

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
JULY 12, 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,
Turner, Jewell, Blanchard, VanDeursen
Absent: vacancy
Also Present: Steven Gruenberg, Attorney
William Gleba, Board Engineer
Susan Gruel, Planner

APPROVAL OF MINUTES:

Meeting of June 14, 2010: Pat Post noted a typo to be corrected on page 2. Therefore, it was moved by Turner seconded by Valentine to approve the minutes as corrected.

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

RESOLUTION: None

APPLICATIONS:

Estate of Doris Hoffman –

Alan Lowcher represented the applicant. Site is located on Rush Ave and the lots are taxed in the Borough. Applicant is proposing to create two lots with the existing single homes on each. Bulk variance requested. Review letter of 6/14/10 was received. Three waivers for completeness only as outlined by Bill Gleba: location features within 200 ft, conditions of preliminary approval and other agency approvals. Therefore, it was moved by McDonald, seconded by Valentine to deem the application complete with three waivers.

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

Attorney Gruenberg stated that the notices were in order. Public hearing opened. James Chmielik, engineer, was sworn in. He discussed his qualifications and was accepted as an expert witness.

Mr. Chmielik stated that the application was a minor subdivision plan. The property currently has two dwellings and applicant proposes two lots with one dwelling each.
Exhibit A-1: Minor site plan. The plan summarizes setbacks and outbuildings. Variance relief requested.
Exhibit A-2: Photos of property. Slope drains towards west. No negative impacts existing. Two separate utilities, septic systems, water, electric, etc. Sees no detriment. Plans provides more conformity to area. Bulk variance requested for nonconforming existing conditions and other geometric conditions as far as frontage. Only an administrative subdivision to bring more in line with zoning.
Exhibit B-1: review letter dated 6/14/10. Comments reviewed.
#1-lot width/dept measurement relief sought. Right of way change will be made.
#5- survey monumentation will be completed.
#6-will add to sheets 1 and 2

**WASHINGTON BOROUGH PLANNING BOARD
MEETING OF July 12, 2010
PAGE 2**

#7-will coordinate deed filing

#8-note regarding separate utilities can be done

#9-septic failure. Will have to tie in to sewer. Bill Gleba stated that he wants to see a sanitary sewer easement for easier access. Attorney Gruenberg stated that this needs to be put on plans and deeds.

#10,11,12-standard conditions

#13-maintain escrow

Bill Gleba stated that conditions were fine and applicant must provide number for area and appear before the Township. No questions from public. Motion to close hearing. All in favor.

Therefore, it was moved by Turner, seconded by Post to grant minor subdivision approval with two variances requested plus compliance with letter dated 6/14/10 (Exhibit B-1) and also provide deed detail of sewer easement to professionals.

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

Washington Square – public hearing continued:

Larry Cohen represented the applicant. Changes made to the plans.

Gary Dossantos, professional planner, was sworn in. He reviewed his qualifications.

Made changes to the fiscal impact study using appropriations given by Board Planner. Affordable units now for sale as condo units. Population # 245 to 254. # Kids 53 to 70. School age 32 to 47. Pre school 21 to 23. Overall fiscal impact \$159,000 increase.

Spoke with school officials. Capacity of schools not an issue with either local or regional schools.

Exhibit A-7 School location plan – shows relationship of project and schools. Negative criteria: sees no detriment to neighboring properties and no perceptual detriment. Does not see negative impact. John Valentine feels the proposed number is optimistic.

Susan Gruel asked what the multiplier was for public school age. Answer is 85%. These numbers consider 100% homes occupied.

Attorney Gruenberg asked if there were any other negatives other than kids and traffic. Answer was no.

Susan asked if there was any other impact on municipal facilities. Recreation was proposed for on site.

Alfred Stewart, engineer, was sworn in. He discussed his qualifications and was accepted as an expert witness. Revised plans as to last public hearing and meeting with Mr. Gleba.

Exhibit A-8: Plans revised dated 6/30/10000000. 18 sheets.

Revisions:

Eliminated Maribel Lane

Separated multi units and put in a courtyard

Driveways 20 ft minimum for all units

Recreation moved to inner circle of project with children's play apparatus

Recreation fields in location

Fencing along railroad with 4 ft chain link on top of existing wall. Total 7 to 8 ft.

Fence along western property line

Drainage same

40.8% reduction in drainage

Walking path to be lighted

Provided concrete pad at Washington Ave for bus stop.

**WASHINGTON BOROUGH PLANNING BOARD
MEETING OF July 12, 2010**

PAGE 3

Feels have met all of Board engineer's issues. Corrected calculations for gallons per minute. Sufficient water capacity. Bill Gleba stated that his office is still completing review but has met with Mr. Stewart. Mr. Stewart stated that they have DOT approval for sidewalk to Railroad Ave. Bill Gleba stated that he would like to see letters from each emergency services department. Susan Gruel's review letter dated 7/12/10. Are a few comments regarding fencing, detail on ground cover, striping, etc. Building height within code. No comments from public.

Hal Simoff, engineer/planner – traffic expert was sworn in. He reviewed previous report. Permit granted previously is still valid. Peak trip #'s from permit: am 13; pm 19; 24 hr 197. New #'s: am 44; pm 52; 24 hr 586. Current permit can still be used. Recalculated levels of service. C in am. D in pm. No detriment in traffic. Bill Gleba stated that the applicant needs to submit a letter of no interest from DOT. Travel way should be narrowed with striping. Mr. Simoff stated that trips would be reduced if COAH units are off-site.

Joseph Stevens, architect, was sworn in and accepted as an expert witness.

Exhibit A-9 COAH building plan. Discussed construction of 12 unit.

Exhibit A-10 is 8 unit building

Exhibit A11 rendering of 12 unit

Exhibit A-12 rendering of 8 unit.

Mr. Stevens discussed the details of the buildings. Heat is forced hot air. No comments from public.

Tim Richardson, Ryan Homes, was sworn in. Ryan Homes would be constructing the market units. Exhibit A-13 Town home rendering. He discussed the company and reviewed the buildings. Susan Gruel stated that they need to keep continuity with the completed units. She recommends architectural features to minimize the size of the garages. Need more green on site. Privacy fencing in rear of properties? Mr. Richardson stated yes. Some units will have a walkout deck or grade level patio. Bill Gleba stated that there needs to be coordination between blue prints and site plan.

No further witnesses.

Attorney Gruenberg perceives the Board has the discretion of off-site COAH contributions. Mr. Cohen agreed. Chair VanDeursen sated that off-site COAH minimized negative criteria. Board polled. All in favor of rehabilitation.

Attorney Cohen will work with the Board planner and attorney to come up with some numbers. Susan Gruel stated that her recommendation was for COAH units to come off and not be replaced. Attorney Gruenberg stated that applicant may want to consider other options to bring before the Board.

Public hearing continued to August 9, 2010, meeting. Time extension granted by applicant through September 2010.

Break 11:10 p.m.

Reconvened at 11:16 pm. All members present.

Informal – Minor subdivision: Jeff Hacket came forward. He would like Board's thoughts on a minor subdivision. Chair Van Deursen stated that he should make sure both lots conform and suggested he meet with the Board engineer. Bill Gleba asked about access to the lot and stated he would have to take a look at the property.

OLD BUSINESS: None

NEW BUSINESS:

**WASHINGTON BOROUGH PLANNING BOARD
MEETING OF July 12, 2010
PAGE 4**

Riparian Zone Protection Ordinance/Steep Slope: Bill Gleba stated this relates to wastewater management plan. He suggests Board members read over closely. Suggests municipal engineer come before the Board to discuss at the September meeting the possible impact.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Attorney Gruenberg: Board of adjustment approved the fees ordinance and is to be considered by Council.

COMMUNICATIONS:

No comments on communications.

Pat Post asked if there was any information on Midtown rentals. Attorney Gruenberg stated he would look into it.

ADJOURNMENT:

The meeting was adjourned at 11:30 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk