

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
APRIL 11, 2005**

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

ROLL CALL: Present: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Miller
Absent: Sheola, Boyle
Also Present: Robert Miller, Board Engineer
Stuart Ours, Board Attorney
Carl Hintz, Planner

Chairman Miller stated that Rich Sheola was on vacation and Pat Boyle was still recuperating from surgery.

APPROVAL OF MINUTES:

Meeting of March 14, 2005

Ron stated that on the 2nd page, 4th paragraph, 3rd line that sue should be changed to say use. No further comments. Therefore, it was moved by Post, seconded by Van Deursen to approve the minutes with changes.

ROLL CALL: Turner, Post, VanDeursen, Opdyke
Schlader, Miller
Ayes: 5; Nays: 0; Abstentions: 1(Opdyke)
Motion carried.

OLD BUSINESS: None
Bill Gleba arrived at 8:02 p.m.

NEW BUSINESS: None

Proposed Ordinance - Active Adult Residential Zone District:

The ordinance was introduced at the last Council meeting. Bill Miller stated that the Board may want a sign during construction but should be removed upon completion. He also asked about the gate house. Carl stated that the gate house could be stricken. Andrew suggested eliminating the sign language. Marianne suggested inserting temporary in the sign language. Ron would like the gate house stricken. Pat Post stated that she agreed with inserting "temporary and remove when construction is complete" to the sign language. A few typos were noted.

It was moved by Schlader, seconded by Post to strike "gate house" from the ordinance.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Miller
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried

It was moved by Post, seconded by Schlader to change sign language to read "temporary".

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Miller
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried

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Pat Post asked about the homeowners' association. Attorney Ours stated that the ordinance allows for a homeowners' association. Ron stated that under this section township should be changed to read the borough. Chairman Miller asked if the open space would benefit the Borough or just the development residents. Marianne stated that the pool would be for the residents of the development but two tennis courts would be constructed at the Railroad Ave site. Pat noted that it doesn't specify the Railroad Ave site. Bill asked if recreation should be noted at all. Carl feels it is important to have requirement of recreation for a development of this size. Carl and Stu agreed that there was no problem with the way #13 was written.

Carl noted that the public streets to will be constructed to RSIS standards. Bill asked if there should be a reference to street ownership. Bob Miller stated that the site can specify this. Bill stated that he would like to see "ownership determined at time of site plan review by approving authority" added to ordinance.

Bill Gleba asked if there was only one point of public access. Carl stated that this would be subject to DOT and RSIS.

Marianne stated that she felt that the engineer, planner, attorneys and Mr. Rice cooperated and that the meeting went well. Feels good job done by all. The project will be an asset to the Borough. The developer offered Borough to rehabilitate 14 off-site properties.

Ron noted a typo on page 1 under multi-dwelling. Should read "in" not "is".

Motion to recommend to Council with changes as noted in minutes. Bill Gleba asked about the townhouses. Bob Miller stated that this would be taken care of at site plan review. Bob Opdyke asked if zoning could be changed back if this project does not go through. Carl stated yes. Bill Gleba asked if the professionals were comfortable with 6 units per acre. Carl stated yes.

The phasing plan and sidewalks were discussed. To be discussed at site plan review.

Therefore, it was moved by Van Deursen, seconded by Post to recommend to Council to adopt of ordinance with changes discussed.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Miller
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Rich Maguire – Warren Hills/Ford Funeral Home: Mr. Maguire stated that he would like to construct a garage on the back lot of the funeral home. A Borough alley is behind the building in the zone line change area. The funeral home and back lot are zoned differently. Would like both zoned B-1. Property has been used since 1962 as a parking lot. Would like to be relieved from restrictions of R-2. Would also like Borough to vacate alley. Garage to be 30x70 (2100 sq ft.). Carl stated that the request needs to be recommended to Council. Mr. Maguire stated that he has already planted a buffer that will hide the garage in future.

Motion by Turner, seconded by Opdyke to recommend to Council to change zone to B-1 from R-2 on Block 2.03 Lot 8.

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ROLL CALL: Turner, Post, Gleba, VanDeursen,
Opdyke, Schlader, Miller
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried

Ray Little – 82 So. Lincoln Ave: Mr. Little is concerned with the parking restriction on So. Lincoln Ave. He wants to construct a driveway parallel with his house. Bob Miller stated that he must submit a zoning application with Rudy first. Andrew Turner stated he just received a report and that the parking situation will be discussed at the next Council meeting.

Bill Gleba commented that he did not see any street signs at the new development. Bob Miller stated that they are on his review list.

COMMUNICATIONS:

No comments

ADJOURNMENT:

The meeting was adjourned at 8:54 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk