

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
MARCH 8, 2010**

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, Jewell, Truman, Blanchard, VanDeursen
Absent:	Fitting
Also Present:	Steven Gruenberg, Attorney William Gleba, Board Engineer

**APPROVAL OF MINUTES:**

Regular Meeting of February 8, 2010: Two items to be corrected: 1) "reorganization" to be removed from heading and 2) Tina Truman noted as the one abstention for the 1/2010 minutes. Therefore, it was moved by McDonald seconded by Post to approve the minutes with corrections.

**ROLL CALL:** Valentine, Post, Aron, McDonald,  
Truman, Jewell, Blanchard, VanDeursen  
Ayes: 7; Nays: 0; Abstentions: 1 (Blanchard)  
Motion carried.

**RESOLUTION/APPLICATIONS:** None

**APPLICATIONS:**

Park Hill Apartments – Public hearing continued:  
Susan Gieser represented the applicant. Professionals in attendance to give testimony.

Matthew Greco was sworn in. He works for McNally engineering. The plan was discussed.  
Exhibit A1-Plan GR1: approximately 5 acre site. Consists of apartment building, lot, drive, and open space. Park Avenue is in front of site and railroad tracks are to the rear of site. Up to 18" of soil to be removed. Soil to be placed on southern end of site in a berm and capped with 6" of clean material and stone. Applicant will be saving large trees as agreed to with DEP. No additional runoff proposed.

Justin Jewell voiced his concern with the proposed perforated pipe and increased runoff. Scott McDonald voiced his concerns about vermin, etc, living in the berms.

Exhibit B1-2/5/10 review letter from Finelli Consulting  
Exhibit B2-3/5/10 review letter from Finelli Consulting

2/5/10 review letter discussed. Page 4:

- #1 – will test existing walls and have structural calculations. If not strong enough, will have to stabilize or change berm.
- #2 – will provide access for clean out. Bill Gleba asked about the maintenance of the pipe. Mr. Greco stated 2 ft access only. Mr. Gleba stated he would like to see 5 ft. access. Mr. Greco stated he will modify.
- #3 – notes to change SEC to Borough
- #4 – will comply with ordinance
- #5 – proper permits will be obtained from other agencies as required
- #6 – applicant will provide
- #7 - escrow fees will be replenished

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John Valentine asked about maintenance from the railroad side of berm. Attorney Gieser stated that they can get access permit from railroad if needed. John would like to see trees saved if possible.

3/5/10 review letter discussed:

#4 – underground utilities. Applicant will get utilities mark out before construction. Will make sure all are on the plan.

#5 – applicant will comply

#6 – applicant will comply

#7 – existing asphalt in berm area – Bill Gleba stated that he prefers it be removed.

#8 – applicant will comply

#9 - will supply slope stability analysis

#10 – small berm

1. will provide

2. access is not disturbed

3. will provide

#11 thru #17 – applicant will provide/comply

No public comment.

Dr. Lenny Katz, Environmental Consultant, Ecosciences, Rockaway, NJ, was sworn in. Expertise is in remediation. Dr. Katz discussed the history of the site. USEPA found PAH's on site. The compounds are above standards but the risk is low. Pat Post asked if the PAH's will reach the ground water. Dr. Katz stated that a computer model shows that after 100 years the compound is still not in ground water. These compounds do not move.

During construction there will be air and dust monitors on site. Areas will be wet down at night. Paved areas to be cleaned daily. Deed notice is constructed by DEP. Will be periodic inspections, money in escrow for 30 years, certifications completed every two years signed by the owner. Dan Aron asked about security on site during construction. Mr. Greco stated that this will be discussed at the pre construction meeting.

Deed notice will be filed with the County after the work is completed. Any repairs for underground utilities would have to be completed the same as original work was done. If exposed for more than 60 days, work would have to be done over as was in the beginning.

No public comment. No further testimony from applicant.

Bill Gleba stated that he would like the plan to be cleaned up, according to the review letters, before approval. Applicant agreed to April extension.

Attorney Gruenberg stated for the record that the hearing is extended to 4/12/10 with no further notice. Mr. Gleba told the applicant that since the plans are a resubmission, 10 day deadline would be adequate.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**REPORTS OF OFFICERS AND COMMITTEES:** None

**UNAGENDIZED STATEMENTS:**

Mayor McDonald stated that at the next Council meeting on 3/16/10, there will be a presentation from Sustainable Jersey.

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**COMMUNICATIONS:**

Recycling Regulation: Mayor McDonald stated that it has been sent to the Manager for report.

Flood maps – no comment

COAH – Planner needs to review

Resolutions – no comment

Motion by McDonald second by Post to move and file communications. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 9:46 p.m. Respectfully submitted by Patricia L. Titus, Planning Board Clerk