

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
JUNE 11, 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.

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

**APPROVAL OF MINUTES:**

Meeting of May 14, 2007:

A typo on Page 1 was noted as well as two corrections on Page 2, Paragraph 4. Therefore, it was moved by Post seconded by Turner to approve the minutes as corrected.

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

**RESOLUTIONS:**

Jade Washington-Soil Erosion and Sediment Control Plan:

No comments on the resolution. Therefore, it was moved by VanDeursen, seconded by Turner to approve the resolution as written.

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

Midtown at Washington:

No discussion on the resolution. Therefore, it was moved by VanDeursen, seconded by Truman to approve the resolution as written.

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

**APPLICATION:**

McKinley Land Corp:

Attorney Ours stated that the notices were in order. Kevin Hahn represented the applicant. They last appeared before the Board in January. The plan has been amended to 10 proposed lots.

John Hansen from Ferrero Engineering was sworn in. He stated that the plans had changed from 16 to 10 lots. At the last meeting in January, ground water issues were discussed. They conducted soil logs and ground water monitoring. Installed 8 monitor wells during the wet season in March and April. The stormwater management system was redesigned based on the water level from the test sites. Impervious

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coverage was reduced. They redesigned the sanitary system and also grading to design for the buffer. Landscaping also redesigned for added buffer. A traffic statement was included in the packets to Board members. Pat Post asked about the term wet pond. Mr. Hansen stated that it is a retention pond. Bob Opdyke asked about the depth of the pond. Mr. Hansen stated that it is 5 to 5.5 ft at the deepest section. Andrew Turner stated the need for a fence for safety. Mr. Hansen stated that they can work with the Board on this issue. There is a safety ledge already designed. Pat Post asked about draining into the storm drains. Mr. Hansen stated that it prevents nuisance flooding.

Marianne VanDeursen asked how wet the pond is compared to other stormwater management systems in the Borough. Bob Miller stated that it is comparable to the Shabbecong Village system but smaller. It will always have water in it. The concerns are: who is responsible for maintenance; safety; and algae buildup. Bob Opdyke asked the water source. Mr. Hansen stated that the water will constantly be moving from the water table. The pond will be cut into the grade and filled at the other end. Andrew Turner asked about the safety issue and Pat Post commented that the Shabbecong Creek floods now. Mr. Hansen stated that the runoff rate will be reduced post construction. Chairman Boyle asked about the term forebay. Mr. Hansen stated that it is a small dry pond in front of the wet pond to collect debris.

Andrew Turner asked if the Borough would be maintaining the pond. Mr. Hansen stated that it could be the Borough's or a homeowners association. Justin Jewell asked if there would be any increased water in area basements. Mr. Hansen stated that it would be less than what it is now. Mr. Hansen discussed maintenance. Major maintenance would be dredging in 10-20 years. Yearly maintenance would be consistent with normal practices.

Bob Miller asked for the results of the test sites. Mr. Hansen stated that there was water 5-6 ft under the surface to up to the surface during the wet season (March to the beginning of May).

Mr. Hansen stated the footprint for the homes would stay the same as the previous plan. The sewer pump station has been removed and is now gravity. Water to flow away from McKinley and the road will be slightly elevated. There will be fill for lots and the road to create as dry yards as possible. Bob Opdyke asked about limestone. Mr. Hansen stated that there was no evidence currently. The test pits were down 10 ft. Bob Miller stated that he has seen no evidence of sink holes.

Bob Miller asked about basements in the homes. Mr. Hansen stated that basements will drain into the stormwater system. Has been designed for gravity flow to storm drains. Mr. Hansen stated that all lots except two have gravity sewer drains. The other two lots will have pumps.

Chairman Boyle referred to the Engineer's review letter under general comments H regarding considerable fill. Mr. Hansen stated that topsoil is to be removed and fill put in. To be supervised by a geotechnical engineer. The topsoil will then be used in other areas. Carl Hintz asked about the street lighting. Mr. Hansen stated that Borough standards will be used. Carl Hintz commented that they might want to see the standards used downtown. Carl also noted that they will need a tree easement. COAH requirement is changed to 1 unit and contribution. Mr. Hansen stated that they would opt to make fair share contributions. Carl Hintz stated that Lot 1 has a small year yard and will need to be restricted. There is a problem elsewhere in the Borough where decks cannot be built due to footprint. Mr. Hansen stated that they will discuss this issue with the Borough's professionals. Mr. Hintz asked about a development sign. Mr. Hansen stated that it had not been discussed. Carl noted that it is generally not used but would have to be temporary.

Pat Boyle inquired about the retaining wall at the wet pond. Mr. Hansen stated it is used for access road for routine maintenance. Maximum 4' high with a gravel surface. Mayor VanDeursen asked about improvements to McKinley Ave. Mr. Hansen stated that there were none proposed but will work with the governing body on this issue as well as the name of the proposed road. Chairman Boyle stated that

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McKinley Ave is going to get worse with the construction traffic. Mr. Hansen stated that they will fix any damage from construction but that it would be an undue hardship to repave the entire road. Bob Miller stated that they would have to post a separate bond for repair of the road. Mr. Hansen agreed.

Mr. Miller inquired about the roof drains. Mr. Hansen noted that the drains need to be directed to the pond and not splashing on the backyards.

The Traffic Study by Jud Rocciola was discussed. Mr. Hansen stated that at the January meeting there was a discussion about the intersection of Rt. 57 and Prosper Way. The study shows a 1% to 2% traffic impact from the proposed development. The report has suggestions on ways to correct traffic flow.

Motion by Post seconded by Turner to open the public meeting. All in favor.

Christina Oberman, 44 Flower Ave, was sworn in. Her backyard abuts the property. She asked how the wet pond was going to affect the water on her property. Mr. Hansen stated that a buffer will be between the development and her property.

Lorlyn Staley, 36 McKinley Ave, was sworn in. She is concerned with more water on her property and the safety around the pond. Mr. Hansen stated that there will be a berm to prevent overland water flow. They can provide a buffer along Lot 1.

Glen Langan, 86 Mckinley Ave., was sworn in. He is concerned with safety and changing the land in that area. Mr. Hansen stated that they are proposing extensive vegetation for aesthetics around the pond.

Christina Oberman came forward. Previously sworn in. She wants assurance that the plans will be followed. Mr. Hansen stated that the project is inspected by the Borough engineer.

Steve McIntyre, 22 Prosper Way, was sworn in. He commented that McKinley Ave has two-way traffic and the access is at the sharpest curve. He is concerned with safety. Mr. Hansen stated that this is the best place on the road for the entrance due to the site distance. Mr. McIntyre commented that he would like to see Gibson Place used for construction access.

Break at 9:35 p.m.

The meeting reconvened at 9:41 p.m. Roll Call. All members in attendance.

Christopher Benedict, 31 Prosper Way, was sworn in. He asked who was responsible for the maintenance on the drain pipes from the homes. Mr. Hansen stated that the Borough would maintain the storm drains. Mr. Benedict also voiced his concerns about safety and road disrepair. He also noted that speed is an issue.

Christina Oberman asked how much water runoff would come from the property. Mr. Hansen stated that there will be 250 to 300 ft of woods between the proposed development and her lot. There will be no runoff from the McKinley property.

Mr. McIntyre asked about the water runoff from the filled areas. Mr. Hansen stated that he does not feel that there will be additional water from the site.

Lorlyn Staley wants to be assured that no additional water will run onto her property.

Motion to close public hearing. All in favor.

Bob Miller's review letter from 6/6/07 was discussed. Mr. Hansen stated that he reviewed the letter.

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Items I & II will be addressed to the engineer's satisfaction. Bob Miller commented about the maintenance on the wet pond. The Board needs to decide who will be responsible.

Item III Plat Detail will be completed.

Item IV Ordinance Requirements: design waiver only, no variance. Shade trees: will comply. Attorney Ours stated that they will need easements.

Item V Construction details will be provided.

Item VI Outside agencies-will comply.

Item VII General Comments-have been addressed.

Bob Miller stated that an RFA needs to be submitted to soil conservation district. Attorney Ours asked about the pumps on two of the lots. Bob Miller stated that it is a policy issue. Attorney Ours noted that property owner responsible. Bob Miller commented that the plan will have to be reviewed with the sewer authority. Mr. Hansen stated that they have a letter from Russ Johnson from Feb 2006 stating that there was sewer capacity. Attorney Ours noted that an updated letter should be received.

Chairman Boyle stated that there is still work for the applicant to do. The issues discussed are safety, water runoff and flooding. Bob Miller stated that a TRC meeting would be beneficial to discuss outstanding issues and to make sure everything is on plan. Date to be discussed amongst committee members.

**NEW BUSINESS:** None

**OLD BUSINESS:**

Reminder to get updated contact information to clerk.

**REPORTS OF OFFICERS AND COMMITTEES:**

None

**UNAGENDIZED STATEMENTS:**

None

**COMMUNICATIONS:**

No comments.

**ADJOURNMENT:**

The meeting was adjourned at 10:20 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk