

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
SEPTEMBER 11, 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,  
Anthony, Opdyke, Boyle, Miller  
Absent: Sheola  
Also Present: Robert Miller, Board Engineer  
Stuart Ours, Board Attorney  
Carl Hintz, Planner

Chairman Miller requested a moment of silence in remembrance of September 11, 2001.

**OATH OF OFFICE:**

Denise Anthony was sworn in as a member of the Planning Board.

**APPROVAL OF MINUTES:**

Meeting of August 14, 2006:

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

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

**RESOLUTIONS:**

William and Barbara Miller – Minor Subdivision:

Chairman Miller and Bill Gleba stepped down from discussions on the resolution. Pat Post acted as Chair. Bill Gleba noted that his name should be removed from the voting portion of the Resolution because he had stepped down from the discussions on the application. No further comments. Therefore, it was moved by Turner, seconded by VanDeursen to adopt the resolution with corrections.

ROLL CALL: Turner, Post, VanDeursen,  
Anthony, Opdyke, Boyle  
Ayes:4; Nays: 0; Abstentions: 2  
Motion carried

Michael and Erica Norris – Minor Subdivision:

No comments on the resolution. Therefore, it was moved by Post, seconded by Turner to adopt the resolution as written.

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

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**APPLICATION:**

Regency at Washington – Final Major Subdivision and Final Site Plan:

Michael Selvaggi represented the applicant. Bob Miller's review letter was discussed. The applicant stated that he will provide the stormwater management manual. Chairman Miller stated that the Board should have the manual to review before making a decision on approval. Bob Miller noted that he has requested this manual since March.

Ray Rice, Jade Washington, LLC, came forward. He was sworn in. Mr. Rice stated that the manual is being drawn up with the homeowners' association documents. He explained to the Board that his past experience has been that the manual was a condition of approval. Bob Miller feels that the Board should be able to comment on it as part of the application review process. Mr. Selvaggi asked the Board if they really wanted to get involved in an in-depth review of this document. The applicant cannot get approval from the DCA without it. Bob Miller stated that the Board may have questions. Pat Boyle noted that he agreed with Mr. Miller. Chairman Miller feels the Board should have the document first to review. Wants Board Engineer to comment to the Board first on this document.

Mr. Rice commented that this document will reflect maintenance, etc. Bob Miller stated that the stormwater management has been revised according to his reviews. Mr. Selvaggi stated that there is not a lot of discretion in what the applicant can do. Mr. Rice noted that an inspection schedule and maintenance will be in the plan. Andrew Turner asked how close they were to being complete. Mr. Rice stated that it was not involved to complete the manual. Mr. Turner asked Bob Miller if he had a schedule based on the current plans. Mr. Miller stated that he has not seen a plan yet. Mr. Rice commented that in Mansfield he has 200+ units and the documents were submitted after final approval. He stated that the same was also done in Long Valley.

Marianne VanDeursen asked how long it would take to complete the maintenance and homeowners' documents. Mr. Rice stated it would take two weeks to complete. Marianne asked if the Board can make it a condition with a review by all Board members with comments to Bob Miller. Mr. Selvaggi stated that all other items have been submitted to the Engineer and asked if Board could review the manual at the same time the resolution is considered. This would give the Board a chance to review the manual. Bob Miller stated that he needs two weeks before the October 9 meeting to review.

Carl Hintz stated that under the COAH requirements, \$35,000 needs to be deposited in a trust fund and should be included in the resolution. Bob Miller asked about the cost estimate. Carl stated that a few things need to be included: landscaping, pool, club house, etc.

Review letter: Section III Items 1,2,3 & 5 – are done. Items 4,6 & 7 need to be submitted.  
Section IVA – cost estimate will be revised.

Consideration for approval of the final applications and the resolution to be done at the October meeting. Motion by Turner, seconded by VanDeursen to instruct the Board Attorney to create a resolution to be considered at the October meeting.

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

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**NEW BUSINESS:** None

**OLD BUSINESS:**

Stormwater Management Ordinance:

Public hearing opened. One person in the audience who is a reporter.

Motion to close public hearing.

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

Andrew Turner asked if the Rt. 57 drains dump into the Shabbecong Creek. Bob Miller stated that all of the drains do. Mr. Turner asked if it was possible to divert the water. Bob Miller stated that diverting would be a fire department procedure and it would have to be discussed with them. It should not be put in the ordinance. Mr. Miller noted that filters could be used to keep debris from draining into the storm drains. Marianne VanDeursen suggested discussing this issue with the fire department when they come before Council with their annual report. Bill Gleba asked about recharging in an urban redevelopment area. Bob Miller stated that this issue could come up with a regional plan. A study needs to be done first then it can be included in the ordinance. No further discussion. Therefore, it was moved by Turner, seconded by Post to recommend adoption of the ordinance to Council.

**REPORTS OF OFFICERS AND COMMITTEES:** None

**UNAGENDIZED STATEMENTS:**

One reporter in the audience.

Bob Opdyke asked about the progress on the senior development by American Can. Marianne stated that there was no status at this time.

**COMMUNICATIONS:**

No comments.

Reminder about the public hearing on October 23, 2006, for redevelopment.

Marianne asked the clerk to check on the status of the Board members test results.

**ADJOURNMENT:**

The meeting was adjourned at 8:57 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk