

**WASHINGTON BOROUGH, WARREN COUNTY, NEW JERSEY
PLANNING BOARD
MINUTES OF MEETING HELD ON
MARCH 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,
Opdyke, Sheola, Boyle, Miller
Absent: Liloia
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney
Carl Hintz, Planner

Chairman Miller stated that Pete Liloia would not be at meeting due to a work commitment and that this would be his last meeting.

APPROVAL OF MINUTES:

Meeting of February 13, 2006:

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

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

RESOLUTION:

Leonides Rosado – No comment on the resolution.

Therefore, it was moved by Turner, seconded by Post to adopt the resolution as written.

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

Richard Maguire – No comment on the resolution.

Therefore, it was moved by Sheola, seconded by Post to approve the resolution as written.

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

APPLICATION:

PNC Bank – completeness hearing

Applicant will appear at the April 10, 2006, meeting. Chairman Miller stated that any public interested in that application can attend the meeting in April.

Regency at Washington:

Rich Sheola, Bob Miller, Bill Miller and Ray Rice met before the meeting to discuss engineering problems.

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE MARCH 13, 2006, MEETING
PAGE 2

Attorney Cohen represented the applicant. He stated that this meeting was the third public hearing for preliminary application. George Ritter met with Carl to review the landscaping. Three minor issues: 1)use of different trees, 2)flowering trees to be replaced with street trees, 3)between units and backyards suggested privacy buffer.

Must be submitted on plans. Can be a condition for final landscaping plan to be reviewed by planner.

Bob Miller's review letter dated 3/9/06:

1A – Stormwater management – plans to be revised according to a prior meeting. Believes facility according to State Best Management Practices. Bob stated that the plan must be looked at by applicant's engineer and to add more stones to basin for additional recharge. Possible combination of basin and drywells. Feel better approach.

Attorney Cohen stated that revised plans to be submitted to Bob Miller and reviewed by him as a condition. Bob stated that he has no problem with this. Feels comfortable with this plan of action. Mr. Rice stated that Bob's system suggestions will benefit him as well. Bob stated that he no further issues.

Carl stated that adherence to affordable housing is required. 12 units onsite. Need bedroom counts. Mr. Rice stated that the will contribute \$35,000 in lieu of 4/units. Rich stated that he was going to suggest an outside agency to deal with affordable housing.

Bill Gleba asked if there were any problems with the JCP&L easements. Mr. Rice stated that they have the right to cross the easement. No plantings allowed. Only roads will cross easements.

Public hearing opened. Seven people in audience. No one from the public came forward to speak about the application.

Public hearing closed.

Carl stated that any resolution for preliminary approval should recommend the homeowners bylaws be reviewed by the Planning Board attorney.

Conditions:

Final landscape plan to Carl.

Amended stormwater plan to Bob.

Affordable housing requirements met

Fees, escrow, etc

Sewer authority approval

Other approvals – State, County, etc

Homeowners' association documents for final

Architectural review at final

Resolution for April 10, 2006.

OLD BUSINESS: None

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE MARCH 13, 2006, MEETING
PAGE 3

NEW BUSINESS:

Procedures:

Marianne stated that the Board needs information received in a timely manner both from applicants and professionals. Bill Gleba stated that he does not expect a two-day turn around. Andrew stated that Board members need to have time to look at review letters. Not on day of meeting. Rich stated that currently plans must be received 21 days prior to the meeting. Andrew asked if applications could be heard every other meeting to give time for reviews. Chairman Miller stated that this cannot be done due to land use law. The Chairman also noted that the Board must require a certain date at which reviews, etc., are done from professionals. Pat Boyle asked if the timeline was the same for individual applicants. He was answered that it was. It was suggested that a copy of the deadlines be included in the application packets.

Rich suggested a technical review board to review applications before meetings. They would do a checklist review. Fees for professionals would come out of escrow. Pat Boyle suggested waiting until after the training on Saturday to appoint a committee. Rich will have a draft mission statement for the technical review board for the next meeting.

Letter from George Dilts – no comment

REPORTS OF OFFICERS AND COMMITTEES: None

No members of the public were present.

UNAGENDIZED STATEMENTS:

Baker – motion for reconsideration denied. Baker can appeal. Attorney Ours feels confident that Borough will prevail.

Andrew asked about the COAH requirements. Carl stated that the “in lieu of payment” for Regency was in the ordinance and before the third round plan. Must now be on site. Will need an amended fair share plan but should wait until the next plan is due. In regard to the VanCleaf project, it is more efficient for him to construct onsite. Carl stated that it may be too early to start on the next plan but will try to provide some info. Will meet with Rich to discuss.

Redevelopment meeting – Marianne, Andy and Bob met with Jack to discuss conditions for final site plan. Has met all conditions. Will get the Planning Board involved in redevelopment review areas and recommendations.

COMMUNICATIONS: None

ADJOURNMENT:

The meeting was adjourned at 9:07 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk