

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
JUNE 13, 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, Post, Aron, McDonald, VanDeursen
Absent:	Turner, Pohorely, Stone
Also Present:	Steven Gruenberg, Attorney William Gleba, Engineer Paul Gleitz, Planner

APPROVAL OF MINUTES:

Meeting of June 13, 2011: Correction on page 1 to change May to Mayor. Therefore, it was moved by McDonald seconded by Aron to approve the minutes with correction.

ROLL CALL: Valentine, Post, Aron,
McDonald, VanDeursen
Ayes: 4; Nays: 0; Abstentions: 1(Post)
Motion carried.

RESOLUTION: None

APPLICATIONS:

Jeff Hackett & James Hackett – minor subdivision:

Review letter from Bill Gleba recommends that the application be deemed incomplete. Needs checklist.

Jeff Hackett came forward and stated that he has the notices that were sent to the property owners.

Attorney Gruenberg suggested that the application be deemed incomplete and that it was not appropriate at this time for the public to comment. Mr. Hackett will get together with the professionals to address outstanding items needed for completeness.

Therefore, it was moved by McDonald, seconded by Post to deem the application incomplete.

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

OLD BUSINESS:

Riparian zone/steep slope ordinances:

Paul Gleitz stated that he had not yet heard back from South Orange regarding how their ordinance was progressing. He suggests waiting for more information.

Solar Ordinance:

Emailed to Board members last week. A revised ordinance was handed out at meeting.

Discussion on the sections of the ordinance. Purpose is stated on Page 1.

Section 1 has definitions.

Section 2:

- A. states purpose
- B. use regulations
- C. small solar systems (rooftop and ground mounted)

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- D. small wind systems & noise requirements. Changed to one turbine per 5 acres. Additional language added regarding separation of more than one
- E. abandonment

Section 4: standards for design and improvements. Mayor McDonald asked that scenic vistas or corridor be more clearly defined. Attorney Gruenberg stated that the design standards are not the same level as variances.

Section 5: accessory buildings

Section 6: yards & towers. Amended in code. Title should be changed to yard.

Mr. Gleitz indicated that he would send a memo with suggestions for the code book per Councilwoman Gleba's memo.

Sections 7, 8 & 9: standard language.

Board Clerk to draft a memo to Council recommending the ordinance be adopted.

Mr. Gleitz will send a copy of the revised ordinance to the Borough Manager for comments.

Therefore, it was moved by Post, seconded by Valentine to recommend the revised ordinance to Council for adoption.

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

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

No public present. Motion to close public portion moved by McDonald, seconded by Post. All in favor.

Mayor McDonald suggested that Councilman Valentine meet with Board Planner to review the code book and if Board members have any comments they should send them to John.

Washington Square has 16 units sold to date.

Mayor McDonald stated that P&P liquor store has opened.

Bill Gleba briefly reviewed the purpose of the Hackett application for Board members.

COMMUNICATIONS:

- A. Heritage Conservancy letter – does not apply
- B. Suburban Consulting re 44 Kinnaman Ave – Bill Gleba stated that Andrew Holt feels Washington Township should handle the application.
- C. Memo from Councilwoman Gleba – discussed
- D. Updated member list

ADJOURNMENT:

The meeting was adjourned at 8:56 p.m. Motion by McDonald, seconded by Valentine. All in favor.
Respectfully submitted by Patricia L. Titus, Planning Board Clerk