

WASHINGTON BOROUGH, WARREN COUNTY, NEW JERSEY
LAND USE BOARD
SEPTEMBER 14, 2020
REGULAR MEETING AGENDA

"TO BE HELD VIRTUALLY VIA 'ZOOM CLOUD MEETINGS' PLATFORM

Formal action may be taken at this meeting.

No public hearing will exceed ninety minutes per meeting.

This meeting will be held remotely using a streaming platform available to the public."

- I. Call to Order 7:30 PM
Sunshine Statement
Flag Salute
Roll Call
- II. Approval of Minutes:
 - A. Regular meeting of August 10, 2020
- III. Resolutions:
 - A. Hoyer variance
- IV. Applications:
 - A. Perkins – Minor Subdivision without improvements: Completeness hearing
- V. Old Business: None
- VI. New Business:
- VII. Reports of Officers and Committees:
- VIII. Unagendized Statements: Open to Board Members and Public
- IX. Communications:
 - A. Washington Borough Resolution #2020-108
- X. Adjournment

**WASHINGTON BOROUGH LAND USE BOARD
MINUTES OF REGULAR MEETING HELD ON
AUGUST 10, 2020**

The regular meeting of the Washington Borough Land Use Board was called to order by Chair VanDeursen at 7:30 P.M. via Zoom Cloud Meetings' Platform. 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:	Valle, P. Post, Aron, Higgins, C. Post, Frascella, VanDeursen
Absent:	Turner, Fox
Also Present:	Steven Gruenberg, Board Attorney Stan Schrek, Board Engineer Susan Gruel, Board Planner

APPROVAL OF MINUTES:

Regular Meeting of June 8, 2020: No comments. Therefore, it was moved by Higgins, seconded by Aron to approve the minutes.

ROLL CALL: Valle, P. Post, Aron, Higgins, C. Post, Frascella, VanDeursen
Ayes: 4; Nays: 0; Abstentions: 3(Valle, P.Post, C.Post)
Motion carried.

RESOLUTION: None

APPLICATIONS:

Hoyer – Variance: Public Hearing –

Attorney Gruenberg state that the Board had jurisdiction to hear the application. Mr. Hoyer was sworn in by Attorney Gruenberg.

Mr. Hoyer explained that he would like to place a shed on his property as his property is set back off of Flower Avenue. The shed would be 10 ft x 15'. The location where he would like to place it is technically his front yard. It would be a hardship to put the shed in the backyard or side yard due to the stream in those areas.

Therefore, it was moved by Higgins, seconded by Aron to approve the variance application.

No members of the public were in attendance.

ROLL CALL: Valle, P. Post, Aron, Higgins, C. Post, Frascella, VanDeursen
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Ordinances #2020-09 and #2020-10:

Elena Gable provided a memo stating that the ordinances were consistent with the Master Plan. Susan Gruel, Board Planner, stated that the ordinances implement the provisions of the settlement agreement and is also consistent with the Housing Plan and the Re-exam Report.

The tract has a total of 125 acres. 80 acres will be owned by the Borough; 10 acres by Washington Cemetery; and 35 will be residential with 50 single family units. There will be one ingress/egress. The

applicant will have to appear before the Board with the subdivision plans. The cemetery will also have to appear before the Board for a site plan.

Therefore, it was moved by P. Pot, seconded by Aron that the ordinances are consistent with the Master Plan.

ROLL CALL: Valle, P. Post, Aron, Higgins, C. Post, Frascella,
VanDeursen
Ayes: 7; Nays: 0; Abstentions: 0
Motion carried.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Public portion opened. No public present. Public portion closed.

COMMUNICATIONS:

There were two letters from Stan Schrek regarding CVS and Taco Bell. Mr. Schrek stated that they are ready to go.

ADJOURNMENT:

The meeting was adjourned at 8:01 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Land Use Board Clerk

RESOLUTION 2020-108

A RESOLUTION ENDORSING THE PROMULGATION OF A TRAFFIC REGULATION ORDER OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION PROHIBITING CERTAIN LEFT TURN MOVEMENTS ALONG ROUTE 31

WHEREAS, Washington 31, LLC, the applicant for the property located at Route 31 and Washington Avenue; Borough of Washington, NJ (Block 26, Lots 5, 6, 7, 8, & 10) has obtained land use approvals from the Washington Borough Land Use Board to construct a CVS Pharmacy (the "Project"); and

WHEREAS, since the property is located on Route 31, Washington 31, LLC also requires New Jersey Department of Transportation (NJDOT) approval as a condition of the Washington approval; and

WHEREAS, as part of the NJDOT application, the NJDOT has requested concurrence and support of certain proposed traffic regulations from Washington including a left turn prohibition for traffic entering and leaving the proposed CVS Pharmacy from and to Route 31.

WHEREAS, in order for the NJDOT to promulgate Traffic Regulation Orders for this Project, the NJDOT must receive a Resolution of support from the Borough of Washington; and

WHEREAS, the Mayor and Council have reviewed the request for proposed traffic regulations along Route 31.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Washington, in the County of Warren, and State of New Jersey that the Borough supports and endorses the NJDOT to establish a restriction prohibiting left-turns to and from the proposed CVS Pharmacy driveway along Route 31 through the creation of Traffic Regulation Order; and

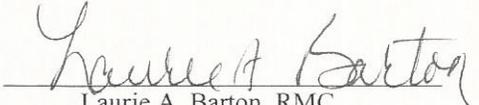
BE IT FURTHER RESOLVED that the Borough of Washington concurs that any approved Resolution in conflict with or inconsistent with the provision of this Resolution be rescinded upon approval of the Traffic Regulation Order; and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be sent to the Washington Borough Land Use Board (100 Belvidere Ave, Washington, NJ 07882); to Kaushik Patel, Case Manager - Major Access Permits, NJ Department of Transportation, PO Box 600, Trenton, NJ 08625; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Certification:

I, Laurie A. Barton, Clerk of the Borough of Washington, County of Warren, State of New Jersey, do hereby certify that the foregoing Resolution is a true and exact copy of a Resolution adopted by the Borough Council of the Borough of Washington on June 30, 2020.


Laurie A. Barton, RMC
Borough Clerk