

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
AUGUST 13, 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, VanDeursen, Opdyke,  
Truman, Boyle  
Absent: Buoye, Jewell  
Also Present: Robert Miller, Board Engineer  
Stuart Ours, Board Attorney

**APPROVAL OF MINUTES:**

Meeting of July 9, 2007: Bob Opdyke noted that on page 2 confident should replace competent. Pat Boyle noted that on page 2 regarding the traffic study the word not should be omitted. Andrew Turner stated that the request for Council to receive a copy of the draft resolution was not done. No further comments. Therefore, it was moved by Post seconded by Turner to approve the minutes as corrected.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Truman, Boyle  
Ayes: 4; Nays: 0; Abstentions: 2  
Motion carried.

**RESOLUTION:**

McKinley Land Corp:

Attorney Ours stated that he had received a few changes from the applicant's attorney. Under the 4<sup>th</sup> WHEREAS, the date 7/9/07 should be added. McKinley should be changed to Lily Pond View. On Page 2, Item E & Item F, the dates need to be changed. Page 2, Para 2, exception for pumps and drain to be added. Page 2, Item 3B, needs to be clarified. Page 2, Item 4B, should state "only in area where no grading. Page 3, Item E, storm collection system replaces drains. Page 3, Item F, changed to 7 to 8 ft in length. Page 3, Item F7, not needed/strike. Page 3, Item F10, add homeowners association or homeowner Lot 6. Page 4, Para 13, should state subdivision plat instead of site plan. Page 5, Para 20, and under BE IT further resolved, should state subdivision plan instead of site plan.

Chairman Boyle stated there needs to be more discussion on the wet pond maintenance. Attorney Ours noted that it is up to the Planning Board to make provision regarding the wet pond. Applicant needs to workout issue with Council. Attorney Hahn stated that he wants the option for a homeowner's association to maintain pond. Marianne VanDeursen asked Bob Miller where else in the Borough is a pond that the Town maintains. Bob Miller stated all are maintained by the town except Toll Bros.

John Hansen discussed the reason for the wet pond instead of a dry basin. The pond grades into the natural landscape instead of having a large mound for a basin. Marianne stated that Council will need information on how the pond works. A concern about mosquito control was voiced. Chairman Boyle stated the County will take care of mosquito control. Attorney Ours noted that Council's decision is not in the Planning Board's control. Can have a backup provision if the homeowner's association does not do the maintenance.

Chairman Boyle noted that two members of the public present declined comments on the Resolution. Attorney Ours stated that it is not appropriate for public comment at this point. Marianne stated that a motion to approve the preliminary plan should be done first then the motion for the resolution as amended.

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Attorney Ours noted that absent Board members from the July meeting can vote since there was not a hearing. Therefore, it was moved by VanDeursen, seconded by Truman to approve the preliminary subdivision application.

ROLL CALL: Turner, Post, VanDeursen, Opdyke  
Truman, Boyle  
Ayes: 4; Nays: 2(Turner,Post); Abstentions: 0  
Motion carried.

It was moved by Boyle, seconded by Truman to adopt the resolution as amended.

ROLL CALL: VanDeursen, Opdyke  
Truman, Boyle  
Ayes: 4; Nays: 0; Abstentions: 0  
Motion carried.

Andrew Turner stated that it is a bad decision for a wet pond in the Borough. Marianne VanDeursen feels there is no legal justification to deny the application on that basis. Attorney Ours agreed. Andy stated that he feels the wet pond will be a detriment to the Borough.

**NEW BUSINESS:**

Ordinance 8-2007: Minimum rear-yard setbacks:

Andrew Turner stated that he remembers asking the professionals about the deck issues at the time of the Regency application. Marianne remembers bringing the issue up at meetings and was told that there was enough room. Ray Rice had called Marianne at home and stated that the architect made a mistake. If the Borough does not change it, the homeowners will suffer. Does not want this to happen again. Therefore, it was moved by VanDeursen, seconded by Turner to recommend to Council that the ordinance be adopted.

A member of the public came forward to comment on Regency's sales flyer stating that there would be trees saved but they have cut everything down.

Motion to move into executive session. All in favor.

**OLD BUSINESS:** None

**REPORTS OF OFFICERS AND COMMITTEES:** None  
No public present.

**UNAGENDIZED STATEMENTS:** None

**COMMUNICATIONS:** No discussion.

**ADJOURNMENT:**

The meeting was adjourned at 9:12 p.m.  
Respectfully submitted by Patricia L. Titus, Planning Board