

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

Mayor VanDeursen presented and read to Chairman Miller a proclamation for his years of service to the Borough as Planning Board Member and Chairman. This was Chairman Miller's last meeting.

APPROVAL OF MINUTES:

Meeting of November 13, 2006:

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

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

OLD BUSINESS:

Public Hearing – Redevelopment Designation Area:

A representative from the Borough Attorney's office entered into the record the transcript from the October 23, 2006, public hearing as Exhibit A.

Carl Hintz reviewed the past action that was taken to authorize and conduct the boundary study. The study was completed throughout the summer and included six areas. Mr. Hintz also reviewed the criteria used to identify the areas. Beth McManus presented a PowerPoint presentation to the audience. The steps leading to adoption by Council were reviewed.

Public hearing opened.

Marco Matteo, owner of the Washington Theater, came forward. He would like the theater to be included in the area. This building has a history in the Borough and feels it is a landmark. Carl Hintz noted that this area can be studied again in the future. May be able to use inadequate parking as a criteria.

Public hearing closed.

Attorney Ours stated that the next step is to recommend to Council. He reviewed a possible motion. Marianne Van Deursen thanked the public for their comments and support as well as Planning Board members and professionals for their hard work. Rich Sheola spoke about the Highlands meeting he had attended and noted that the Borough was referred to several times for their forward thinking in making the downtown a viable economic area. Pat Boyle asked how many years to redevelop. Carl Hintz stated

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possible five to ten years depending on land acquisition and economics. Carl also stated that the plan can be revised in the future.

Ann Hardiman, member of the public, commented that the 88 page transcript was not available until this evening and feels there was not enough time for the Board to review. Marianne VanDeursen stated that the transcript was available to the Board for a few weeks. It was just posted to the website.

Andrew Turner recommended that Rt 31/Rt 57 intersection area and theater be added as an amendment in the future.

Therefore, it was moved by Sheola, seconded by Post that the Planning Board determined that the areas as outlined are deemed to be appropriate and recommend to Council to adopt.

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

APPLICATION:

McKinley Land Corp. – Major Subdivision:

Rich Sheola stepped down due to a conflict of interest.

Kevin Hahn represented the applicant. Attorney Ours reviewed the notices and found them to be in order. Mark Denisiuk, engineer, discussed Bob Miller's letter of 12/1/06. He stated that they had recently received a letter from the assessor with lot and block numbers but are requesting a waiver on this for completeness only. Therefore, it was moved by VanDeursen, seconded by Turner to grant the waiver for completeness only.

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

Waiver requested for completeness only on requirement of letters from gas a telephone companies.

Therefore, it was moved by Turner, seconded by Post to grant waiver.

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

Chairman Miller asked about the escrow account. Mr. Hahn stated that it was taken care of.

Motion by Post, second by Turner to deem the application complete.

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

Attorney Ours stated that the notices were in order.

Public hearing opened.

Public hearing closed.

Chairman Miller explained to the audience that the hearing was tabled until the 1/8/07 meeting because the applicant and the Board were not prepared. The Board has 95 days to act on application.

NEW BUSINESS: None

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REPORTS OF OFFICERS AND COMMITTEES:

The Technical Review Committee (TRC) met to review the McKinley application. Marianne asked if it was a good process. The members of the committee all agreed that the process was helpful.

UNAGENDIZED STATEMENTS:

Two members of the public in audience.

Rich Sheola stated that he enjoyed the Chairman's sense of humor, guidance and leadership over the last two years and that the Board will miss him. Chairman Miller stated that he was proud of the Board's work and service to the Borough.

COMMUNICATIONS:

No comments.

ADJOURNMENT:

The meeting was adjourned at 8:49 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk