

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
APRIL 10, 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: vacancy  
Also Present: Robert Miller, Board Engineer  
Jerome Baucom, Acting Board Attorney

**APPROVAL OF MINUTES:**

Meeting of March 6, 2006:

Part of the first page is missing due to printer/copier problem. Needs to be reprinted. Table to next meeting. Therefore, it was moved by Turner, seconded by Sheola to table the minutes to the May meeting.

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

Minutes of March 13, 2006:

Change to be made to roll call section under Maguire resolution: Gleba and Boyle both abstained on the vote. Therefore, it was moved by Post, seconded by Turner to approve the minutes as corrected.

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

**RESOLUTION:**

Midtown at Washington: Mr. VanCleaf requested the resolution be tabled to the May 8, 2006, meeting.

Regency at Washington: Mr. Cohen stated that he has minor additions. He handed out a revised copy showing the changes/corrections.

#1 – pg 2 paragraph 4 – changed to “scheduling set forth in COAH regulations.”

#2 – pg 2 paragraph 10 – changed to “as shown on the plans”.

#3 – pg 2 paragraph 11 – changed to “for the unit” and omitting “first”. This refers to the letter from the fire department requesting the roadway be in place. Bob has concerns with the wording of the fire department letter. Thinks the department meant that where the framing part is being constructed a road needs to be completed with a base coat. Another change to say “prior to start of framing for each unit.”

#4 – pg 3 paragraph 21 – word “been” added and the word “engineer” added.

#5 – pg 4 – Mr. Lowcher feels that #22 needs to be deleted because it is redundant. Attorney Baucom and Bob Miller agreed.

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Therefore, it was moved by Post, seconded by Turner to adopt the resolution with corrections.

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

Chairman Miller asked about the letter from the Warren County Planning Board. Mr. Rice spoke on the issue. He stated that a few changes were made to the plan and the County did not have the updated plans. There was some confusion on the two applications. They do not have a Class IV dam. The plans were changed. Expecting a permit from DOT next week. A treatment works application has been submitted. 2.5 years to build out.

**APPLICATION:**

PNC Bank – completeness hearing

Applicant asked for deferral to May 8, 2006, meeting. Chairman Miller stated that any public interested in that application can attend the meeting in May. Bob Miller stated that he met with PNC to discuss circulation and saving the one building.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Mission Statement for Technical Review Board:

Marianne VanDeursen stated that she and Dick Cushing had attended a seminar on this subject. This type of Board gives the applicant a chance to review a checklist prior to coming to a meeting. The Board engineer, planner and attorney plus members of the planning board or development committee will be part of the review board. The applicant has the option to come before the committee or not. The fees would come from the escrow account. This type of committee eliminates getting bogged down at the regular monthly meetings. Ray Rice and Jack VanCleaf both took advantage of review meetings.

Pat Boyle asked about the time frame. Marianne VanDerusen stated that the meeting would take place before the application is heard by the Board. It saves time and money. Chairman Miller stated that this type of review meeting benefits the applicant as well as the Board. Rich Sheola stated that the committee can set a date each month for this type of meeting. Bob Opdyke asked why Board members would be involved. Rich Sheola stated that input from the planning board would be good to have at first review. Pat Boyle asked if the meetings have to be recorded. Rich Sheola stated that the meetings can be recorded but, at the least, someone needs to take notes. He has been on this type of board in the past and it works extremely well. Bob Miller stated that a TRC can identify variances as well. Chairman Miller stated that the TRC should have two citizen members. There was a discussion of member availability for committee.

Members of new TRC: Pat Post and William Miller

Alternates: William Gleba and Robert Opdyke

Council reps: Andrew Turner and Marianne VanDeursen will alternate

Time of meetings will be set on an as needed basis. Chairman Miller read the names of the appointed committee members into the record.

**REPORTS OF OFFICERS AND COMMITTEES:** None

No members of the public were present.

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**UNAGENDIZED STATEMENTS:**

Andrew Turner asked that last names be added to the minutes to avoid confusion.

**COMMUNICATIONS:**

Marianne VanDeursen discussed Washington Borough Ordinance #85-2006: This ordinance authorizes the Planning Board to conduct a preliminary investigation regarding the area of development. There is a map attached. Board members need to walk and look at the areas and decide if in need of redevelopment. Pat Boyle asked what the guidelines were. Marianne VanDeursen stated that the map delineates an area to be looked at. Pat Post asked about taking private property. Rich Sheola stated that this study just delineates the area in need of development. After the area is decided upon, the ordinance will be drafted. Andrew Turner stated that the Borough needs to be able to draft the ordinance with specific requirements for downtown. Bob Miller noted that there are statutory guidelines that have to be followed. The master plan will include the redevelopment plan. The first step is to identify the area.

Bob Miller reviewed the criteria:

1. deterioration
2. abandoned buildings
3. public/vacant land
4. obsolete layout/design
5. under utilization
6. fire/natural disasters
7. urban enterprise zone
8. smart growth consistency

Only need one of those to match. Marianne VanDeursen stated that we should wait until next month to discuss the issue with Carl Hintz. This issue is time sensitive and needs to be notice for public hearing. The Planning Board part should be completed by the end of June. Bob Miller stated that this is not an overnight process. Marianne VanDeursen stated that the Board needs to set up for a walking tour one hour before the May meeting – 7 p.m. Andrew Turner cautioned that the Board needs to be careful when it comes to residential areas.

Therefore, it was moved by Post, seconded by Turner to start the May 8, 2006, meeting at 7 p.m. to allow the Board to take a walking tour to delineate area in need of redevelopment.

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

**ADJOURNMENT:**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk