

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
NOVEMBER 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: Anthony  
Also Present: Robert Miller, Board Engineer  
Stuart Ours, Board Attorney

**APPROVAL OF MINUTES:**

Meeting of October 9, 2006:

Pat Boyle noted that on Page 3 he abstained from vote on entering into executive session and was not present for the executive session. Therefore, it was moved by Post, seconded by Turner to approve the minutes with changes.

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

Chairman Miller reminded the Board that executive session minutes are sensitive and should be destroyed after being reviewed and approved. There is a file with the official copy in the clerk's office.

Meeting of October 23, 2006:

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

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

A reminder to the Board regarding the December 11, 2006, public hearing. Dick Cushing's office will handle notices.

McKinley Land Corporation application – will be heard at the December meeting. This application is a good candidate for the Technical Review Committee (TRC). Rich will call applicant to set up a time to meeting. November 28, 2006, at 9:30 a.m. was noted as a viable date. Pat Boyle and Marianne VanDeursen volunteered to be the Board representatives for this meeting.

**RESOLUTIONS:**

Midtown @ Washington:

Revised resolution was handed out by Attorney Ours. Changes to paragraphs 4, 6, 9 & 11 stating "prior to issuance of CO". Also in paragraph 10, number of COAH units changed from 6 to 5 per discussion with Carl Hintz. Therefore, it was moved by VanDeursen, seconded by Turner to approve the resolution as presented.

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

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PNC Bank:

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

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

Richard & Denise Maguire:

Rich Sheola noted that a change was needed under certifications: Boyle and Gleba both abstained from vote. Therefore, it was moved by VanDeursen, seconded by Sheola to approve the resolution with change.

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

Bob Miller stated that he had a meeting with Regency about their stormwater management manual. Has been revised but not reviewed yet. Only other issue is the homeowners' agreement that has to be approved by DCA. Review letter from Bob Miller's office dated 10/27/06 was reviewed with Regency at the meeting also. Bob Miller stated that Ray Rice will be doing the improvements to the land and that Toll Brothers will be constructing the buildings.

Chairman Miller stated that Midtown will start construction soon.

**NEW BUSINESS:**

Bob Miller stated that McKinley Land Corp application should be deemed incomplete based on his review letter. Therefore, it was moved by Turner, second by Boyle to deem the preliminary major subdivision application for McKinley Land Corp. incomplete. Rich Sheola will step down due to a conflict of interest with applicant.

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

**OLD BUSINESS:** None

**REPORTS OF OFFICERS AND COMMITTEES:** None

**UNAGENDIZED STATEMENTS:**

Holiday party on December 9, 2006, at Apple Mountain. RSVP to Pat Post.

**COMMUNICATIONS:**

Redevelopment committee minutes had not yet been approved.

**ADJOURNMENT:**

The meeting was adjourned at 8:22 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk