

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
MAY 14, 2007**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Boyle at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Mr. Boyle 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." Chairman Boyle led the Board in the Pledge of Allegiance.

OATH OF OFFICE:

New member, Tina Truman, was sworn in by Attorney Ours.

Mayor VanDeursen called the Council meeting to order. Kristine Blanchard called roll.

Chairman Boyle asked that the Planning Board roll be called.

ROLL CALL: Present: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Absent: vacancy
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney
Beth McManus, Planner

APPROVAL OF MINUTES:

Meeting of March 12, 2007:

A typo on Page 1, Application section, 2nd paragraph was noted. Therefore, it was moved to approve the minutes as corrected.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 5; Nays: 0; Abstentions:3(Buoye, VanDeursen, Truman)
Motion carried.

Executive Session of February 12, 2007:

No comments on the minutes: Therefore, it was moved to approve the minutes as presented.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 6; Nays: 0; Abstentions:2(Buoye, Truman)
Motion carried.

NEW BUSINESS:

Joint meeting with Council to discuss redevelopment. Chairman Boyle turned the meeting over to Mayor VanDeursen to explain the purpose of the joint meeting. John Hatch handed out conceptual plans that rationalized parking and recognized development area. Block 95 discussed the parking lot with 220 spaces behind Washington Ave between Broad and South Lincoln. Block 24 added current building being constructed and proposed another building where the antique store was as well as one by Quick Check on Belvidere Ave. 194 parking spaces proposed.

Mayor Van Deursen stated that she would like all parking lots done together. Chris Woykowski stated that the number of spaces is very important. She noted that Council had talked before about having a loading dock area between the Van Cleef building and the proposed building. Andrew Turner asked how the parking lot would be accessed. Mr. Hatch stated that there would be four accesses: from Church Street; Washington Avenue; Belvidere Avenue and School Street. Mayor VanDeursen stated that she would like

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to see a wider access from Washington Avenue. Councilperson Woykowski noted that the traffic pattern needs to be studied. Plans need to be approved before the lot is ready. Justin Jewell asked about a wider access for emergency equipment. Andrew turner stated that they must plan for other things besides parking such as deliveries and container pickups. Mayor VanDeursen told Mr. Hatch that he needs to add in the other concerns as discussed. Heather Oakley agreed that they need to address the ingress and egress concerns.

Jim Sheldon, from BID, voiced his concerns about the extra building by Quick Check and stated that the extra parking was needed. It was agreed that the planner needs to address ingress and egress as well as other concerns such as garbage pickup and deliveries.

A new building at the corner of E. Washington and Broad Street with parking deck behind was discussed. Allegar St could be extended to Vanatta. Access to deck from Allegar or E. Washington. Heather Oakley and Mayor VanDeursen both stated that Vanatta was too narrow for increased traffic. Mayor VanDeursen suggested widening Allegar and omit the access from Washington Ave. Andrew turner suggested using part of the DPW lot for the parking deck instead of along Allegar. Heather Oakley stated that they should keep pedestrian access to Rt. 57. Jim Sheldon feels that Gibsons Gym would not object to surface parking behind their building. Dave Higgins feels that work/redevelopment should be done in sections. Need to complete what is going on now before anything new is started. Mayor VanDeursen wants design standards in place before a developer comes in for approval.

Attorney Ours discussed the next step: first the plan is approved and then an ordinance is adopted to approve the plan. Andrew Turner asked about downtown density. Attorney Ours stated that it would be in the ordinance. Mayor VanDeursen stated that Council needs to know from Carl Hintz the density and impact on services such as sewer capacity, etc. Justin Jewell suggested that everyone look at the turning lanes.

Mayor VanDeursen asked for a Council motion to adjourn. All in favor. Redevelopment Committee motion to adjourn. All in favor.

RESOLUTIONS:

William and Barbara Miller:

Chairman Boyle noted that the signature line should state Chairman not Vice-Chairman. Motion to approve. Attorney Ours noticed that on Page 3, Item #2, the dated should be changed to 3/12/07. Amended motion to approve the resolution with changes.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 7; Nays: 0; Abstentions: 1 (Truman)
Motion carried.

APPLICATION:

McKinley Land Corp:

Extension requested to June, 2007. Attorney Ours and Bob Miller both stated that the applicant must renotify property owners due to the delay and length of time since the last meeting they attended. Therefore, it was moved by Turner, seconded by Post to grant the extension to June 30, 2007, and to require notifying to property owners.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 6; Nays: 2 (VanDeursen, Boyle); Abstentions: 0
Motion carried.

Jade Washington – Soil Erosion and Sediment Control Plan:

No discussion. Therefore, it was moved by VanDeursen, seconded by Post to approve the plan.

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ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 7; Nays: 0; Abstentions: 1(Truman)
Motion carried

Midtown at Washington – request for amended final resolution:

Alan Lowcher represented the applicant. They are asking for relief from Paragraph 6b regarding extinguishing easement. The easements were bought by Mr. VanCleaf. He wants to retain the easements out to School Street until they are no longer needed.

Therefore, it was moved by Post, seconded by Turner to approve the amendment to the final resolution.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 7; Nays: 0; Abstentions: 1 (Truman)
Motion carried

NEW BUSINESS (Continued):

Downtown signage:

Justin Jewell had two comments: 1) neon lighting may be beneficial to a business and 2) no vinyl or metal awnings. Jim Sheldon stated that canvas gives better overall aesthetics. Andrew Turner stated that people can go to the BID if they want something other than canvas. Tina Truman suggested using the wording “canvas-like.” Mayor VanDeursen suggested striking canvas and use canvas-like. Justin Jewell asked if one sandwich board sign would be enough for a business. Jim Sheldon stated that the signs are 2’x3’ which is big enough. Chairman Boyle asked if there was a time frame for removal of signs when a business moves out. Mr. Sheldon stated no. Holiday lighting needs to be defined. Tina Truman suggested using seasonal instead of holiday. Jim Sheldon asked what time frame for removal of a non-conforming sign. Andrew Turner feels that the business owner who is closing should remove their own sign. Motion to include language of 90-day from CO for removal of non-conforming sign.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried

OLD BUSINESS:

Master Plan Reexamination report – revised copy

Agreement for engineering services:

Motion by Post, seconded by VanDeursen to approve the services agreement from Robert Miller.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Truman, Jewell, Boyle
Ayes: 7; Nays: 1(Turner); Abstentions: 0
Motion carried

REPORTS OF OFFICERS AND COMMITTEES: None

2 members of public present.

UNAGENDIZED STATEMENTS:

Chairman Boyle stated that personal information needs to be updated and there needs to be better communication/procedure to notify of an absence from a meeting.

COMMUNICATIONS:

Denise Anthony: The Board expressed their hope for a speedy recovery.

Financial Disclosure Statement – need to give to Borough Clerk if not done already.

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Notice on Highlands.

There was a scholarship fund collection taken in memory of William Miller.

ADJOURNMENT:

The meeting was adjourned at 9:52 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk

