

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
AUGUST 11, 2008**

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:	Post, VanDeursen, Truman Jewell, Corica, Boyle
Absent:	Turner, Perez, Opdyke
Also Present:	Stuart Ours, Attorney William Gleba, Board Engineer Jeff Pearlman, Planner

Bob Opdyke will not be attending meeting due to the fact that he just returned from a trip.

APPROVAL OF MINUTES:

Meeting of June 9, 2008: Marianne VanDeursen noted a typo on page 1. Therefore, it was moved by Truman seconded by Post to approve the minutes with correction.

ROLL CALL: Post, VanDeursen, Truman
Jewell, Corica, Boyle
Ayes: 5; Nays: 0; Abstentions: 1(Jewell)
Motion carried.

RESOLUTION: None

APPLICATION:

Frederick Sinkbeil – lot line adjustment:

Bill Gleba's review letter dated 8/7/08 was discussed. He met with the applicant. Application is a minor subdivision to adjust the lot line on one lot. This was the second review for this application. Five items technically should be waived. Mr. Gleba recommended that Board grant waivers for completeness only.

Therefore, it was moved by Post, seconded by Truman to deem application complete as a minor subdivision for lot line adjustment with waivers granted for completeness only.

ROLL CALL: Post, VanDeursen, Truman
Jewell, Corica, Boyle
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

Attorney Ours noted that a motion to waive public notice is needed. Therefore, it was moved by Post, seconded by VanDeursen to waive public notice.

ROLL CALL: Post, VanDeursen, Truman
Jewell, Corica, Boyle
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

Mr. Sinkbeil was sworn in. Attorney Ours asked for the purpose of the application. Mr. Sinkbeil explained that he would like to increase the size of one of his lots and decrease the size of the other. The shed on Lot 10 will be removed by the neighbor. He is not giving permission for another shed to be placed on this lot.

Mr. Gleba stated that utility easements should be included on the plan. There are no drainage issues. Attorney Ours stated that there were no other issues to address. Mr. Gleba noted that the type of monument used should be shown on the plan. Attorney Ours recommended approval of application subject to conditions in review letter of 8/7/08: 1) corners set; 2) preserve utility rights; 3) separate utilities statement;

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4) Warren County PB approval; 5) metes and bounds descriptions of properties approved by Planning Board.

Therefore, it was moved by Post, seconded by VanDeursen to approve the application with conditions of review letter.

ROLL CALL: Post, VanDeursen, Truman
Jewell, Corica, Boyle
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

NEW BUSINESS:

Tina Truman stated that she would not be at the September 8, 2008, Board meeting.

OLD BUSINESS:

Redevelopment presentation status report – Jeff Pearlman, Associate Planner:
Chuck was not able to attend due to a personal matter. Each area is treated separately.

Area 3: goal is to provide a gateway at Rts. 57/31. Currently not conducive for pedestrians. Suggested a circle/rotary. Chairman Boyle stated that this idea was not wanted. Councilman Cioni stated that circles are confusing to drivers. He suggested isles or boulevards on Rt. 31 to make more appealing. There is not enough room on Rt. 57 for these isles.

Areas 4 & 5 - DPW site/Broad St.: Improve environmentally, remediate stormwater runoff, have Allegar St. exit onto Vanatta, make area passive recreation. Marianne VanDeursen stated that Vanatta is very narrow. Should be ingress only off of Rt. 57 due to site distance. Chairman Boyle stated that safety issues must be addressed. Mr. Pearlman stated that at least 100+ parking spaces proposed in this area.

Area 1 – Star Plaza/CWA Building: suggestion to demolish Star Plaza and rebuild along Church St with additional parking proposed.

Area 6 – South Lincoln/Rt. 57/Broad Street: propose several pedestrian access ways to Rt. 57 from parking areas. Possible medical/professional buildings along South Lincoln.

Marianne VanDeursen stated that Planner must look into sewer capacity and have information on the plan. Chairman Boyle asked about going green. Mr. Pearlman stated that they will work on this but noted that the Borough could install gardens that will collect solids first. Manager Corica noted that a type of underground water collection system is needed in parking lots to help drainage down street. Tina Truman suggested looking into grants for healthy lifestyles. Mayor VanDeursen stated that BID hired a grant writing company and a marketing firm. Attorney Ours suggested a type of transit village and Tina suggested some type of shuttle.

REPORTS OF OFFICERS AND COMMITTEES:

Mayor VanDeursen asked the Chair to contact Board Member Ozzie Perez regarding his attendance at meetings. Has missed three including tonight. Chair will contact Mr. Perez by letter.

UNAGENDIZED STATEMENTS:

Kevin Benbrook came forward. Represents Mr. & Mrs. Krug. Own two family on corner of Youman(2 family) & Broad St.(4 family) and another 2 family. Attorney Ours is familiar with property. Currently have one deed for all three buildings. Recognized as three separate lots and blocks. Currently have contracts for sale of properties. Proposing a certification in lieu of subdivision. Wants to draw up three separate deeds according to tax map instead of one deed. No new improvements. Chair stated that this should be treated as a minor subdivision and be submitted for a Board meeting.

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COMMUNICATIONS:

Letter from Andrew Holt regarding PNC: want to change gooseneck lighting of sign to external ground mounted lights. Letter was confusing. Manager Corica will convey to Mr. Holt that the Board does not want ground lights.

Joint meeting with Council on September 8, 2008, for public hearing on redevelopment.

ADJOURNMENT: The meeting was adjourned at 9:53p.m.
Respectfully submitted by Patricia L. Titus, Planning Board