

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
MAY 8, 2006**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Miller at 7:00 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.

WALKING TOUR:

The walking tour portion of the meeting began at 7 p.m.

ROLL CALL: Present: Gleba, VanDeursen,
Opdyke, Sheola, Boyle, Miller
Absent: Turner, Post
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney
Carl Hintz, Planner

Members of the Public: Jim Sheldon, BID, Randy & Laura Huff, Don
Eller and a Reporter

Carl reviewed what the Board should be looking for in terms of redevelopment. Marianne stated that the Board is going to get an idea of the boundaries. The group started out towards West Church Street and made a left onto North Lincoln Ave stopping to take note of areas that possibly meet the criteria of redevelopment. Krauszers and the St. Cloud Hotel were among those properties noted. The group then turned left onto Washington Avenue and proceeded east to the Methodist Church. They then crossed Washington Avenue and proceeded west towards Belvidere Ave and then back to the Municipal Building.

REGULAR MEETING:

Call to order at 8:10 p.m. by Chairman Miller.

ROLL CALL: Present: Post, Gleba, VanDeursen,
Opdyke, Sheola, Boyle, Miller
Absent: Turner
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney
Carl Hintz, Planner

The walking tour was discussed. A lot of work ahead for the Board. The first step is the code/restrictions for redeveloping. This is part of the process. Pat Boyle asked what the next step was. Carl stated that he will go through the criteria, building by building, and then go over the mapping of the boundaries. The entire area to be considered was not walked.

APPROVAL OF MINUTES:

Meeting of March 6, 2006:

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

ROLL CALL: Post, Gleba, VanDeursen,
Opdyke, Sheola, Boyle, Miller
Ayes: 6; Nays: 1; Abstentions: 0
Motion carried.

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE MAY 8, 2006, MEETING
PAGE 2

Minutes of April 10, 2006:

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

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

RESOLUTION:

Midtown at Washington: Attorney Ours stated that they must comply with the COAH regs. The resolution says six. Therefore, it was moved by Sheola, seconded by VanDeursen to adopt the resolution as presented.

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

APPLICATION:

PNC Bank – completeness hearing/public hearing

James Lott represented the applicant. They are here for site plan approval and seek to demolish the existing home and improve the drive thru area. He has four witnesses to give testimony.

Andrew Turner arrived at 8:22 p.m.

Bob Miller stated that all information from prior meeting with applicant had been completed. Therefore, it was moved by VanDeursen, seconded by Gleba to deem the application complete.

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

Attorney Ours stated that the notices were in order. John Susany, VP PNC, was sworn in. The bank wants to consolidate the two branches into one and close the East Washington Ave. branch. They must expand the branch on the corner of Lincoln and Washington Avenues to accommodate their customers. They have purchased the home on West Washington Ave and intend to demolish it. The expanded branch will be a full service branch with 10 full-time employees. Hours are currently 9-5 Mon thru Thurs, 9-6 Fri and 9-12 Sat. They may extend hours. There will be 21 parking spaces, a new façade, fascia, drive-up canopy, more landscaping with the front to be according to the Borough's downtown plan. Marianne VanDeursen asked why they want to abandon the larger building. Mr. Susany stated because of the parking and access. They will sell this building.

Robert Yuro, Prof engineer/planner, was sworn in. He stated his credentials and was recognized as an expert witness.

Exhibit A-1 – color rendering of site plan – sheet 4 – landscape plan – The branch is located on Block 23, Lots 1 & 23. Two lots with three frontages. Currently a one-story branch in the B2 Central Business District zone. Proposing to expand by 1,600 sq ft with 3,451 gross ft total. 21 parking spaces planned. Impervious coverage to be the same as currently exists. Rear of building to be extended toward West Church Street and the side towards the east. They have incorporated the Borough streetscape visions to the site. Substantial plantings proposed.

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE MAY 8, 2006, MEETING
PAGE 3

Residents to the east have requested a fence and the applicant has no problem providing same along with plantings. Lighting updated incorporating the Borough streetscape vision. The two existing signs to be replaced with two of the same size. Directional signs included as well. The third building sign is proposed on the canopy area of the drive-thru. They will be maintaining the same circulation pattern as currently exists. Variance requested. Parking stalls 9 ft wide by 16.5 ft long are proposed. Waiver requested for stall size smaller than 10 ft. Marianne asked if there were designated employee spaces. Mr. Yuro stated that none were designated. Mr. Susany stated that they do not have designated spaces for staff but encourage them to park in the undesirable spaces. Stalls currently vary from 9 ft to 10 ft.

Bill Gleba asked about an area for a dumpster. Mr. Yuro stated that no area is proposed and the banking documents are shredded. Plan to temporarily close this branch and use the other branch until renovations are complete.

Joseph Staigar, engineer/planner, was sworn in. He stated his credentials and was recognized as a professional traffic expert. 25-30+ additional vehicles proposed. Usually half use the drive-thru and half go inside. 25 trips per hour estimated. Need new DOT permit due to new driveway construction not increased trips. Can handle 14 vehicles stacked at the drive-thru. No left turn allowed onto Washington Avenue. Pat Post voiced her concern with the traffic backing up when exiting onto Rt. 57. Marianne VanDeursen and Bill Gleba both agreed that customers will use the inside of the bank if the drive-thru is crowded. Bob Opdyke stated that they will need to extend the lobby hours due to increased volume. Mr. Staiger stated that they are going to angle the driveway to the right to make clear that a right turn only is allowed. Feels any backup will not create havoc off-site. Exit drive is increased by 1.5 car lengths from the light.

Mark Haas, architect, was sworn in. He stated his credentials and was recognized as an expert witness.

Exhibit A-2 – floor plan. Mr. Haas reviewed the proposed floor plans.

Exhibit A-3 – floor plan (basement). A few changes to be made.

Exhibit A-4 – architectural elevations. Same architecture on addition. Open area throughout building due to glass. Lots of light with clear story lighting. Bob Opdyke stated that the building would not conform to the streetscape vision. Marianne VanDeursen stated that the Borough does not have an ordinance yet to control this.

Exhibit A-5 – elevations

Bill Gleba asked about the drive-thru heights. Mr. Haas stated that the drive-thru could accommodate SUVs and vans.

The Board took a break at 9:40 p.m.

The meeting reconvened at 9:50 p.m. All members present.

Review letters:

Bob Miller's review letter of 5/4/06:

Spaces in the rear will be 10 ft. Nine spaces on easterly side will be 9 ft wide. Requesting a waiver.

Lighting – will provide backshields and catalog details

Signage – Bob Miller stated that they are allowed to have two sign but the canopy is not considered a wall. Carl stated that landscaping will obstruct this sign. Feels a monument sign would be a better choice. Mr. Yuro stated that they will eliminate the canopy sign and construct a monument sign. PNC will be removed from the directional sign. ATM signs are not on the street side.

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE MAY 8 2006, MEETING
PAGE 4

Buffer – fence to be constructed from Rt. 57 north to Church Street. Carl made some suggestions and the applicant will submit a landscape plan for Carl's approval.
Site plan details – sign for right turn only. Radii at driveway exit changed per Bob Miller's approval.

Items B thru E – will comply

Stormwater management – Items A & C – will comply. Item B – will consult with Bob Miller's office.

Soil erosion/sediment control – Items A thru C – will comply

Construction details – Items A thru F – will comply

Other – Item A – will comply.

Two additional changes to plan will be the fence on easterly side and the monument sign.

Carl Hintz's review letter of 5/8/06:

Expansion and circulation necessitates demolition of the house. Jim Sheldon, BID, stated that the home may have some historical value but has not seen proof. The Board agreed that the house would have to go. Attorney Lott stated that if someone wanted the house PNC would put the demolition money towards moving it.

Affordable housing - \$10,450 contribution.

Public hearing opened.

Don Eller, 44 West Church Street, came forward. He is concerned with safety at the entrance on Church Street. The parking spots by entrance could prohibit someone from pulling into the lot. No sidewalk to entrance. Customers have to cross traffic if they park on easterly side. He sees no gain in approval only more use to the site. Feels should not be approved due to safety/bad traffic plan. Does not think light is necessary at W. Church Street and the other five lights should be moved towards the bank. Thinks all spaces should be 10 ft. wide.

Chairman Miller suggested putting a sidewalk on the north westerly side of W. Church Street.

Marianne VanDeursen stated that the Board needs to take into consideration the expert testimony. Chairman Miller asked the Borough professionals if this plan is in line with other bank plans. Bob Miller stated that it is similar to other bank uses. Mr. Eller added that there is a dumpster on site and also commented on snow removal.

Public hearing closed.

Therefore, it was moved by Sheola, seconded by VanDeursen to grant waiver for 9 parking spaces on easterly side at 9 ft and plan to be revised.

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

Therefore, it was moved by Turner, seconded by Sheola to grant variance for monument sign.

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

WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF THE MAY 8, 2006, MEETING
PAGE 5

Applicant agreed to extend sidewalk along the northeast side of property.

Therefore, it was moved by VanDeursen, seconded by Turner to grant preliminary site plan approval.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Sheola, Boyle, Miller
Ayes: 6; Nays: 2(Post,Boyle); Abstentions: 0
Motion carried.

OLD BUSINESS: Reminder that financial disclosure statements must be submitted.

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES:

Chairman Miller discussed the Technical Review Committee. He will establish this committee. Members as available, time and place to be determined. Rich Sheola feels that time and dates should be set first. Bob Miller state that it would be easier if a time and date was set. Carl agreed. Bob Miller and Carl Hintz will come back to the Board with what would be best. Pat Post suggested meeting before a regular Board meeting.

UNAGENDIZED STATEMENTS:

No public present

COMMUNICATIONS:

Marianne Van Deursen noted the NJPO nomination deadline had expired. She also stated that they may have a possible person for the Board vacancy.

Chairman Miller stated that Ray Rice's project is now Toll Brothers. Vicon Tile is for sale.

ADJOURNMENT:

The meeting was adjourned at 11:15 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk