

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
AUGUST 9, 2010**

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

ROLL CALL:

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| Present: | Valentine, Post, Aron, McDonald, Jewell, Blanchard |
| Absent: | Turner, VanDeursen, vacancy |
| Also Present: | Steven Gruenberg, Attorney William Gleba, Board Engineer Susan Gruel, Planner |

Andrew Turner will not be attending.

APPROVAL OF MINUTES:

Meeting of July 12, 2010: Pat Post noted typos to be corrected. Therefore, it was moved by McDonald seconded by Valentine to approve the minutes as corrected.

ROLL CALL: Valentine, Post, Aron, McDonald,
Jewell, Blanchard
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

RESOLUTION:

Estate of Doris Hoffman:

Attorney Gruenberg discussed the minor changes that needed to be made. Therefore, it was moved by Aron, seconded by Valentine to adopt the resolution with changes.

ROLL CALL: Valentine, Post, Aron, McDonald,
Jewell, Blanchard
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

APPLICATIONS:

Quick Chek – minor site plan:

Bill Gleba explained the application for the Board. Property primarily in the Township. Driveway access is in the Borough. He did not review all documents received due to lack of escrow and time. Recommends the Board deem application incomplete for administrative purposes. Clerk will notify applicant of the Board's decision. John Valentine voiced his concern with the Borough businesses losing income due to this business. Therefore, it was moved by McDonald seconded by Post to deem the application incomplete at this time.

ROLL CALL: Valentine, Post, Aron, McDonald,
Jewell, Blanchard
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

Washington Square – Age-restricted Conversion application – public hearing:

Michael Salvaggi (filling in for Larry Cohen) represented the applicant. Reviewed purpose of application. Referred to 7/30/10 letter from Mr. Cohen detailing the options for market & COAH units. Mayor McDonald asked for more clarification on the numbers discussed in the letter. Steve Gruenberg stated that the law states that 20% set aside for COAH. Developer is proposing rehabilitation contribution.

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Susan Gruel stated that the Borough is in a unique situation due to COAH surplus. Borough is in Region 2. Current housing plan is being reviewed by COAH. Attorney Gruenberg stated that if the Board accepts contributions, then the plan should be revised. Scott McDonald asked if the contribution would be challenged. Steve Gruenberg feels that the intent meets the spirit of the law. Attorney Salvaggi stated that a conditional approval from COAH would be needed. Ray Rice noted that they are ready to build on the site now. Would prefer COAH approval be put in the resolution as a condition. If no contribution, then they will build the 20 units on site. Attorney Gruenberg stated that they would have two separate plans until a decision is made by COAH.

Ray Rice stated that they could phase the project. Bill Gleba stated that he would not recommend final plan if phasing. Only preliminary until COAH can be finalized. Also, technical items need to be cleaned up. Susan Gruel recommends if only \$35,000 contribution per unit then units should be built on site.

Ray Rice stated that he bought site for under market from Toll. Would like to see all market units. Town will see more money and the developer will see more money. Suggests accepting contribution per unit but if COAH denies, then Borough would return the money and build on site. Mayor McDonald stated he would like to see rehab instead of on site units.

Break 8:50 pm.

Reconvene 9:05 pm with all in attendance.

Mike Salvaggi spoke with his clients and they increased the total contribution to \$950,000. Borough can breakdown between rehabilitation and recreation. Vice Chair asked if \$1M could be offered. A quick poll of Board members was taken: Yes to rehab: Scott, Dan, Justin, Kris; Not sure: Pat, John.

Attorney Gruenberg stated that there are a lot of mechanics in this scenario. Engineering needs to be done to prove viability of phasing. Susan Gruel stated that if units on site are necessary then she recommends townhouses for COAH. Ray Rice stated that he is looking for an agreement from the Board. Attorney Gruenberg and Susan Gruel both stated that the professionals need to see the details for review and proof. John Valentine stated that he wants to see a \$1M contribution. After discussion, the applicant agreed to a \$1M contribution.

Next meeting applicant will bring all market plan with phasing and take care of most outstanding items on the review letter. Hearing to continue to September 13, 2010.

OLD BUSINESS: None

NEW BUSINESS:

Attorney Gruenberg stated that he spoke to Al Lowcher regarding Midtown rentals. Currently renting month to month to help with sales. Mr. Lowcher will provide documents approving rentals.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

COMMUNICATIONS:

No comments on communications.

McDonald move to receive and file. Blanchard second.

ADJOURNMENT:

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

Respectfully submitted by Patricia L. Titus, Planning Board Clerk