

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
January 9, 2006**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Miller at 8:03 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 Carl Hintz, Planner

**OATH OF OFFICE:**

Pat Post, Andrew Turner and Richard Sheola took the oath of office administered by Attorney Ours.

**ELECTION OF OFFICERS:**

Chairman – motion by Post and seconded by Turner to nominate William Miller as chairman. Roll call: all in favor. Motion carried.

Vice-Chair – motion by Post, seconded by Boyle to nominate William Gleba as vice-chair. Roll call: all in favor. Motion carried.

Secretary – motion by Sheola, seconded by VanDeursen to nominate Pat Post as secretary. Roll call: all in favor. Motion carried.

Assistant Secretary – motion by Post, seconded by Gleba to nominate Bob Opdyke as assistant secretary. Roll call: all in favor. Motion carried.

**APPOINTMENT OF COMMITTEES:**

None at this time. To be appointed as needed.

**REORGANIZATION RESOLUTIONS:**

Open Public Meetings Act, Meeting Schedule for 2006 and Reorganization for 2006: No comments on the resolutions. Therefore, it was moved by Sheola, seconded by Turner to approve the resolutions as presented.

ROLL CALL:

Turner, Post, Gleba, VanDeursen, Opdyke, Liloia, Sheola, Boyle, Miller Ayes: 9; Nays: 0; Abstentions: 0 Motion carried.
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Attorney for 2006: No comments on the resolution appointing Stuart Ours as Board Attorney for 2006.

ROLL CALL:

Turner, Post, Gleba, VanDeursen, Opdyke, Liloia, Sheola, Boyle, Miller Ayes: 9; Nays: 0; Abstentions: 0 Motion carried.
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Engineer for 2006: No comments on the resolution appointing Robert Miller as Board Engineer for 2006.

ROLL CALL: Turner, Post, Gleba, VanDeursen,  
Opdyke, Liloia, Sheola, Boyle, Miller  
Ayes: 8; Nays: 1 (Boyle); Abstentions: 0  
Motion carried.

Planner for 2006: No comments on resolution appointing Carl Hintz as Board Planner for 2006.

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

Andrew Turner asked about the full-time status of the planner. Rich stated that it is a common practice to have a planner at meetings. Chairman Miller stated that the Borough has a need for a planner, especially this year.

**APPROVAL OF MINUTES:**

Meeting of December 12, 2005:

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

ROLL CALL: Turner, Post, Gleba, VanDeursen,  
Opdyke, Liloia, Sheola, Boyle, Miller  
Ayes: 9; Nays: 0; Abstentions: 0  
Motion carried.

**APPLICATION:**

Leonides Rosado – Minor Subdivision:

Attorney Ours stated that this application is to subdivide lot into two conforming lots. Will not affect the current house and a variance is not necessary. James Onimbo came forward and explained that he is a close friend of Mr. Rosado. Mr. Rosado and Mr. Onimbo were sworn in. Mr. Onimbo stated that the property is located on Lot 29 Block 98, South Lincoln Ave. Bob Miller stated that there are a few items that need to be addressed: 1) new driveways brought up to code and 2) all utilities must be on lots to be served. Pat Post asked what the reason was for subdividing. Mr. Onimbo stated for future development. Bill Gleba asked about the current status of the parking issue in the area. Andrew Turner stated that parking stickers are currently being issued.

Therefore, it was moved by Turner, seconded by Sheola to approve the application.

ROLL CALL: Turner, Post, Gleba, VanDeursen,  
Opdyke, Liloia, Sheola, Boyle, Miller  
Ayes: 9; Nays: 0; Abstentions: 0  
Motion carried

Regency at Washington:

Lawrence Cohen, Esq., represented the applicant. Testimony to continue with the engineer. Applicant received two reports (one from planner and one from engineer).

Drainage system – Mr. Stewart gave details about the system. Volume from 100 year storm to be stored in basin. Cannot have plantings in basin because it is a sand filter system. 12" gravel w/4" pipe. Requires periodic maintenance which will be handled by homeowner's association.

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Bob Miller stated that the recent proposed system is better than the system that was proposed at the last meeting. Stormwater report still needs to be reviewed by his office and will be done by the end of the week. System concept is acceptable. Mr. Stewart stated that the soil being used is acceptable. Only roof runoff will go into the system. Mr. Liloia asked why the system was changed. Mr. Stewart stated that they used different calculations meaning that they used the same formula for entire site instead of two different ones. Basin is now 15% larger than previously planned. Flow out of basin will be restricted. Existing pipes crossing Rt. 57 to Shabbecong are adequate. The basin empties within 24 hours after a storm. The site after construction will release less water into the Shabbecong than what comes from the site now. Attorney Cohen explained the requirements of the Best Mgt. Practices to the Board.

Mr. Liloia asked about the calculations used for drainage. Mr. Stewart explained that runoff was reduced by 70%. Rich Sheola noted that on page 5 of plans note #11 needs to be corrected. Bill Miller asked about the physical appearance of the basin. Mr. Stewart stated that there will be evergreen type trees around the basin. The basin will be 4 ft deep, slopes 3:1 and planting Kentucky blue grass.

Exhibit A-5: Phasing Plan: Mr. Stewart stated that Phase 1 will have a temporary sales trailer with paved parking area, model homes in southwest corner. Clubhouse to be in Phase 1 and 2. Phase 2 will be the easterly side of site. Chairman Miller asked about the affordable housing. Carl stated that affordable housing should be built with Phase 1. Attorney Cohen stated that the applicant will submit a revised phasing plan to include 4 COAH units and the clubhouse plus 36 units as well as 1 offsite COAH unit. He also stated that there will be 1 offsite unit for every 22 COs issued or 3 years, whichever comes first.

Sidewalks – Mr. Stewart stated that there will be a 4ft sidewalk to the carwash with no curbing and from the other side of the carwash to Railroad Ave. There will also be a sidewalk on Rt. 57 in front of the site. Sidewalks within the development are curbed and on both sides of the streets. Bob Miller commented that some areas should have curbing.

Lighting plan – Sheet 8 – Lighting is proposed in parking areas and at all intersections. Bob Miller noted the issue of safety. Carl suggested lowering the wattage and adding 5 more lights. Bob reminded the Board that the Borough has to reimburse for the lights along the roadway.

Break at 9:30 p.m.

The meeting reconvened at 9:40 p.m. All members in attendance.

Mr. Liloia asked about landscaping. Mr. Stewart stated that there are currently scrub trees. They are proposing evergreen buffer surrounding site. No salvageable trees on site. There will be plantings at entrance and along Rt. 57. Carl made some suggestions regarding the type of trees. Attorney Cohen stated that they will revise the landscaping plan after reviewing with Mr. Hintz. Chairman Miller asked if they were going to clearcut the entire site. Mr. Stewart stated that it will be cleared with the phasing. Bob Miller stated that the soil erosion plan is to be approved with the entire plan.

Limestone issue – Page 2 – 7 soil logs were done throughout site. Mr. Stewart noted that they are confident that there are no limestone issues on the site. Drainage pipes to be approximately 15 ft from foundations. Bob stated that he will look further into location of the pipes on some of the lots due to the depth of some of the basements. Bob feels geo-technical expert should speak about the issue of limestone. Attorney Cohen stated that the applicant agrees to have a geo-technical expert on site during excavation and to remedy any problems that may arise.

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Traffic – Ken Fears was sworn in. He studied counts taken from 7/24/05 to 7/31/05 as well as census information. They also gathered data from 8 different 55 and over sites in the state. Counts included 27 trips per 100 units (60 minute period). Capacity analysis showed that making a left into site is Level A service, a right out of site is Level B service and a left out of the site is Level C-D service. Feels Rt. 57 will need to be widened but not because of this site. They estimate 300 trips/day which is considered a low impact on roadway. Page 4 – site distance issue to be corrected. Infrastructure on site is back far enough to allow DOT to add a left turning lane if they choose to. Bill Gleba asked about traffic numbers during school hours. Mr. Fears stated that it will not make a difference. Will be a minor impact. This development has no impact on situation on Flower Ave. There is enough width for 4 lanes. Ingress/egress is across from the mall entrance as required by DOT. Bill Gleba asked about parking on site. Mr. Fears stated that it was in compliance.

Public hearing opened. One member of public present.  
Public hearing closed. Applicant granted a one month extension.

**OLD BUSINESS:** None

**NEW BUSINESS:**

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

**REPORTS OF OFFICERS AND COMMITTEES:** None

**UNAGENDIZED STATEMENTS:** None

**COMMUNICATIONS:**

No discussion. Letter received from George Dilts will be discussed at next meeting.

**ADJOURNMENT:**

The meeting was adjourned at 11:04 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk