

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF SPECIAL MEETING HELD ON  
OCTOBER 23, 2006**

The special meeting of the Washington Borough Planning Board was called to order by Chairman Miller at 8:05P.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, VanDeursen, Opdyke Anthony, Sheola, Boyle, Miller
Absent:	Gleba
Also Present:	Robert Miller, Board Engineer Stuart Ours, Board Attorney Carl Hintz, Planner Beth McManus, Planner

Chairman Miller stated that Bill Gleba had a work conflict and would not be at the meeting.

Chairman Miller addressed the audience and welcomed the BID members and professionals. He reviewed the purpose of the meeting. Carl Hintz and Beth McManus took over the meeting with a power point presentation. Carl Hintz reviewed the history of revitalization and the BID. He discussed the process for designating an area in need of redevelopment. The study areas were discussed with detail of the criteria.

Public hearing opened.

Chuck Alleger - voiced his concerns with his father's property.

Robert Perreira – 26 Vanatta St. – wants his property included in the area. Is looking for grant money to improve property.

Ann Hardiman – Borough Resident and public member of the Redevelopment Committee - feels impact of decisions should be taken into account when the Board reviews.

Gina Appleby – Willow Street – wanted to know the difference from the original plan that the Board worked on and the costs involved. Carl Hintz stated that they are not duplicating the work that was done in 2002. The Borough has a 100% grant from the Office of Smart Growth to pay for the study. They have to follow the criteria created by statute. Beth McManus answered Gina's question regarding why certain properties were not included. Gina also stated that she is concerned with density and would like other areas look at as well.

Bill Gibson – West Washington Ave. business – wanted to know about the open space behind his business. Carl stated that it could be a possible parking lot but not yet defined.

Dick Cushing, Borough Attorney, discussed the process of public participation in the study.

Gina Appleby came forward again asked if the previous work had been changed and if the new study was cost affective. Chairman Miller stated current regulations will be reexamined. Gina also asked if the designation area would make it easier for eminent domain. Dick Cushing stated that Council will not use against any properties where the owner resides.

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Gary Smith – asked how the priority ratings were determined. Beth McManus explained the process. Carl Hintz stated that they are based on need. Mr. Smith commented that he is concerned with privacy and buffers from commercial areas.

John Lorenzo – asked if eminent domain would now be easier. Dick Cushing explained again Council's position on that issue.

Maryanne Mastorelli – owns a business – concerned with changes and possibly losing her business. Marianne VanDeursen explained to her that any changes would be made by her landlord.

Jim Sheldon – BID – addressed the audience and Board. He supports the proposed areas and the work completed so far.

Woody Bibco – owns three properties –

Dawn Higgins – Harding Drive – she asked about grandfathering. Attorney Ours stated that requirements change if someone comes in with a new plan. Dawn stated that she would like to see the old buildings preserved. Does not want standards to be too stringent. Wants to see the small shops stay.

Terry Housel – South Prospect St. – glad area was scaled back. Wants to see scaled back even further with senior housing and Washington Avenue area only. Wants to make sure infrastructure (schools, water, sewer) is not impacted.

Public hearing suspended until next public hearing on December 11, 2006.

**ADJOURNMENT:**

The meeting was adjourned at 9:50 p.m.

Respectfully submitted: Patricia L. Titus, Planning Board Clerk