

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
JANUARY 8, 2007**

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

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

OATH OF OFFICE:

The Oath of Office was administered by Attorney Ours to Board Members Marianne VanDeursen, Alex Buoye, Richard Sheola and Andrew Turner.

ELECTION OF OFFICERS:

Secretary Post asked for nominations for Board Chair. Nominations were opened by VanDeursen, seconded by Sheola. Patrick Boyle was nominated as Chairman. All in favor.

Chairman Boyle asked for nominations for Board Vice-Chair. Nominations were opened by Post, seconded by Sheola. Alex Buoye was nominated as Vice-Chair. All in favor.

Chairman Boyle asked for nominations for Board Secretary. Nominations were opened by Opdyke, seconded by Turner. Patricia Post was nominated as Secretary. All in favor.

Chairman Boyle asked for nominations for Board Assistant Secretary. Nominations were opened by VanDeursen, seconded by Sheola. Robert Opdyke was nominated as Assistant Secretary. All in favor.

Marianne VanDeursen stated that she received a call from Denise Anthony and would not be at meeting due to an illness.

APPOINTMENT OF COMMITTEES:

Budget/Finance and Soil committees will be selected on an as needed basis. Technical (Development) Review committee members were selected and are: Rich Sheola, Pat Boyle, Board Planner and Board Engineer.

REORGANIZATION RESOLUTIONS:

Open Public Meetings Act, 2007 Meeting Schedule and Reorganization for 2007:

Rich Sheola stated that the Planner should be added to the reorganization schedule under review deadlines. No further comments. Therefore, it was moved by Post, seconded by Turner to approve the resolution with changes.

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

Attorney for 2007:

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No comments. Therefore, it was moved by Turner, seconded by Post to appoint Stuart Ours as Board Attorney for 2007.

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

Engineer for 2007:

Andrew Turner stated that perhaps the issue of one engineer for many Boards is not a good idea. Marianne VanDeursen stated that this issue was discussed at Council. Too late to make changes but can be discussed for next year. Chairman Boyle asked if a change could be made for 2008. Rich Sheola stated that September is the time to discuss any changes. Alex Buoye asked about a 6-month appointment. Attorney Ours stated that the term is normally one year. Therefore, it was moved by VanDeursen, seconded by Opdyke to appoint Robert Miller as Board Engineer for 2007.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Sheola, Boyle
Ayes: 6; Nayes: 1 (Boyle); Abstentions: 0
Motion carried.

Planner for 2007:

Andrew Turner stated that he researched the appointment of a planner from 2004 and was under the assumption that it was for consulting only. Rich Sheola stated that he feels it is a necessity to have a planner on the Board. Mr. Turner commented that the Board needs to keep on eye on how much money is being spent. Therefore, it was moved by Sheola, seconded by Post to appoint Carl Hintz of Clark Caton Hintz as the Board Planner.

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

APPROVAL OF MINUTES:

Meeting of December 11, 2006:

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

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

RESOLUTION:

Redevelopment Designation Area:

The Board thanked Carl Hintz for all of his hard work. No comments on the resolution. Therefore, it was moved by Turner, seconded by Sheola to approve the resolution as written.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Sheola, Boyle
Ayes: 6; Nayes: 0; Abstentions: 1(Opdyke)
Motion carried.

APPLICATION:

McKinley Land Corp. – Major Subdivision:

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Rich Sheola stepped down due to a conflict of interest. Kevin Hahn from Couter Kobert represented the applicant. John Hansen of Ferraro Engineer was also present. Mr. Hansen was sworn and accepted as an expert witness.

Plans were revised on 11/14/06 with minor changes from the July 2006 plans. Site was reviewed. The applicant is proposing a major subdivision, variance free, public road, and 16 residential lots. The site will be served by public water and sewer. Gas, electric and cable will be underground. The plans were drawn up according to RSIS. The detention system was designed according to new regulations. The water will discharge towards the wetlands. Mr. Hansen feels the homes are comparable to the homes in the area. Footprint is 30'd by 45'w. They need NJDEP permit for transition area as well as a sanitary pump station permit. Also need Warren County Planning Board approval.

Mr. Turner asked if the proposed dwelling size was the maximum. He wants to avoid a problem with adding decks, etc in the future. Mr. Hansen stated that they will provide the Board with a maximum size. Chairman Boyle asked about a homeowners association. Mr. Hansen stated that the detention basin would be on its own lot and would be put in deed to maintain. Bob Miller stated that the developer has to designate who will maintain. Mr. Hansen noted that the conservation easement could be given to the Borough. Bob Opdyke asked if there was a significant slope. Mr. Hansen stated that there is a swail but will be low maintenance with wet area plantings as a buffer. Lime and Califon soils are on site.

Chairman Boyle asked if the homes would have basements. Mr. Hansen stated that they have not yet decided on bi-levels or basements. Mr. Opdyke asked about traffic impact. Mr. Hansen stated there would be approximately 10 trips/day per house with a total of 160 trips. Marianne VanDeursen asked if the Board could request a traffic report at Prosper Way and Route 57. Attorney Ours stated yes. Attorney Hahn commented that he does not feel the intersection condition is his applicant's problem. The Borough should deal with the DOT. Bob Miller noted that the relative impact from this development would be small. The Board may want to use the report to approach DOT regarding any improvements. Mr. Miller stated that the applicant's engineer could meet with him to discuss what level of traffic report should be submitted to the Board. Mr. Miller also stated that he needed to discuss some drainage issues as well. Carl Hintz recommended boundary markers for the wetlands so homeowners do not put sheds, etc in that area.

Public hearing opened.

Steve McIntyre, 22 Prosper Way, came forward and was sworn in. He asked where the water would drain to. He has a neighbor who built an addition and now he has a flooding problem. Mr. Hansen addressed the question. Mr. McIntyre asked about mosquito control in the detention area. Mr. Hansen stated that the area will not create ponding and takes 72 hours to drain. Mr. McIntyre asked about sewer capacity. Mr. Hansen stated that they have a letter from the sewer utility stating service to this development. Mr. McIntyre voiced his concern about increased traffic and feels the streets may not be able to handle the increase.

Miss Dorothy Ross, 241 E. Washington Ave., came forward and was sworn in. She is concerned with runoff and flooding. Bob Opdyke asked if there should be a concern with this project and the senior housing for too much runoff in the Shabbecong. Bob Miller stated that both projects were designed according to the standards.

Josephine Noone, 14 Prosper Way, came forward and was sworn in. She is concerned with more water runoff once the trees area cut down. She also noted the loss of a number of different types of wildlife in that area and increased traffic problems.

Chairman Boyle asked about ingress and egress. Mr. Hansen stated that they have not decided yet. Mr. McIntyre asked about the construction times. Bob Miller answered from 7 am to 7 pm. Pat Boyle and

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Andrew Turner will meet with applicant and engineer. Bob Miller suggested that all Board members walk the property. Andrew Turner asked if the Borough has a plan to alleviate the flood problem in that area. Bob Miller stated that it would be a regional issue and the Borough would have to contact DEP.

Attorney Hansen stated that the applicant would not make the February meeting. Agree to extend time to the March meeting. Therefore, it was moved by VanDeursen, seconded by Turner to continue the public hearing to the March 12, 2007, meeting.

ROLL CALL: Turner, Post, Buoye, VanDeursen,
Opdyke, Boyle
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES:

None

UNAGENDIZED STATEMENTS:

None

COMMUNICATIONS:

New members need mandatory training.

Rich commended Pat Boyle for a good job as first time chair.

ADJOURNMENT:

The meeting was adjourned at 9:47 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk