

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
JUNE 14, 2010**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 8:05 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, Turner, Truman, Blanchard, VanDeursen
Absent:	Jewell
Also Present:	Steven Gruenberg, Attorney William Gleba, Board Engineer Susan Gruel, Planner

Justin Jewell was at a fire department meeting.

APPROVAL OF MINUTES:

Meeting of May 10, 2010: Pat Post noted a typo to be corrected. Therefore, it was moved by Turner seconded by Aron to approve the minutes as presented.

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

RESOLUTION:

Habitat for Humanity: Block 68 Lot 2 to be added to resolution.

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

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

APPLICATIONS:

Estate of Doris Hoffman –

Applicant had to renounce due to a reference to the Board of Adjustment instead of Planning Board. Public hearing scheduled to 7/12/10.

Regency soil movement application:

Applicant requested that the application be adjourned until the conversion application is completed.

Extending time frame to end of July. Therefore it was moved by McDonald, seconded by Valentine to grant the applicant's request.

ROLL CALL: Valentine, Post, Aron, McDonald,
Turner, Truman, Blanchard, VanDeursen
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried.

Washington Square – completeness:

Larry Cohen represented the applicant.

Bill Gleba noted the waivers requested for completeness only: height, COAH architectural elevations, street names and approvals required by other agencies. Therefore it was moved by Aron, seconded by Truman to deem the application complete.

ROLL CALL: Valentine, Post, Aron, McDonald,
Turner, Truman, Blanchard, VanDeursen
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried.

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Washington Square - public hearing:

Attorney Gruenberg stated that the public hearing notices were in order. Mr. Cohen discussed the witnesses for the evening. Ray Rice was sworn in. Original 98 unit project was sold to Toll Bros. Substantial improvements were completed. Project was sold to Jade Acquisitions. Original approval of preliminary in 4/06 and final approval in 10/06. No contracts or deposits on current project.

Pat Post stated that she feels the project should be started over due to the changes. Chair VanDeursen asked why the change from the original. Ray Rice stated that they are taking advantage of the law allowing for conversion. Currently there is an overabundance of age restricted housing in the State with 1,000+ units in this area. Thinks the project will be a benefit to the Borough.

Pat Post stated that the low income units are in one place instead of separated as in previous projects. Ray Rice commented that there are managing issues and this makes for a better running condo association.

Andrew Turner asked about selling to Ryan Homes. Ray Rice stated that he has no connection with Ryan Homes and they are completing infrastructure before selling to Ryan. Attorney Gruenberg asked if Jade had taken any contracts or deposits. Ray Rice stated no.

Mr. Gremig, East Washington Ave, came forward. He asked if taxes would be going up due to the conversion, if the highway was going to be widened and if he would lose any property. Ray Rice stated no to all questions. Mr. Gremig stated that he sees many empty lots in town and is not sure who will be buying.

George Ritter, Professional Planner and Architect, was sworn in. He spoke about his experience. Was accepted as an expert witness.
Exhibit A1-original plan dated 2/21/06 with 86 market units, 12 coah and 4 units with \$35,000 in lieu of.
Exhibit A3- photos of current work completed.
Exhibit A2-proposed plan. Primary changes: unit type-for families; shifting of recreation area to along the railroad tracks, number of affordable units increased to 20.

All new units will have 2 car garages. New plan will have reduced impervious coverage due to unit designs moving more to second floor. Will be additional 15 ft in rear yards. More open space.
John Valentine asked who will maintain the parking lots. Mr. Cohen stated that the roads and lots will not be public. Homeowners' association will maintain. Chair VanDeursen commented that she was not sure that the Borough needed more rental units. Ray Rice stated that he would be willing to work with the Borough on other options to on-site COAH.

Open space: informal recreation designed for children. Tot lot to be fenced in and 2 field areas. The internal path will remain. Sidewalk extension to railroad bridge still in place. Pat Post asked about fencing along the tracks. Chair VanDeursen voiced her concern with play area. Mr. Rice stated that they would agree to install a fence. John Valentine asked about security. Mr. Ritter noted that there is also retaining wall in that area. Susan Gruel stated that she had questions regarding the size of tot lot and the proposed amenities. Mr. Cohen stated that Mr. Ritter will call the planner to discuss recreation amenities.

Parking: Mr. Ritter stated the parking complies with RSIS. Townhomes and COAH units require 278 spaces. Proposing 329 spaces. Bill Gleba stated that they will have to move building footprint to allow for at least 18 ft driveways. Board agreed to 16 ft. .

Water: sufficient capacity for project.

Sewer: letter received from Borough Manager stating adequate capacity.

Stormwater: reduction due to reduction in impervious surfaces

Floor area: less square feet

Building footprint: reduction

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Fiscal impact report: error on first one and have revised report for Board.

Break 10 p.m.

Reconvened at 10:12 pm. All members present.

Revised report handed to Board. \$270,000 for market units. \$97,000 to \$144,000 for rental units.

Exhibit A4-Fiscal Impact Summary-municipal report

Exhibit A5-Fiscal Impact Summary-school report

Exhibit A6-Fiscal Impact Summary-municipal & school combined

There will be a negative impact on schools. Chair VanDeursen asked what the financial burden would be to the taxpayers. Mr. Cohen stated there is an estimated \$77,000 deficit. Andrew Turner stated he would like to see a more accurate number of school aged children. Susan Gruel stated that Mr. Ritter's statement was correct that this summary is a planning tool. There are 2 variables: # of bedrooms and value of units. Mr. Cohen stated they will provide numbers based on the lower value. Attorney Gruenberg stated that the municipality must see no great detriment. Chair VanDeursen asked that school officials be spoken to regarding the impact.

Robert Rumfield, President of Candle Artisans, came forward. He voiced concerns with children coming onto his property. Would like to see a larger buffer. Ray Rice stated that they can come to some type of accommodation.

Traffic: 604 trips per day will be increased. Andrew Turner asked about the need for a traffic light. Mr. Ritter stated that he does not think a light will be needed.

Susan Gruel stated that the revised fiscal report should include comments on review letter. End of testimony for meeting. Public Hearing continued to July 12, 2010.

OLD BUSINESS: None

NEW BUSINESS:

Borough application and escrow fees proposed ordinance:

Attorney Gruenberg stated that the current fees are very low. Currently losing money. Fees should cover administrative costs. Chair Van Deursen stated that she likes the revised fees. Bill Gleba stated he did not see soil erosion fees. Will be added at a later date. Therefore it was moved by Turner, seconded by Aron to send to the Board of Adjustment for their review.

ROLL CALL: Valentine, Post, Aron, McDonald,
Turner, Truman, Blanchard, VanDeursen
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Pat Post had a question regarding Midtown. Owner occupied or rentals? Chair VanDeursen asked the Board attorney to review.

COMMUNICATIONS:

No comments on communications.

Tina Truman handed in her resignation letter effective 6/15/10.

ADJOURNMENT:

The meeting was adjourned at 11:10 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk