

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
FEBRUARY 13, 2006**

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,
Liloia, Sheola, Boyle, Miller
Absent: Opdyke
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney

Chairman Miller stated that Bob Opdyke would not be in attendance due to a business commitment.

APPROVAL OF MINUTES:

Meeting of January 9, 2006:

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

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

Peter Liloia arrived at 8:05 p.m.

RESOLUTION:

Leonides Rosado – Resolution to be presented at the March meeting

Rt. 57 Corridor Plan (NJDOT) – Debbie Hartman discussed the corridor plans that she handed out. The plan outlines changes DOT is proposing. The scenic byway study could provide a destination area for the Borough and there is also possible financial assistance. Chairman Miller asked how Rt. 57 could stay a 2-lane highway considering the growth along the entire stretch. Ms. Hartman asked what was important on Rt. 57. Bill stated that big rig trucks should be taken off of the road. Tourism was discussed. Marianne stated that the revitalization plan should create exciting things for the Borough. Vacancies in downtown was discussed. Marianne stated that the redevelopment project hopes to revitalize the entire downtown area. Andrew asked about rail service as well as the parking issued. Rich stated that DPW lot could provide 80-100 new spaces. Ms. Hartman asked if the Borough was interested in the scenic byway plan. Marianne commented that she would ask Council about their interest. Ms. Hartman stated that meetings will be weekday evenings at Warren Tech.

APPLICATION:

PNC Bank – completeness hearing

Scott Collins from Riker Danziger represented the applicant. Review letters dated 2/9/06 were discussed.

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Items A thru D – applicant will comply

Item E – will get from Borough

Item F – needs to be discussed

Item G – environmental impact statement – Board could waive.

Therefore, it was moved by Turner, seconded by Post to waive the environmental impact statement requirement.

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

Bob Miller stated that the major issue is the survey. Board can deem the application incomplete at this point and deem complete at the next meeting along with the public hearing. Bill Gleba voiced his concern with the circulation plan. Pat Post would prefer there be no access to Rt. 57 and use side streets only.

Therefore, it was moved by Turner, seconded by Sheola to deem the application incomplete and set the completeness hearing as well as public hearing for next meeting.

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

Midtown at Washington – completeness hearing

Alan Lowcher represented the applicant. They are pleased with the progress of the downtown revitalization. The project proposes a 4-story commercial/residential building to the right of the municipal lot on Rt. 57. Applicant proposes making a contribution for the purchase of three lots to be used for parking. Also possible contribution to DPW parking project.

Variations requested for rear yard setbacks. Frank Tomaino, Architect, explained the project. Façade treatments to look like 6 different fronts. Businesses on first floor, efficiency condos on second floor and 2-story condos on third and fourth floors.

Rob Monahan, Engineer, discussed Bob Miller's review letter dated 2/10/06.

Subdivision checklist – all items can be complied with

Item H – Bob Miller stated that the applicant can get information from aerial photos.

Item E – Bob stated that this could be put on the site plan.

Site Plan –

Item A – 95% coverage

Item B – Building use plan. Rich stated that a proposed use plan would be fine.

Item C – Circulation plan. Proposed plan based on new parking lot

Item D – Natural resource plan. Requesting a waiver. Currently have a theoretical basis. Will make a contribution to a regional basin. Currently goes into creek. Stormwater will not be significantly increased. Bob has no problem with concept. Board can waive resource plan except stormwater plan for completeness only.

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Therefore, it was moved by Sheola, seconded by Post to approve the waiver.

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

Item E – Requesting waiver for facilities plan for completeness only.

Therefore, it was moved by Sheola, seconded by Post to approve the waiver.

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

Item F – Environmental impact statement. Waiver requested. Have provided ENS for streams, etc. Two tanks (underground) to be removed. Will be added to plan.

Therefore, it was moved by Turner, seconded by VanDeursen to approve the waiver.

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

Bob stated that plans should be deemed incomplete but hearing date can be set. Attorney Lowcher requested a waiver for completeness. Chairman Miller stated that the Board needs to consider extra meetings to hear all applications. Marianne stated that Monday nights would be good for her. Andrew agreed that extra meetings would be needed.

Attorney Lowcher stated that since the applicant had already noticed can the application be deemed complete tonight and carry the hearing to a special meeting. February 27 was mentioned. Bob Miller noted the 120 day timing due to variances requested. Attorney Lowcher stated that the applicant will grant extensions if needed. Attorney Ours stated that the notices were in order.

It was moved by VanDeursen, seconded by Sheola to deem the application complete, open hearing and adjourn to February 27, 2006. Pat Post asked if the meeting could start at 7:30 p.m. Chairman Miller stated that the notices sent out state 8 p.m. The Clerk explained that there was not enough time to notice in the Star Gazette for February 27. March 6, 2006 was discussed. The motion was amended to set the meeting to March 6, 2006.

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

Public hearing opened. Public hearing closed and adjourned to March 6, 2006.

Break at 9:20 p.m. Reconvene at 9:30 with all Board members present.

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Warren Hills Memorial Home/Rich Maguire –
Pat Boyle stepped down due to a conflict of interest.

Letter from Carl Hintz received dated 2/9/06. Lighting design acceptable.
Letter from Bob Miller dated 2/9/06. Engineer will take care of any changes needed.

Therefore, it was moved by Sheola, seconded by Post to approve the application for preliminary approval subject to compliance with review letters from Carl Hintz and Bob Miller.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Liloia, Sheola, Boyle, Miller
Ayes: 5; Nays: 0; Abstentions: 3(Gleba,Liloia,Boyle)
Motion carried.

Regency at Washington –
Larry Cohen represented the applicant. He will address the questions from last meeting. Sump pumps will be provided in every basement. Memo from the police department was received. Twelve accidents in three years at Flower Ave intersection. Need to know what type of accidents to determine if twelve is a significant number. Attorney Cohen stated that de does not know of any rating for this intersection.

Mr. Stewart addressed the review letter from Bob Miller dated 2/7/06. He has revised the plans based on this letter. Plans are dated 2/10/06. Bob has not reviewed the revised plans.

Items A, B, C & D– provided on the revised plans.
Item E – sheet 6A is a detail of the roof drainage system, pipes and lowest basement level. There are 18 below and 12 above. Designed for a 2-year storm event. Basin is designed to handle overflow. Believes 12-16 hours to empty.
Item F – sheet 6 – emergency spillway along Rt. 57.

The 12 pipes not below basement level are due to grading. These units are on the back (high) end of the property.

Mr. Rice stated that they used Stormwater Best Management Practices. Part of the plan is recharging as well as retention. Does not see these pipes filling up with particles.

Mr. Cohen stated that the homeowner's association will handle maintenance of gutters which will probably be taken care of better than an individual home. Chairman Miller stated that he was concerned with debris getting into gutters and water overflowing preventing water from draining into the pipes. Bob Miller stated that access to the pipes should be considered for maintenance. Best way to handle this issue. Does not have to be one per unit but perhaps 2 per main. Mr. Stewart stated that each building unit has a system.

Grading – Items A thru F have been revised.

Soil Erosion –
Item A – notes were modified
Item B – shows 4 locations for construction vehicles
Item C – completed
Item D – completed

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Bob Miller stated that the phasing plan should be presented to the Board. Mr. Rice discussed the COAH units. Three units after every 25% completed.

Construction details – acceptable

General comments – completed

Mr. Cohen stated that they have to file the homeowner's association bylaws with DCA. Borough Code states that after 50% completion clubhouse must be built. Mr. Rice told the Board that they are not constructing the project in two phases. Just one phase.

Plans have to be reviewed by Bob Miller's office.

Carl Hint's letter dated 2/9/06:

Waiver requested for #3-7. Motion by Post, seconded by Turner to grant waiver for no trees to be planted in basin.

Bill Gleba stated that architectural plans need to be submitted to Board and its professionals. Marianne suggested that perhaps a punch list should be reviewed for next meeting.

Applicant will grant an extension through the March 13, 2006 meeting. Applicant will submit: maintenance plan for pipes, staging plan and architectural plans. Mr. Sheola asked Mr. Stewart about the 2/2/06 letter regarding treatment works approval. Mr. Stewart stated that there is not separate sewer.

OLD BUSINESS: None

NEW BUSINESS:

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

Letter from George Dilts re amendment to Borough of Washington Zoning Ordinance tabled to next meeting.

REPORTS OF OFFICERS AND COMMITTEES: None

No members of the public were present.

UNAGENDIZED STATEMENTS: None

COMMUNICATIONS:

Rich reminded Board members about registering for the mandatory land use training.

ADJOURNMENT:

The meeting was adjourned at 11:07 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk

