

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
APRIL 12, 2010**

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: Valentine, Aron, McDonald, Turner,  
Jewell, Truman, Blanchard, VanDeursen  
Absent: Post  
Also Present: Steven Gruenberg, Attorney  
William Gleba, Board Engineer

**OATH OF OFFICE:**

Andrew Turner was sworn in by Attorney Gruenberg.

**APPROVAL OF MINUTES:**

Meeting of March 8, 2010: No comments. Therefore, it was moved by Valentine seconded by Truman to approve the minutes as presented.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Truman, Jewell, Blanchard, VanDeursen  
Ayes: 7; Nays: 0; Abstentions: 1 (Turner)  
Motion carried.

**RESOLUTION:** None

**APPLICATIONS:**

Park Hill Apartments – Public hearing continued:  
Susan Gieser represented the applicant. Professionals in attendance to give testimony.

Mr. Grecco, of McNalley Engineering, discussed the revised plan dated 3/22/10 and marked as Exhibit A2:

1. they left 5 ft. along southern property line for maintenance as requested
2. put inlets along drainage for maintenance purposes
3. moved proposed fill away from retaining wall
4. removing small retaining wall

Exhibit A3 – Phasing Plan dated 3/29/10:

Shows phasing of project and staging areas for equipment, etc. Old paving to be removed from site.

Exhibit A4 – Soil erosion and sediment control plan revised 3/22/10:

Added drainage profile

Exhibit A5 – cross sections of berms revised 3/22/10:

Shows changes

Exhibit B3 – Engineer review letter dated 4/12/10:

Bill Gleba noted that comments are housekeeping items. Still some items outstanding but nothing major. He is satisfied with the corrections made.

Justin Jewell asked about additional runoff to storm sewers. Bill Gleba stated that the top of the berm will have grass and enough voids to allow water to drain. Sees no issue with increase in runoff.

Applicant will save as many trees as possible. Have noted use of Pohatcong Ave as construction access.

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Bill Gleba stated that he would prefer that Pohatcong Ave not be used unless in an emergency.

Motion by McDonald, seconded by Jewell to close public hearing.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Truman, Jewell, Blanchard, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 0  
Motion carried.

Motion by Valentine, seconded by Aron to approve permits subject to conditions: complying with review letters dated 2/5/10, 3/5/10 and 4/12/10; posting performance bond; retain trees; smaller berm; no use of Pohatcong Ave unless emergency.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Truman, Jewell, Blanchard, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 1(Turner)  
Motion carried.

Regency (Ray Rice) soil movement permit:

Ray Rice came forward to discuss the request. Environmental cleanup was performed on the site and soil was removed. As site is developed, clean soil will be needed. Bill Gleba stated that the request is reasonable. The applicant needs to notice for a public hearing.

Therefore, it was moved by Jewell, seconded by Truman to deem the application complete and set up the public hearing for May 10, 2010, meeting.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Truman, Jewell, Blanchard, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 0  
Motion carried.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**REPORTS OF OFFICERS AND COMMITTEES:** None

**UNAGENDIZED STATEMENTS:**

Justin Jewell stated that he attended the budget meeting because Marianne was not able to attend. Council requested that Engineer/Planner line item be changed to \$2500. Motion to change. All in favor. Copy of monthly spending to be distributed to Board members.

Attorney Gruenberg stated that he is reviewing fees for the Board of Adjustment and will work up an ordinance to change fees for both boards. Recommendations will have to be made to Council.

Chair Van Deursen welcomed appointed member, Andrew Turner. Andy noted his interested in being on the Technical Review Committee.

**COMMUNICATIONS:**

No discussion.

Motion by McDonald to move and file communications. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 8:41 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk