

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
NOVEMBER 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:	Post, Aron, McDonald, Fitting, Truman, Blanchard, VanDeursen
Absent:	Valentine, Jewell
Also Present:	Stuart Ours, Attorney William Gleba, Board Engineer Susan Gruel, Planner

APPROVAL OF MINUTES:

Meeting of October 19, 2009: Chair Van Deursen noted that on page 2, paragraph 3, the sentence should be reworded to read "requested and Board agreed to direct Board attorney to draft a resolution recommending". Therefore, it was moved by McDonald, seconded by Post to approve the minutes as corrected.

ROLL CALL: Post, Aron, McDonald, Fitting,
Truman, Blanchard, VanDeursen
Ayes: 5; Nays: 0; Abstentions: 2 (Truman, Blanchard)
Motion carried.

RESOLUTION: None

APPLICATIONS: None

Justin Jewell arrived at 8:05 p.m.

OLD BUSINESS:

Draft Housing Element/Fair Share Plan – Public Hearing:
Motion by McDonald, seconded by Truman to open public hearing. All in favor.

Susan Gruel from Heyer, Gruel Associates discussed the plan. The ARC project did qualify and was included in the plan. The result in excess credits of 122 units. COAH obligation is 51. Changes to the language in plan regarding rehabilitation program based on the Board's recommendations. Took out center designation reference as it is expired in February 2009.

Chair asked that a final copy be given to Manager after reprinted.

Therefore, it was moved by Truman, seconded by Post to approve the Resolution to Adopt the Housing Element and Fair Share Plan of the Master Plan.

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

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Therefore, it was moved by Aron, seconded by Fitting to approve the Resolution with recommendations to Council regarding housing rehabilitation funds.

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

Adam Fitting asked how the funds will be monitored. Attorney Ours stated that COAH must approve expenditures.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS: None

NEW BUSINESS:

David English came forward to discuss his interest in the Serelis Property. Mr. Serelis stated that he would subdivide the contaminated one acre parcel. Attorney Ours stated that there was some concern with leaving the one acre parcel orphaned. Chair VanDeursen stated that the Borough would like to see that site developed.

Mr. English stated that he currently owns an industrial site behind Rudl's Fencing off of Rt. 31. He also has property in Hackettstown near the train station. He mainly caters to the trades providing office and shop space. He is proposing office space in front and bays in the back. Mayor McDonald stated that truck traffic may be a concern. Justin Jewell noted that the possibilities are endless in that zone. Mr. English noted that he would utilize the current structure and proposed a spring start.

Chair VanDeursen noted the Technical Review Committee would be very helpful in streamlining the application process. Bill Gleba stated that he highly recommends the TRC. Attorney Ours commented that the industrial zone has fairly broad uses. Mayor McDonald stated that he would need a right of way to the abandoned parcel and cell tower.

Request for Proposals:

None received yet for attorney. Borough Manager will re-advertise. Clerk will let Chair know when proposals are ready.

Holiday Party is on December 11, 2009, at 7:30 p.m., at Apple Mountain.

COMMUNICATIONS:

No comments.

ADJOURNMENT:

The meeting was adjourned 8:45 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk