

**BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY  
WASHINGTON BOROUGH SPECIAL COUNCIL MINUTES JOINT MEETING  
WITH PLANNING BOARD  
September 8, 2008**

The Special Meeting of the Borough Council of Washington, Warren County, New Jersey was held in Council Chambers located at the Borough Hall at 8:00 P.M.

Roll Call: Van Deursen, Higgins, Cioni, Woykowski, Turner, - Present  
Oakley, Housel - Absent

Also Present: John Corica, Borough Manager  
Joe Baumann, Redevelopment Attorney  
Kristine D. Blanchard RMC, Borough Clerk

Mayor Van Deursen read the following Statement into the Record:

“The requirements of the ‘Open Public Meetings Law 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 Borough Hall stating the time, place and purpose of the meeting as required by law.

**Presentation by Chuck Latini - Heyer, Gruel, and Associates  
Redevelopment Presentation**

Attorney Bauman reviewed the redevelopment process to date. He stated that addressing zoning concerns would be the next step while parking, traffic circulation, and pedestrian access would be considered as well. Mr. Baumann stated that the process is still two to three public meetings away from a final plan. Mr. Fliegaulf asked about obtaining a list of goals and objectives for the redevelopment plan. A copy will be provided to Mr. Fleigaulf.

Mr. Latini stated that there have been six areas identified as areas in need of redevelopment. Mr. Latini reviewed the goals and objectives and stated that conceptual plans have been developed for each of the six areas identified.

Area 1 – West Church/Rt. 57 Belvidere Ave (includes Star Plaza reorientation)

Mark Mulligan asked if other property owners had been contacted. Mr. Latini stated no they have not as of yet. Mr. Mulligan stated he does not see that reorientation is a viable option and thinks property owners should be informed. He would also like to see the current building rehabilitated. Redeveloping current structures would be more economically viable.

Mayor Van Deursen reviewed the process that the Borough started years ago. Mr. Rossi stated that he feels more input from landowners is needed. The redevelopment

committee should consider holding meetings with landowners in the affected areas. Councilman Turner agreed.

Area 2 – Quick Chek / Belvidere Ave./East Church/School St./Rt. 57

Mr. Mulligan stated the parking lot should be visible from Washington Avenue. Kevin Hopkins stated that he feels the alley to the parking area should be large enough to accommodate safe pedestrian access. Mr. Rossi stated there should be a focal point at the parking area entrance for meetings, etc. or community activities. Mr. Mulligan asked if a traffic or marketing study had been done. Mr. Latini stated no and that the plan is only conceptual at this time.

Area 3: Intersection Rt. 31/Rt. 57

Mr. Latini stated they are looking into greening up the area and strengthen pedestrian access. Councilman Cioni stated that we need to start discussing this area with the DOT. Mr. Opdyke indicated that this area has very heavy truck traffic and a traffic study should be conducted.

Area 4: Rt. 57/Broad St./Vanatta/Alleger St

A passive reaction area and parking area was presented by Mr. Latini. Mr. Rossi stated that he likes the open space plan but feels parking is more important. Kevin Hopkins stated that he would like to see more parking rather than more greenery. Mr. Rossi suggested the Borough may wish to consider creating a parking authority.

Area 5/6 Lincoln Ave/ Rt 57/Broad

Mr. Latini proposed 220 parking spaces with a building oriented along that area of town. Mr. Fliegaulf asked how the parking area was going to be seen.

Next Steps:

Planning Chairman Pat Boyle stated that the notes needed to be reviewed and minutes will be provided to the public. Mr. Rossi stated he would like to see focus discussions for each sub area with residents, business owners, and land owners. Mayor Van Deursen stated that the areas need to be prioritized. Mr. Mulligan feels next steps would be to break down into prioritized areas.

Attorney Baumann stated that the next step is to put into words the redevelopment plan. This will be presented to the redevelopment committee and then to the Planning Board and Governing Body.

At this time Councilman Higgins motioned to adjourn the Governing Body portion of the meeting, seconded by Councilman Cioni.

Ayes: 5, Nays: 0  
Motion Carried

---

Marianne Van Deursen, Mayor

---

Kristine Blanchard, RMC  
Borough Clerk