

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
AUGUST 8, 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, Pohorely, Stone, VanDeursen
Absent:	Turner
Also Present:	Steven Gruenberg, Attorney William Gleba, Engineer Paul Gleitz, Planner

APPROVAL OF MINUTES:

Meeting of June 13, 2011: No discussion. Therefore, it was moved by McDonald seconded by Post to approve the minutes as presented.

ROLL CALL: Valentine, Post, Aron,
McDonald, Pohorely, Stone, VanDeursen
Ayes: 5; Nays: 0; Abstentions: 2(Pohorely, Stone)
Motion carried.

Gary Pohorely stated that as a new member he received documents from the Clerk to familiarize himself with the Master Plan and noted the conservation element. Chair Van Deursen stated that this matter could be discussed later in the meeting.

RESOLUTION: None

APPLICATIONS: None

OLD BUSINESS:

Riparian zone/steep slope ordinances:

Bill Gleba stated that at the last meeting the question was raised as to the process and cost. His office had a meeting with the DEP with the representatives for Warren County. They indicated that the Borough could send the proposed ordinance to them and they will review it with comments. Does not have to be verbatim of the model. Paul Gleitz stated that he can send a draft to Bill and he can send to DEP. Bill Gleba mentioned that there is a grant available for wastewater management. Andrew Holt is aware of this.

Code Book review:

Paul Gleitz noted the memos from Bill Gleba and himself. Definitions are important. Types of services have changed and need to be updated.

General provisions: should be organized. The fee schedule should be on an excel spreadsheet. Application forms should be on the website. Design standards waivers could be used instead of variances for some items. Examples given of items that should be moved to other areas.

Zoning section: some items do not make sense where they are. Charts are helpful and easy to use.

Master Plan re-exam should be done first. Steve Gruenberg suggests this be done first before code changes. That would be the proper procedure. Paul stated that this would be a good time to review the Board of Adjustment annual report to see if changes need to be made. Attorney Gruenberg noted that the

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Board of Adjustment should get involved. Bill Gleba noted the corrections that should be made and that the book needs to be cleaned up. Chair VanDeursen stated that the master plan re-exam should be discussed at Council level first. Paul indicated that it is usually done every 10 years. Chair Van Deursen asked for an estimate on the cost and the time it takes to complete.

NEW BUSINESS: None
REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Gary Pohorely stated that he received information from Clerk to learn more about the code, master plan, etc. He referred to the conservation element and how that relates to the possible Hackett application. Would the buffer or easement be deeded to the Borough? Attorney Gruenberg stated that the Board cannot require it but may request. Paul Gleitz noted that the conservation element is plan only.

Public Comment: Tom Doty, 5 Hann Terrace, came forward. He works for Millburn/Shorthills as a forester. He reviews planning and zoning plans. He discussed the riparian zone/steep slope ordinance. The purpose is to protect natural resources. Some examples were read of the benefits to the community. Discussed a portion of the downtown revitalization plan regarding the Shabbecong. Information was handed out to the Board.

Motion to close public portion of meeting. Moved by Valentine, seconded by McDonald. All in favor.

COMMUNICATIONS:

Letter regarding Quick Chek – Bill Gleba stated that they have conditional approval.

ADJOURNMENT:

The meeting was adjourned at 9:00 p.m. Motion by Post, seconded by McDonald. All in favor.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk