

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
MARCH 14, 2011**

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, McDonald, Stone, VanDeursen
Absent:	Valentine, Turner
Also Present:	Steven Gruenberg, Attorney William Gleba, Engineer Paul Gleitz, Planner

Andrew Turner sent an email stating he would not make the meeting.

APPROVAL OF MINUTES:

Meeting of February 14, 2011: No discussion. Therefore, it was moved by Post seconded by Aron to approve the minutes as presented.

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

RESOLUTION: None
APPLICATIONS: None

OLD BUSINESS:

Riparian zone/steep slope ordinances:

Bill Gleba discussed the letter from Andrew Holt. He does not think that Susan Gruel's office has reviewed the information yet. Feels the Borough has the perfect opportunity to meet with Highlands Council to discuss some leniency. Looked at the old MP3 grants file. Feels Heyer, Gruel should compare with redevelopment plan.

Scott McDonald stated that Council is philosophically opposed to the Highlands Act. Paul Gleitz stated that the Borough needs to reinvigorate the Town Center designation. Can do this through Highlands process but make take several months. The State process is uncertain right now. Chair VanDeursen asked if there is a detriment to waiting. Bill Gleba stated that the information in the MP3 file should be sent to Andrew Holt to review and also to Heyer, Gruel for feedback.

Washington Square:

Renting – Attorney Gruenberg stated that the homeowners association documents had language regarding leasing. Recalled the Board wanting owner occupied for COAH units. Market units are sold as owner occupied but homeowners could lease but are restricted to HOA agreement.

Ray Rice came forward. He stated that the COAH units are to be sold as owner occupied only. Market units, if leased out by owner, will be controlled by the HOA agreement. Paul Gleitz stated that the COAH units will have deed restrictions and administrative officer will have to keep records. Ray stated that there are no rental components to the units. Pat Post asked about contaminated soil. Ray stated that it has been remediated.

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Fire Department – Bill Gleba stated that the truss signs are enforced by building code and must be on each building. Another sign at the entrance and on street posts was requested by the fire department. Ray stated he feels that at the entrance and on the buildings would be sufficient. He has spoken with the fire chief for any other requests. The Board agreed that at the entrance and on every building would be sufficient.

Under communications: Letter from Bill Gleba dated 3/2/11 and memo from Susan Gruel dated 3/3/11. Review letter regarding tot lot to be located in center of project. They understood that the tot lot was to be completed at the end of the project due to safety and grading. Chair VanDeursen stated that safety could be an issue during construction if the lot is done prior to completion. Paul Gleitz noted that usually the infrastructure and amenities are in during phase 1 or 2. When units 17 through 20 are completed or 50 to 60% then tot lot to be completed. Scott McDonald stated that a letter from the attorney to clarify discussion.

Offsite: sidewalk extension to railroad culvert – want to construct after the 25th CO. Attorney Gruenberg recalls that the Board wanted this completed at the beginning of the project. Bill Gleba also agrees and recommends it being constructed at the beginning due to children possibly walking to school. The Board agreed that the sidewalk is to be constructed after the 1st CO. Mr. Rice agreed.

Attorney Gruenberg stated that he will be reviewing the homeowners association agreement in the near future.

NEW BUSINESS:

Solar ordinance –

Attorney Gruenberg stated that Washington Township has introduced an ordinance on first reading. He gave copies to the Board for reference. Board needs to give direction. Paul Gleitz stated that every town is looking at these ordinances. There are personal systems (roof tops, windmills, ground mounted) strictly for personal use on own site. Also production systems for up to 1200 homes (solar farms). Windmills have height and noise issues. Chair VanDeursen read the email from Andrew Turner with his thoughts on solar panels. Paul stated that the Board can limit to kilowatts instead of size and need to limit impact on neighbors. Chair VanDeursen stated that the Board's intention should be to protect against noise and look and should address residential and commercial. Paul Gleitz will have a draft for the April meeting.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

No public present

COMMUNICATIONS:

No discussion.

ADJOURNMENT:

The meeting was adjourned at 9:31 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk