

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
JULY 9, 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, Opdyke, Jewell, Boyle
Absent:	Buoye, VanDeursen, Truman
Also Present:	Robert Miller, Board Engineer Stuart Ours, Board Attorney Carl Hintz, Planner

APPROVAL OF MINUTES:

Meeting of June 11, 2007: Typo on page 3 paragraph 5 noted by Chairman Boyle. No further comments. Therefore, it was moved by Turner seconded by Opdyke to approve the minutes as corrected.

ROLL CALL: Turner, Post, Opdyke
Jewell, Boyle
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

APPLICATION:

McKinley Land Corp:

Kevin Hahn represented the applicant. Mr. Hahn stated that the technical review committee meeting was held and issues have been resolved. They have no further testimony for the Board.

Chairman Boyle discussed the TRC meeting. He stated that items discussed from last meeting were addressed. Gibson Place will be used for construction ingress/egress. Fence to be around wetpond for safety.

7/3/07 review letter from Bob Miller was discussed. Bob Opdyke asked about stability of the item under General (f) regarding fill over the wetlands. John Hansen, engineer, addressed the question. He stated that they have included on the plans that a geotechnical engineer will be on site to supervise and it will also be inspected but the Borough Engineer. Bob Miller stated that this procedure should be acceptable. Mr. Miller noted that any maintenance on the pond such as removing silt or repairs will need a DEP permit due to being a wetlands. This will require a cost. Should have a financial fund to handle maintenance. Mr. Hansen stated that a general permit would be needed possible every 10-15 years. Mr. Hahn stated that either the Borough or the property owner would have to accept ownership. Bob Miller stated that the applicant was forced to use a wet pond due to stormwater regulations. Bob Opdyke noted that any fund should also include maintenance of the safety fence. Justin Jewell added that the sewer pumps will also need maintenance.

Carl Hintz's review letter of 7/6/07 was discussed. Mr. Hansen stated that they can work with the Borough Planner to come up with a landscape plan. Carl stated that they will need a shade tree easement, one tree is required on McKinley Avenue, black vinyl clad fence around pond, any tree over a certain size should be saved (tree ordinance), lighting and comply with COAH. Mr. Hansen agreed to a tree easement and stated they will replace trees. The stockpile will be in the area of disturbance.

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF July 9, 2007, MEETING
PAGE 2**

Attorney Ours stated maintenance of pond be discussed/resolved with Council as a condition of approval. Carl noted that there would be very little maintenance to plantings and vegetation. Bob Miller added that the procedure would be to make it a condition of approval.

Minor issues – Mr. Hansen stated that other issues can be handled. Chairman Boyle commented that he thought he would see calculations for sewer capacity in the letter provided. Bob Opdyke asked Board members if all were confident that enough precautions were taken regarding the runoff from this site. Mr. Hansen noted that the proposed change to Lot 1 was done to address the concern with runoff.

Motion by Boyle, seconded by Turner to approve preliminary plans with conditions.

ROLL CALL: Turner, Post, Opdyke
Jewell, Boyle
Ayes: 2; Nays: 3(Turner,Post,Jewell); Abstentions: 0
Motion denied.

Attorney Ours stated that he could draft a proposed resolution for the Board to look at next meeting. Andy, Pat and Justin are concerned with putting conditions in the resolution.

Motion by Turner to disapprove the application. No second. Motion fail.

Break at 8:55 p.m. The meeting reconvened at 9:04 p.m. will all in attendance.

Chairman Boyle asked if the Board could have a third party look at the traffic study. Bob Miller stated no reason why.

Motion to instruct Attorney to draft proposed resolution for next meeting and provide copy to Council so they can review at their next meeting.

ROLL CALL: Turner, Post, Opdyke
Jewell, Boyle
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

Applicant granted extension to August 2007 meeting.

NEW BUSINESS: None

OLD BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

No public present.

UNAGENDIZED STATEMENTS:

A thank you note from Barbara Miller was passed around to Board members.

Andrew Turner stated that Ray Rice came before Council to reduce the setbacks from 12' to 4' because they want room for balconies, etc.

Christina Wyokowski commented that she would like better communication between the Council and Planning Board in case there are issues that would come before Council.

COMMUNICATIONS: No discussion.

ADJOURNMENT:

The meeting was adjourned at 9:20 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk