

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
SEPTEMBER 8, 2008**

The regular/joint meeting of the Washington Borough Planning Board/Council was called to order by Chairman Boyle at 8:00 P.M. in the second floor Fireman's Hall of the Borough Hall. Mr. Boyle 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 Boyle led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	Turner, Post, VanDeursen, Opdyke Jewell, Corica, Boyle
Absent:	Perez, Truman
Also Present:	Stuart Ours, Attorney William Gleba, Board Engineer Chuck Latini, Planner Jack Bauman, Redevelopment Attorney

The Council meeting was called to order by Mayor VanDeursen. Roll call was taken by the Borough Clerk.

APPROVAL OF MINUTES:

Meeting of August 11, 2008: no comments

ROLL CALL: Turner, Post, VanDeursen,
Opdyke, Jewell, Corica, Boyle
Ayes: 5; Nays: 0; Abstentions: 2(Turner, Opdyke)
Motion carried.

RESOLUTION:

Frederick Sinkbeil – Lot Line Adjustment: Attorney Ours stated that there was a small change to the first paragraph on page 1 – should be Board Engineer. Therefore it was moved by VanDeursen, seconded by Corica to approve the resolution with corrections.

ROLL CALL: Turner, Post, VanDeursen,
Opdyke, Jewell, Corica, Boyle
Ayes: 6; Nays: 0; Abstentions: 1(Opdyke)

Motion carried

APPLICATION: None

NEW BUSINESS:

Mayor Van Deursen requested that the Board Clerk send a letter of resignation for Ozzie Perez to sign and return. Chairman Boyle stated that he had sent a letter but did not hear from him.

OLD BUSINESS:

Redevelopment presentation public hearing - Chuck Latini, Planner:
The redevelopment committee was introduced by Chairman Boyle. Mr. Ed Rossi, Chair of BID, introduced the BID Board as well as other guests.

Attorney Bauman addressed the audience. He reviewed the redevelopment process and stated that zoning would be the next step. Parking, traffic circulation, pedestrian circulation, etc would be considered. Still two to three public meetings away from final plan. Mr. Fliegaulf asked about goals and objectives of the redevelopment committee. Chairman Boyle discussed the changes to the committee.

Chuck Latini was introduced. He discussed the study that was written by Clarke, Caton & Hintz. Six areas were identified as areas in need of redevelopment. Chuck reviewed the goals and objectives. Conceptual diagrams have been developed for each of the six areas identified.

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Area 1: West Church/Rt. 57/Belvidere Ave.(includes Star Plaza reorientation) –
Mark Mulligan (BID Director) asked if other property owners had been contacted. Chuck stated no. Mr. Mulligan does not see that reorientation would be a viable idea. Thinks property owners should be informed. Mr. Latini stated that only master plan work at this time. Mr. Mulligan stated that he would like to see current buildings rehabbed. Redeveloping current structures would be more economically viable.

Mayor VanDeursen reviewed the process that the Borough started years ago. Mr. Rossi stated that he feels more input from landowners is needed. Thinks property owners from each area should have a meeting to give input. Andrew Turner agreed.

Area 2: Quick Chek/Belvidere Ave/East Church/School St/Rt. 57 –
Mr. Mulligan stated that parking should be visible from Washington Ave. Kevin Hopkins stated that he feels the alley to parking area should be large enough to accommodate safe pedestrian access. Mr. Rossi stated there should be a focal point at parking area entrance for meetings, etc, or community activities. Mr. Mulligan asked if a traffic or marketing study had been done. Mr. Latini stated no and that the plan is only conceptual at this time.

Area 3: Intersection Rt 31/57 –
Want to green up area and strengthen pedestrian system. Victor Cioni stated that the ball should get rolling with DOT. Jim Sheldon stated that he has met with DOT in the past. May be some information filed that may be helpful. Bob Opdyke noted that this area is a heavy truck area and a traffic study would be needed. Marco Matteo, owner of Washington Theatre, asked about parking.

Area 4: Rt 57/Broad St/Vanatta/ Alleger –
Passive recreation and parking suggested. Mr. Rossi stated that he likes the open space but feels parking is more important. Kevin Hopkins stated that he would like to see more parking rather than more green area. Mr. Rossi suggested creating a parking authority.

Area 6: Lincoln/Rt 57/Board –
Propose 220 spaces with building oriented along the street. Mr. Fliegaulf asked how the parking area was going to be seen. Mr. Latini stated that a good sign package would be needed.

Next step:

Chairman Boyle stated that they need to review notes. Minutes will be available to the public. Mr. Rossi stated that he would like to see focus discussions for each sub area with residents, business owners and land owners. Mayor Van Deursen stated that areas need to be prioritized. Mr. Mulligan feels next step would be to break down into prioritized areas.

Attorney Bauman stated that the next step would be to put into words first then reviewed by subsection. Can use conference calls to update.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS: None

COMMUNICATIONS:

No discussion

ADJOURNMENT: The meeting was adjourned at 10:20 p.m.
Respectfully submitted by Patricia L. Titus, Planning Board