

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
FEBRUARY 9, 2009**

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

**ROLL CALL:**

Present:	Aron, VanDeursen, McDonald, Fitting, Truman
Absent:	Valentine, Post, Jewell
Also Present:	Stuart Ours, Attorney William Gleba, Board Engineer Chuck Latini, Planner

**OATH OF OFFICE:**

The oath of office was administered by Attorney Ours to the following member: Adam Fitting

**APPROVAL OF MINUTES:**

Meeting of January 12, 2009: No comments on the minutes. Therefore it was moved by McDonald, seconded by Truman to approve as presented.

**ROLL CALL:** Aron, VanDeursen,  
McDonald, Fitting, Truman  
Ayes: 4; Nays: 0; Abstentions: 1  
Motion carried.

**RESOLUTION:** None

**APPLICATIONS:**

Bill Gleba stated that he and Attorney Ours met with Park Hill Apartment applicants. May be ready for March meeting.

**NEW BUSINESS:** None

**OLD BUSINESS:**

Public Hearing: Redevelopment Plan:

The plan was presented to Council at their last meeting and sent to Planning Board for comments and recommendations. Chuck Latini stated that the plan is 99.9% complete. He received comments from Councilman Cioni that need to be added. Mr. Latini reviewed the outline, plan area, visions, goals and the individual sub areas as noted in the plan. Six sub areas identified. Area 1 proposes realigning Star Plaza along Church Street so parking can be located behind building. Area 2 is the new Borough lot with possibility of obtaining other lots for more parking. Area 3 proposes a boulevard effect on Rt. 31 to slow down of traffic. Area 4 & 5 proposes more parking and passive open space. Discussion on ingress/egress on Vanatta. Area 6 proposes consolidation of existing parking and a building on So. Lincoln.

Three zoning districts proposed:

1. public park (Alleger)
2. gateway (Rt. 31)
3. Core (Washington Ave.)

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Each district has allowable uses, design standards, prohibited uses, lot requirements, building requirements, signage standards, lighting standards, parking standards, streetscape standards. Grants to be discussed at upcoming meeting on 2/13/09 at the Borough. Implementation plan as four priorities: Priority 1 includes areas 2 & 3; priority 2 includes area 6; priority 3 includes areas 4 & 5 and priority 4 includes area 1.

Chair VanDeursen reviewed the purpose of the plan to new Board members. Mayor McDonald stated that the Governing Body made some critiques but liked the plan overall. No additional comments from professionals or Board members.

Public comments (2 members of the public in audience):

Lauren Forest of Hackettstown came forward. She stated that she will be moving to the Borough in two weeks and asked about flooding with more proposed parking. Chuck reviewed each area and runoff plans for each.

Marco Mateo, Washington Theatre, came forward. Concerns about parking for the theater. Chuck stated that they are looking into the possibility of connecting the Rossi lot to the theater/diner lot.

Public hearing closed.

Adam Fitting stated that it is important to put more emphasis on sustainable design practices. He also stated that he would like to see tattoo parlors removed from being prohibited in sub area 1.

Therefore it was moved by Truman, seconded by Aron to recommend to Council to adopt ordinance and is consistent with the Borough's Master Plan.

ROLL CALL: Aron, VanDeursen,  
McDonald, Fitting, Truman  
Ayes: 4; Nays: 0; Abstentions: 1  
Motion carried.

After further discussion, Adam Fitting changed his abstention to yes vote but wanted on record that tattoo parlors should be omitted as prohibited use.

ROLL CALL: Aron, VanDeursen,  
McDonald, Fitting, Truman  
Ayes: 5; Nays: 0; Abstentions: 0  
Motion carried.

March 17 possibly public hearing with Council. To be discussed with Borough Clerk.

**REPORTS OF OFFICERS AND COMMITTEES:** None

**UNAGENDIZED STATEMENTS:**

Mandatory training for new members. Copies of information to be given to new members.

**COMMUNICATIONS:**

Baker appeal – Borough won the appeal  
COAH reform – information only

**ADJOURNMENT:**

The meeting was adjourned at 9:25 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk