 p.m. with all in attendance. (except R. Sheola)

Board needs to decide if public or private roads. (public services vs. reimbursement) Mr. Cohen stated that the police department can still enforce motor vehicle laws if the roads remain private. However, the Shade Tree Commission would have no control. Can include wording in resolution for Shade Tree Commission to make recommendations. Andrew asked if parallel parking would be available on private roads. Mr. Cohen stated no.

Therefore it was moved by Post, seconded by VanDeursen to have all roads remain privately.

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

Chairman Miller stated that if public roads, costs and maintenance will be paid by the Borough as well as drainage maintenance. If private, the homeowners association will maintain and the Borough will reimburse for plowing, garbage and lighting as well as maintenance of the drainage system. Bob Miller stated that they can bond for future problems which will be included in the normal homeowner association bonding.

Bill Gleba expressed his concern about the access road. Mr. Alfred Stewart, Sr., was sworn in. The reason for the stub road is for the possibility of future commercial development on the vacant lot. Mr. Cohen stated that they can take this road off the plan or make a pedestrian walkway. Bob Miller stated that they may need it for emergency access. Mr. Cohen stated that they can keep as a paper street for future consideration of development of Lot 7.01.

Exhibit A-4 – plan dated 11/4/05. Mr. Stewart discussed the storm drainage system. Will drain to system across from Flower Ave. which empties into the Shabbecong Creek. Drainage from roofs will percolate into ground for recharge. They have performed soil logs. Pipe is sized for 100 year storm. Also stone around pipe. Bob Miller stated that the calculations for the roof drainage are the rational method but the rest of the site is based on soil conservation method. Normally do not mix the two.

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF DECEMBER 12, 2005, MEETING
PAGE 4**

Mr. Cohen stated that engineers can discuss. Discussion to be tabled to next meeting. Bob Miller noted the issues: maintenance, mixing 2 formulas and limestone in area. Pat Post voiced her concern with flooding in the Shabbecong area. Bob Miller stated that the report meets standards. The basin will hold water from a 100 year storm. Will release water within 24 hours of the storm. Proposing sand filter. Mr. Stewart reviewed the details of the filter.

Another review issue is landscaping (trees in detention basin) – only proposing grass area. Roots from trees will affect filter system. They will request variances.

Next meeting on January 9, 2006. Do not need an extension yet. Have 120 days from last meeting.

OLD BUSINESS:

Housing Element & Fair Share Plan: Chairman Miller noted several issues and typos. Beth stated that the last application (Rice) was added to plan (79-80 units). Another issue with Warren County ARC was found and some units are rented and do not meet fair share requirements but the Borough still has a credit. Beth will do more research on the Railroad Ave apartments. Can be incorporated in future version if needed.

Public hearing opened. One person in audience. Public hearing closed.
Therefore, it was moved by VanDeursen. Seconded by Post to adopt the resolution.

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

NEW BUSINESS:

Discussion on deadlines, etc for applications and professional review reports. Tabled to next meeting.

REPORTS OF OFFICERS AND COMMITTEES: None
Three members of the public were present.

UNAGENDIZED STATEMENTS: None

Happy Holidays

COMMUNICATIONS:

No comments.

ADJOURNMENT:

The meeting was adjourned at 11:13
p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk