

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
MAY 9, 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:	Valentine, Aron, McDonald, Pohorely, Stone, VanDeursen
Absent:	Post, Turner
Also Present:	Steven Gruenberg, Attorney William Gleba, Engineer Paul Gleitz, Planner

**OATH OF OFFICE:**  
New Member, Gary Pohorely, was sworn in.

**APPROVAL OF MINUTES:**  
Meeting of March 14, 2011: No discussion. Therefore, it was moved by McDonald seconded by Aron to approve the minutes as presented.

**ROLL CALL:** Valentine, Aron, McDonald,  
Pohorely, Stone, VanDeursen  
Ayes: 5; Nays: 0; Abstentions: 1(Pohorely)  
Motion carried.

**RESOLUTION: None**  
**APPLICATIONS: None**

Dan Aron inquired about the progress on Park Hill. Bill Gleba stated he believes they are starting work.

**OLD BUSINESS:**  
Riparian zone/steep slope ordinances:  
Needed due to wastewater management plan. Paul Gleitz stated that the Boro has a steep slope ordinance and that Andrew Holt suggested a few changes.

Riparian zone – Mr. Gleitz handed out sample ordinance from South Orange. A map of Washington was attached that shows impact on areas due to the riparian zone constraints. The sample ordinance has bulk variances in it. The DEP ordinance is too cumbersome. The sample ordinance is simplified and includes a planning and review process.

Chair VanDeursen asked if septic was necessary in the ordinance and what the negative impact on the redevelopment plan would be. Bill Gleba stated that the Baker tract has septic. Paul Gleitz stated that it would not make sense to take the plan to DEP. They give decisions not suggestions.

Dan Aron asked if there was a deadline to adopt the ordinance. Bill Gleba stated that it has changed but he does not know of a definite date. Mayor McDonald asked what the process was for Council. Paul Gleitz stated that the Council can adopt and send to DEP. Attorney Gruenberg noted that there is a potential that DEP can reject it. Mayor McDonald stated that he would rather not go through the expense if it will not be accepted by DEP. Paul Gleitz stated that he will find out from South Orange if their ordinance was approved and will draft the ordinance.

**WASHINGTON BOROUGH PLANNING BOARD  
MEETING OF May 9, 2011  
PAGE 2**

Solar/Wind Ordinance –

Memo dated 5/5/11: MLUL changes reviewed and the definitions were reviewed. Solar energy refers to relatively passive systems. John Valentine asked about panels mounted on utility poles and their regulation. Attorney Gruenberg stated that if federal or state controlled, the municipality has no jurisdiction.

Solar:

Paul Gleitz stated that size can be regulated by lot size. Solar in any zone. Wind in industrial zone only. Bulk standards reviewed. Mayor McDonald inquired about solar for hot water. Paul stated he will look into it. Dan asked if 10% was too small. Paul stated that it works for a more rural area. Paul noted that some towns allow in detention basins and would not count towards lot usage. Buffer planting height would be 6-8 ft. Ground mounted would be 8 ft. max. Poles and inverter are considered impervious.

Wind:

Industrial only. Height max 125 ft. Minimum setback 150%. Lot area minimum 5 acres. Additional requirements and abandonment issues reviewed.

Solar production systems – do not suggest including. No capacity in the Borough. Chair VanDeursen stated that the Board wants to look at the draft ordinance before going to Council. Scott requested adding “other Borough Official” under abandonment section. John suggested changing last two sentences around under abandonment.

Paul Gleitz will draft ordinance and hopefully be done for next meeting.

**NEW BUSINESS: None**  
**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

No public present

**COMMUNICATIONS:**

Motion by McDonald and seconded by Valentine to receive & file correspondence.

Chair VanDeursen asked about Quick Chek. Bill Gleba stated that they are going through preliminary with the Township. They requested from Borough Council access to tie into the sewer. Some changes were made so they will have to come before the Board. Attorney Gruenberg stated that he told them they would have to come before the Board whether they used septic or sewer.

Gary Pohorely referenced the Finelli letter dated 3/18/11 – pg 2 paragraph 1 under contributions. He asked where the money was going and who would administer. Mayor McDonald stated that if COAH is offsite, rehab money would be administered by the County/recreation money would be in a trust fund.

New member Gary Pohorely was welcomed.

**ADJOURNMENT:**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk