

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
MAY 10, 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:	Post, Aron, Turner, Jewell, VanDeursen
Absent:	Valentine, McDonald, Truman, Blanchard
Also Present:	Steven Gruenberg, Attorney William Gleba, Board Engineer Susan Gruel, Planner

APPROVAL OF MINUTES:

Meeting of April 12, 2010: No comments. Therefore, it was moved by Aron seconded by Jewell to approve the minutes as presented.

ROLL CALL: Post, Aron, Turner,
Jewell, VanDeursen
Ayes: 4; Nays: 0; Abstentions: 1 (Post)
Motion carried.

RESOLUTION:

Park Hill Apartments: No comments.

Therefore it was moved by Aron, seconded by Post to adopt the resolution as presented.

ROLL CALL: Post, Aron, Turner,
Jewell, VanDeursen
Ayes: 4; Nays: 0; Abstentions: 1 (Turner)
Motion carried.

APPLICATIONS:

Estate of Doris Hoffman –

Al Lowcher represented the applicant. Nancy Noel is the executrix. Property is located on Rush Ave. Land is in the Borough and the Township. All lots are taxed in the borough and backs up to JCP&L site. Applicant wants to create 2 lots. One home to be on each lot. No other changes proposed. There are some pre-existing setback issues. (Side and rear yard). Lot width variance is needed on Lot 51.01. Applicant will notice to all owners on old and new property lists.

Review letter dated 5/6/10 discussed. Requesting completeness waiver for items 1, 4,5,6,8,9,10 and also #7 on letter.

Mr. Ingram, engineer for applicant . Bill Gleba stated with he has no issues with the waivers. Item #7 – requests partial waiver be considered for 200' limit lines on tax map. Mr. Ingram stated that all changes and requests to be completed by Friday.

Therefore it was moved by Post, seconded by Aron to grant waivers for completeness for items 1,2,4,5,6,8,9,10 on review letter dated 5/6/10. Information due two weeks from 5/10/10. Also partial waiver for #7 on letter and pictures. Public hearing scheduled for June 14, 2010.

ROLL CALL: Post, Aron, Turner,
Jewell, VanDeursen
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

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Regency soil movement application: adjourned to June 14, 2010, as requested by applicant.

Washington Square – completeness:

Larry Cohen represented the applicant. Applicant is converting current age restricted to regular market units. Law passed in 2009 to allow for this change. Plan changed to 78 units with 20 affordable housing on site. Attorney Gruenberg stated that the law permits applicants to convert to non-age restricted regardless of zoning. Must meet criteria of law.

Review letter dated 5/10/10 is discussed. There was a change in recreation facilities to meet the type of market units. Floor plans requested to be waived for completeness only. RSIS parking requirements per floor plans to support.

Bill Gleba stated that pg 4, b(1) needs documentation. Mr. Cohen stated that they will supply additional copies to the Board. Ray Rice stated that he will supply the engineer the prior plans that were approved. Will give COAH and new unit footprints. Andrew Turner stated that Toll Bros should have a copy of the construction plans if needed.

B (2) – recreation improvements – Susan Gruel asked for a more detailed narrative

B(3) – water supply system – original DEP permit calculated water demand for five

B(4) – sanitary sewer system – needs document allowing additional flow requirements. Mr. Rice stated that he spoke to the plant manager and was directed to the Borough Manager. A letter was sent but he is still waiting for a response. Mr. Cohen noted that they will have to reduce the number of units if they cannot get additional usage. Bill Gleba stated that it is in the best interest of the Board to have approval upfront. Chair VanDeursen suggested that the applicant should get some type of memo from the manager that verifies request for usage.

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#2 – amended environmental impact statement – will provide current

#3 – one street name being changed

Mr. Cohen stated that they will provide an overlay to show what has been deleted. Susan Gruel stated that the fiscal impact statement will need to be revised. Mr. Cohen asked that if the application is not deemed complete tonight, can the applicant come to the 6/14/10 meeting for completeness and public hearing. Mr. Gruenberg noted that the applicant is asking the Board to vote on waivers requested. Mr. Gruenberg recommends the Board deem the application incomplete and schedule for completeness and public hearing for the next meeting and grant waivers on checklist. Bill Gleba recommends applicant meet with him in one week's time to see what is needed. Therefore it was moved by Aron, seconded by Jewell to deem incomplete and schedule completeness and public hearing for next meeting.

ROLL CALL: Post, Aron, Turner,
Jewell, VanDeursen
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

Habitat for Humanity:

John Rolak represented the applicant. Requesting waiver of the soil erosion and sediment control plan. Also requested waiver of fees due to their non-profit status. Bill Gleba stated that they are moving under 5000 sq ft and would be exempt. Is satisfied that they meet the exemption. Recommends a resolution for waiver. Therefore it was moved by Post, seconded by Turner to approved exemption from SESC and refund application and escrow fees.

ROLL CALL: Post, Aron, Turner,
Jewell, VanDeursen
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

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OLD BUSINESS: None

NEW BUSINESS:

Borough application and escrow fees:

Attorney Gruenberg stated that the Board of Adjustment approached him to review. Borough is low compared to other municipalities. Members should review and discuss at next meeting.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Rudy Bescherer came forward to discuss the liquor store in the old Nergers garage on Rt. 31. New owner currently owns Warren County Liquor on Rt. 57. Plans were submitted by Mr. Patel with addition for coolers. Work stated. Addition was not noticed under original zoning permit approval. Work stopped in case a site plan is needed. Owner is adding 10 ft addition on back of building and in front. Attorney Gruenberg stated that applicant will have to go before the Board of Adjustment.

COMMUNICATIONS:

Letter dated 4/23/10 re Quick Chek. Looking for comments from the Planning Board. Property falls in the Borough and the Township. Attorney Gruenberg stated that they want the Borough to cede jurisdiction. After discussion, the Board approved a letter be sent to the borough Manager stating that the Board will not divest itself from jurisdiction.

ROLL CALL: Post, Aron, Turner,
Jewell, VanDeursen
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

Letter from Sue Fleming dated 4/26/10 regarding Washington Meadows resident wanting to remove trees. Board recommends the issue be discussed with the Borough Engineer and Manager.

Washington Cemetery Assoc – communication noted

Andrew Turner asked for clarification on the conversion law. Attorney Gruenberg stated that the law says the applicant can seek conversion to non-age restricted. Cannot disapprove based on zoning. Seven proofs must be submitted. Must show no detriment or impairment to zoning.

ADJOURNMENT:

The meeting was adjourned at 10:00 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk