

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
OCTOBER 19, 2009**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chair VanDeursen 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." Chair VanDeursen led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	Valentine, Post, Aron, McDonald, Truman, VanDeursen
Absent:	Fitting, Jewell, Blanchard
Also Present:	Stuart Ours, Attorney William Gleba, Board Engineer Susan Gruel & Fred Heyer, Planners

Justin Jewell and Kristine Blanchard will not be at the meeting.

APPROVAL OF MINUTES:

Meeting of September 14, 2009: No discussion. Therefore, it was moved by McDonald, seconded by Post to approve the minutes as presented.

ROLL CALL: Valentine, Post, Aron, McDonald,
Truman, VanDeursen
Ayes: 4; Nays: 0; Abstentions:2(Truman, Valentine)
Motion carried.

Executive Session Meeting of September 14, 2009: No discussion. Therefore, it was moved by Post, seconded by McDonald to approve the minutes as presented.

ROLL CALL: Valentine, Post, Aron, McDonald,
Truman, VanDeursen
Ayes: 4; Nays: 0; Abstentions:2(Truman, Valentine)
Motion carried.

RESOLUTION: None

APPLICATIONS: None

NEW BUSINESS: None

OLD BUSINESS:

Draft Housing Element/Fair Share Plan:

Susan Gruel and Fred Heyer, Planners, appeared before the Board to discuss the housing element/fair share plan. Every municipality must have a housing plan. Because the Borough is in the Highlands, it must have a plan by end of the year.

The Housing Element consists of statistical data of the town, shows excess credits with a possibility of more with the ARC project. Towns must bond for intent but Washington may not have to due to excess credit.

The Fair Share Plan consists of a rehabilitation obligation of 51 units. Since 2000, the Borough has rehabilitated 31 units. Proposing the continued use of the County and Small Cities Grants for rehabilitation.

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF OCTOBER 19, 2009
PAGE 2**

Chair Van Deursen stated that she would like the plan reviewed with the Borough manager. Susan Gruel stated that they will be giving an informal presentation to Council. The prior round obligation was recalculated and is now a 0 (zero) obligation. Certificates of Occupancy trigger the obligation. Pat Post mentioned the apartments on Railroad Ave. Susan stated that it was not included but would research the property for possible inclusion. Currently have 108 excess credits not including the Arc project of the Railroad Avenue property.

Very low income (less than 30% of median) obligation is 7 units. Can use housing trust fund to lower unit prices. Chair VanDeursen stated that she would prefer very low income units not be in the downtown area. Want to have incomes in that area to support the downtown businesses.

Implementation schedule is needed as well as a liaison and administrator. Spending plan is currently \$20,000 with future anticipated developer money. Chair VanDeursen requested and Board agreed to direct Board attorney to draft a resolution recommending the governing body implement a rehabilitation plan once the draft is finalized.

Planners to make changes before next meeting. Attorney Ours will review the changes and create a resolution. Public Hearing 11/9/09. Susan and Fred will be at the public hearing.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS: None

Pat Post asked about professional proposals for 2010. Attorney Ours stated that he will not be looking for reappointment next year. Request for Proposals (RFP) for planner and attorney to be published. Subcommittee includes: Marianne VanDeursen, Pat Post, John Valentine and Tina Truman (alternate)

Pat Post asked the Board about a holiday get together. She mentioned it to the Borough staff but no interested shown. Will be Planning Board only. Reservations to be made at Apple Mountain.

COMMUNICATIONS:

No comments.

ADJOURNMENT:

The meeting was adjourned 9:10 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk