

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
SEPTEMBER 12 2011**

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, Post, McDonald, Pohorely, Stone, VanDeursen
Absent:	Aron, Turner
Also Present:	Steven Gruenberg, Attorney William Gleba, Engineer Paul Gleitz, Planner

**APPROVAL OF MINUTES:**

Meeting of August 8, 2011: No discussion. Therefore, it was moved by McDonald seconded by Post to approve the minutes as presented.

ROLL CALL: Valentine, Post, McDonald,  
Pohorely, Stone, VanDeursen  
Ayes: 6; Nays: 0; Abstentions:0  
Motion carried.

**RESOLUTION: None**

**APPLICATIONS: None**

**OLD BUSINESS:**

Riparian zone/steep slope ordinances:

Bill Gleba stated that his office is working with the planner. Not rushing at this time. Can wait for further direction from the Board.

**NEW BUSINESS:**

2012 Budget:

Professional appointments – All of the professionals stated that they would be willing to return for 2012.

Projects – Ordinance changes and re-exam for the Master Plan. Chair Van Deursen asked for estimates on cost from the engineer and planner for budgeting purposes.

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

Dave DiSantos, Cemetery Hill Road, came before the Board to inquire about the Washington Cemetery expansion. Attorney Gruenberg stated that the application will be coming before the Board of Adjustment for a use variance. He instructed Mr. DiSantos about the procedure.

Motion to close public portion of meeting. Moved by McDonald, seconded by Post. All in favor.

**COMMUNICATIONS:**

Email from Victor Cioni regarding the decks at Washington Square not being the same. Bill Gleba stated that he reviewed the minutes, etc, and recalls the discussion on similar materials to be used to keep consistency and compatibility with the existing structure previously completed. He did not see in the records that the decks must be the same. Exhibit A13 may show the materials to be used. Attorney Gruenberg stated that he reviewed the resolution. Does not think this Board has jurisdiction.

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Enforcement official may be contacted to look into the matter. The resolution was in generality. May have a hard time if they do not want to change. John Valentine stated that it looks sloppy due to the location of the decks along the highway. Susan Gruel stated that it may be appropriate to have a conversation first with the applicant although they new the Board wanted consistency. They may be willing to make the change. Mayor McDonald stated that some of the units are already occupied: 25 are sold/3 to 4 are already occupied.

Attorney Gruenberg agreed to call Ray Rice regarding the Board's concerns. He stated that next time, the Board can be more specific with the resolutions. Attorney Gruenberg will send a letter. Moved by McDonald, seconded by Valentine. All in favor.

Letter from Finelli Consulting – Borough was copied on the letter but the application is in the Township.

Information sheet – Bill Gleba sent to all Board secretaries that he works with.

It was noted that Tom Bocko is the new zoning officer.

John Valentine asked about the progress of Quick Chek. Attorney Gruenberg stated that he spoke with their attorney and they will need to come back before the Board. Bill Gleba stated that he has a meeting scheduled with their engineer. They are in the process of revising the plans. Attorney Gruenberg stated the application will be an amended minor site plan. John Valentine asked about the removal of the trees. Attorney Gruenberg stated that the Township wanted the trees removed but are replanting.

Pat Post inquired about the process for signs being removed from closed businesses such as Howards Appliances. Attorney Gruenberg stated that it is more of a Borough Council/Zoning Officer issue. Mayor McDonald stated that Krauzers wants to put their own sign up but the owner does not want to spend the money.

**ADJOURNMENT:**

The meeting was adjourned at 8:45 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk