

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
MARCH 12, 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, Justin Jewell, was sworn in by Attorney Ours.

**ROLL CALL:** Present: Turner, Post, VanDeursen, Opdyke,  
Sheola, Jewell, Boyle  
Absent: Buoye, Anthony  
Also Present: Robert Miller, Board Engineer  
Stuart Ours, Board Attorney  
Carl Hintz, Planner

Denise Anthony will not be in attendance due to illness.

**APPROVAL OF MINUTES:**

Meeting of February 12, 2007:

No comments on the minutes. Therefore, it was moved by Post, seconded by Turner to approve the minutes as presented.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Sheola, Jewell, Boyle  
Ayes: 5; Nays: 0; Abstentions: 2 (VanDeursen, Jewell)  
Motion carried.

Executive Session of February 12, 2007: Will be discussed at end of meeting during Executive Session.

**APPLICATION:**

William and Barbara Miller:

Angelo Bolcato stepped in for Attorney Ours due to a conflict of interest. Barbara Miller was present as well as Kevin Smith, engineer. Both were sworn in.

Mr. Smith stated that the applicant had previously been approved for a subdivision. He discussed the history of the old plan (Exhibit A-1). The new plan, dated 2/15/07, would include one lot frontage on Belvidere Avenue and the other lot frontage on Cleveland Street. Variances will be needed for lot width requirement and side yard set back. Mr. Smith feels that this plan is common to area because most homes have frontage to Belvidere Ave but driveway access from Cleveland Street. These duplexes will be residential with design similar to area (Exhibit A-2). Andrew Turner asked about maintenance of the driveways because they are so close together. Feels may cause a problem. Mr. Smith stated that there is a two-car garage with turn around area proposed for each dwelling. Bob Miller stated that the driveways need to be separated or the applicant will need a deviation of the performance standard.

Joe Rankel, builder, was sworn in. He discussed the reason for the driveway layout. Mr. Smith noted the benefit of the variances in keeping with the character of the area with driveway access in the rear. The detriment would be narrow lots. Bob Miller noted that they will need separate utilities for each lot. Bob Opdyke asked if there will be separate ownership/title. Bob Miller stated that it has been done in the Borough in the past. Mr. Rankel stated that the target date for building is April. Therefore, it was moved

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by Post, seconded by Turner to grant the variances, performance standard deviation and amended application.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Sheola, Jewell, Boyle  
Ayes: 7; Nays: 0; Abstentions: 0  
Motion carried.

McKinley Land Corp:

Extension requested to April 30, 2007. Attorney Ours noted that the applicant was not ready to proceed tonight. Should require applicant to notice again. Bob Miller stated that test pits were done on the site in early February. Andrew Turner stated that he had walked the property and saw 8 pipes with high levels of water. Chairman Boyle stated that he was not in favor of extensions. Andrew asked if the Borough could get compensation for maintenance of the pumping station. Attorney Ours stated that the Board could ask but there is no law allowing it to be required. Rich Sheola stated that it would be billed with the sewer maintenance. Attorney Ours feels that it is reasonable to grant the extension but the applicant should renote property owners.

Therefore, it was moved by VanDeursen, seconded by Turner to grant the extension to April 30, 2007, and to require renoticing to property owners.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Sheola, Jewell, Boyle  
Ayes: 3; Nays: 2(Post,Boyle); Abstentions: 2(Sheola,Jewell)  
Motion carried.

**NEW BUSINESS:** None

**OLD BUSINESS:**

Master Plan Reexamination report: Carl Hintz explained that a reexamination is done every few years or as necessary to review. The purpose is for an up to date review for zoning ordinance. Will allow for clustering in the M-3 zone without changing zoning. Not necessary to notify property owners. If adopted by the Board, needs to be recommended to Council and then a copy to the Warren County Planning Board. Chairman Boyle asked about the reference to the Shabbecong Creek on page 2. Carl stated that it involves the entire creek. Bob Miller stated that the Borough is waiting for funding to pursue the study of the creek. Therefore, it was moved by Sheola, seconded by Post to adopt the reexamination report and recommend to Council.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Sheola, Jewell, Boyle  
Ayes: 5; Nays: 2(Opdyke,Jewell); Abstentions: 0  
Motion carried.

Bob Opdyke asked if his vote would be a conflict of interest due to his ownership of property near the M-3 zone. Attorney Ours stated that there would not be a conflict.

No public present. Motion by VanDeursen, seconded by Turner to close public hearing. All in favor.

Washington Borough Ordinance #1-2007: The ordinance will permit clustering in M-3 zone. Bob Opdyke asked if Borough access to the property was required. Carl Hintz stated no. Rich Sheola noted that an agreement will be needed with the Township for emergency services, etc. Therefore, it was moved by Turner, seconded by Sheola to recommend to Council that ordinance be adopted and that the amendment of the M-3 zone is consistent with the Master Plan.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Sheola, Jewell, Boyle  
Ayes: 5; Nays: 2(Opdyke,Jewell); Abstentions: 0  
Motion carried.

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**REPORTS OF OFFICERS AND COMMITTEES:** None

No public present.

**UNAGENDIZED STATEMENTS:** None

**COMMUNICATIONS:**

Carl noted his comments for the Highlands Council and stated that he also gave a copy of it to the redevelopment committee.

Bob Miller stated that the Soil Erosion and Sediment Control plan for Jade Washington is for the lot to the east. Want to clear trees and do some minor grading. To be discussed at the April meeting. Bob also stated that he spoke with Toll Brothers and they want to start soon.

The redevelopment committee will need a Planning Board representative.

Bob Opdyke asked what was going on with the Serelis building. Attorney Ours stated no go at the moment. There are issues. Marianne stated that there may be other interested parties.

Executive Session: Motion by Turner, seconded by VanDeursen to move into Executive Session. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 9:08 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk



